

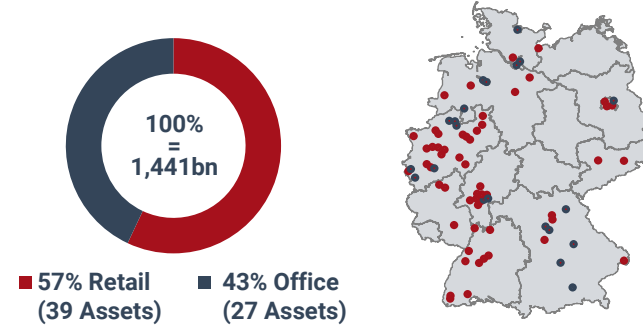
Company Profile

HAMBORNER REIT AG is an EPRA & SDAX-listed commercial property company that generates sustainable rental income based on a diversified German-wide portfolio consisting of office buildings and food-anchored retail properties with a total value of around €1.4 billion. HAMBORNER is distinguished by its many years of experience on the property and capital market, its attractive dividend policy and its lean and transparent corporate structure.

Management Board:

Niclas Karoff (CEO/CFO)
Sarah Verheyen (COO/CIO)

Portfolio Structure (% of Portfolio Value)



Key Investment Highlights

- Profitable and diversified property portfolio
- Stable and predictable cash flow
- Strong focus on ESG and future topics
- Lean and efficient corporate structure
- Strong internal asset and property management
- Consistently high occupancy rate
- Solid balance and financing structure
- Sustainable and attractive dividend policy

Portfolio Metrics

	Retail	Office	Total
Fair Value	€823.7m	€617.2m	€1,441.0m
Leased area	393,246 m ²	228,301 m ²	621,547 m²
Annualized rent	€51.9m	€38.9m	€90.8m
EPRA vacancy rate	1.6%	4.4%	2.8%
WALT	7.0 years	4.3 years	5.8 years

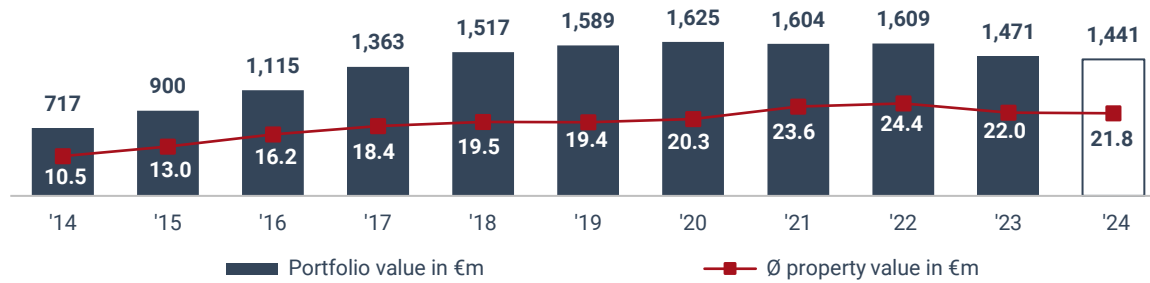
Financial Metrics

	31 Dec 2024	31 Dec 2023	Change
REIT equity ratio	55.2%	55.1%	-0.1%-pts.
Loan to value (LTV)	43.7%	43.5%	+0.2%-pts.
Ø cost of debt	1.9%	1.8%	+0.1%-pts.
Ø maturity of debt	3.3 years	4.6 years	-1.3 years
EBITDA/interest coverage	5.4x	5.6x	

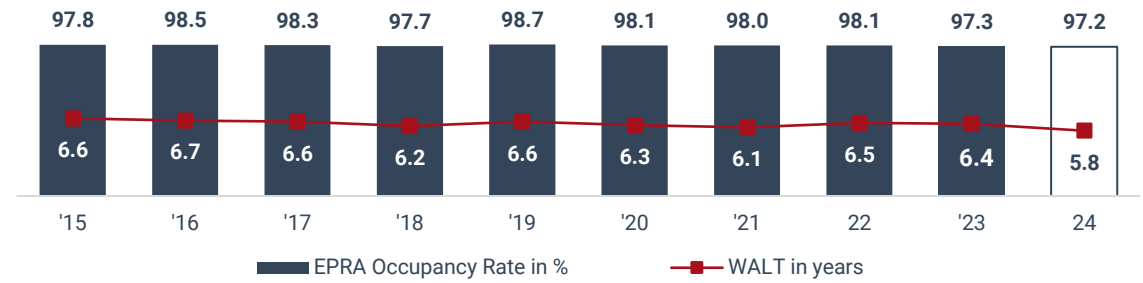
Key Figures

	31 Dec 2024	Compare 31 Dec 2023	CAGR since 2019	2023	2022	2021	2020	2019
Income from rents and leases	€93.0m	+2.0%	+1.8%	€91.1m	€87.1m	€84.4m	€88.2m	€85.2m
Funds from Operations (FFO)	€51.6m	-5.5%	-1.0%	€54.7m	€51.0m	€53.1m	€55.6m	€54.3m
FFO per share	€0.63	-5.5%	-1.5%	€0.67	€0.63	€0.65	€0.69	€0.68
NAV per share	€9.79	-2.3%	-3.3%	€10.02	€11.86	€12.11	€11.05	€11.59

Portfolio Value and Average Property Value



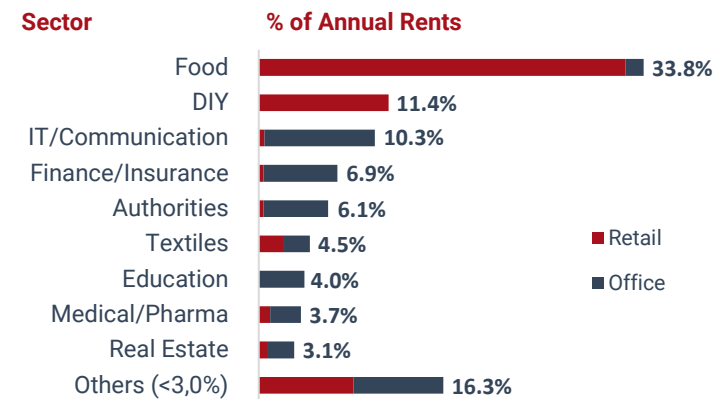
WALT and EPRA Occupancy Rate



Top-10 Tenants

Tenant	Sector	% of Annual Rents
EDEKA	Food retail	13.6%
Kaufland	Food retail	7.1%
REWE	Food retail / DIY	7.1%
OBI	DIY	6.6%
Globus	Food retail/DIY	4.3%
Agentur für Arbeit	Authorities	3.1%
Barmer	Finances/Insurances	2.6%
netCologne	IT/Communication	2.0%
ALDI	Food retail	1.9%
City of Mainz	Authorities	1.9%

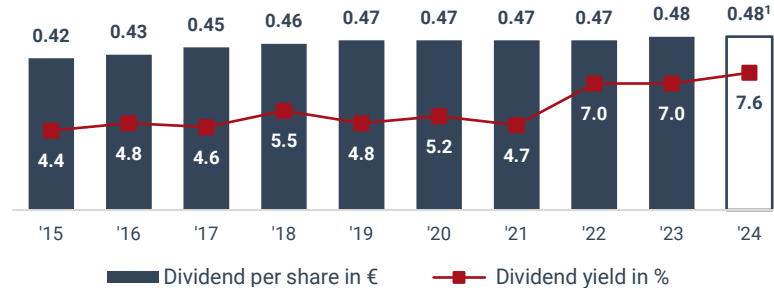
Sector Distribution



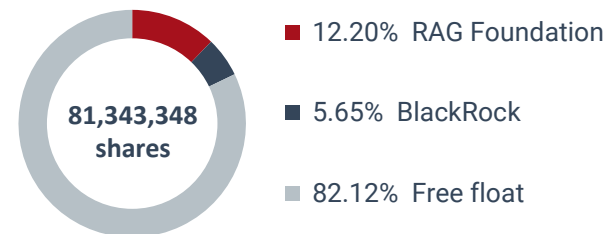
The HAMBORNER Share

Share price	€6.30 (as of 30 December 2024)
Market Cap	€512.5m (as of 30 December 2024)
WKN/ISIN	A3H2333 / DE000A3H2333
Ticker symbol	HABA
Class of shares	Registered share
Exchange segment	Prime Standard
Indices	SDAX, EPRA, RX REIT

Dividend per Share and Dividend Yield



Shareholder Structure



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¹ Proposal to the AGM 2025