hamborner REIT
ZUKUNFT BRAUCHT SUBSTANZ

ANNUAL GENERAL MEETING 2025

HAMBORNER REIT AG
Annual General Meeting
26 June 2025

Overview with details pursuant to section 125 of the German Stock Corporation Act (AktG) in conjunction with Table 3 of Commission Implementing Regulation (EU) 2018/1212

A. CONTENT OF THE NOTICE

— 1. Annual General Meeting of HAMBORNER REIT AG 2025

— 2. Notice convening the Annual General Meeting

B. DETAILS OF ISSUER

ISIN: DE000A3H2333 // WKN: A3H 233

Name of issuer: HAMBORNER REIT AG

C. DETAILS OF THE ANNUAL GENERAL MEETING

— 1. Date of the Annual General Meeting: 26 June 2025

— 2. Start: 10:00 a.m. (CEST) (or 8:00 a.m. UTC)

— 3. Type of Annual General Meeting: ordinary Annual General Meeting

— 4. Location of Annual General Meeting: Stadthalle Mülheim, Theodor-Heuss-Platz 1, 45479 Mülheim an der Ruhr, Germany

— 5. Technical record date: **19 June 2025**

The shareholding entered in the share register on the day of the Annual General Meeting shall determine the participation and voting rights, independent of any securities holdings. Instructions to amend the share register received by the company between 20 June 2025 and 26 June 2025 inclusive after the registration deadline has passed will only be processed and considered after the Annual General Meeting on 26 June 2025. The technical record date is therefore midnight CEST on 19 June 2025 (10.00 pm UTC on 19 June 2025).

— 6. Website for the Annual General Meeting:
🖵 www.hamborner.de/en/general-shareholder-meeting

We hereby invite the shareholders in our company to Stadthalle Mülheim, Theodor-Heuss-Platz 1, 45479 Mülheim an der Ruhr at 10.00 am CEST (8.00 am UTC) on 26 June 2025, for the

ANNUAL GENERAL MEETING

of our company.

Agenda

Including proposed resolutions

1) Presentation of the endorsed annual financial statement and the approved IFRS separate financial statement dated 31 December 2024, the summary of the management report for the 2024 financial year in accordance with commercial law and IFRS, and the report of the Supervisory Board for the 2024 financial year

The Supervisory Board approved the annual financial statement and the IFRS separate financial statement on 10 April 2025. The annual financial statement is therefore adopted in accordance with section 172(1) AktG. No resolution of the Annual General Meeting on agenda item 1 is expected, in accordance with the applicable legal provisions. The management report also includes the explanatory report of the Management Board on the details specified in section 289a of the Commercial Code (HGB).

2) Use of distributable profit

The Management Board and Supervisory Board propose that the distributable profit of HAMBORNER REIT AG for the 2024 financial year of €39,044,807.04 be used as follows:

Distribution of a dividend of €0.48 per share on the share capital entitled to dividend payments, resulting in a distribution to shareholders of €39,044,807.04 based on 81,343,348 shares entitled to dividend payments.

The dividend shall be payable by Tuesday, 1 July 2025.

The number of shares entitled to dividend payments may increase or fall by the time of the Annual General Meeting if the company purchases treasury shares. In this case, an amended proposal regarding use of the distributable profit shall be submitted to the Annual General Meeting where the dividend amount per share remains the same.

Since a part of the dividend, approximately €0.24 per share, is paid from the capital account for tax purposes within the meaning of section 27 of the German Corporation Tax Act (KStG) (capital contributions not paid in to nominal capital), the dividend is paid partly without deduction of capital gains tax and solidarity surcharge. The payment of the remaining dividend of approximately €0.24 per share is made after deduction by the depositary bank of 25% capital gains tax and 5.5% solidarity surcharge on the amount of capital gains tax (26.375% in total) and church tax if applicable.

3) Discharging the Management Board for the 2024 financial year

The Management Board and Supervisory Board propose the following resolution:

The members of the Management Board who served for the 2024 financial year will be discharged for this period.

4) Discharging the Supervisory Board for the 2024 financial year

The Management Board and Supervisory Board propose the following resolution:

The members of the Supervisory Board who served for the 2024 financial year will be discharged for this period.

5) Appointment of auditor for the annual accounts and general auditor for audit reviews for the 2025 financial year

On the recommendation of the Audit Committee, the Supervisory Board proposes that the audit firm PricewaterhouseCoopers GmbH, Düsseldorf, be appointed as auditor for the annual accounts for the 2025 financial year and general auditor for audit reviews of the half-year financial report and the quarterly interim reports for the 2025 financial year.

In accordance with Article 16(2) subparagraph 3 of the EU Statutory Audit Regulation (Regulation (EU) No. 537/2014 of the European Parliament and the Council of 16 April 2014), the Audit Committee states that its recommendation is free from undue influence by a third party and that it is not subject to any clause restricting the choice of the statutory auditor (Article 16(6) EU Audit Regulation).

6) Election of new Supervisory Board members

In accordance with Section 96 (1) AktG, Sections 1 (1) and 4 (1) of the One-Third Participation Act in conjunction with Section 9 (1) of the Articles of Association, the Supervisory Board consists of six members to be elected by the Annual General Meeting and three members to be elected by the employees.

The term of office of all the Supervisory Board members elected by the general meeting ends at the close of this general meeting. Proposals are to be made to the general meeting to re-elect Dr. Andreas Mattner, Claus-Matthias Böge, Maria Teresa Dreo-Tempsch, Rolf Glessing and Ulrich Graebner. Christel Kaufmann-Hocker has notified the company that she will not be standing for re-election. A proposal will be made to the general meeting to elect Martina Williams-Arnoldi in her place.

Claus-Matthias Böge has been a Supervisory Board Member since 2015 and his term of office is to be limited to a maximum of two years, in accordance with the German Corporate Governance Code. This is because Claus-Matthias Böge will have been a member of the Supervisory Board for twelve years at the end of his next term of office. According to item C.7 of the German Corporate Governance Code, he would no longer be considered independent of the company if he remained on the Supervisory Board any longer. In addition, the rules of procedure for the Supervisory Board stipulate that a term of office is generally limited to twelve years.

The proposals by the Supervisory Board are based on recommendations from its Executive and Nomination Committee. They are in line with the skills profile for the Supervisory Board and the targets it has set for its composition and meet the requirements of the German Corporate Governance Code. The general meeting is not bound by the proposals. The intention is to carry out the election for the members individually.

a. The Supervisory Board proposes the election of

Dr Andreas Mattner
Hamburg
Independent management consultant

to the Supervisory Board as a shareholder representative.

The election is for the period until the end of the Annual General Meeting that votes on discharging the Management Board of liability for the third financial year after the beginning of the term of office; this does not include the financial year in which the period of office begins.

b. The Supervisory Board proposes the election of

Claus-Matthias Böge
Hamburg
Managing Director of CMB Böge Vermögensverwaltung GmbH

to the Supervisory Board as a shareholder representative.

The election is for the period until the end of the Annual General Meeting that votes on discharging the Management Board of liability for the first financial year after the beginning of the term of office; this does not include the financial year in which the period of office begins.

c. The Supervisory Board proposes the election of

Maria Teresa Dreo-Tempsch
Vienna, Austria
Member of the Management Board of Berlin Hyp AG

to the Supervisory Board as a shareholder representative.

The election is for the period until the end of the Annual General Meeting that votes on discharging the Management Board of liability for the third financial year after the beginning of the term of office; this does not include the financial year in which the period of office begins.

d. The Supervisory Board proposes the election of

Rolf Glessing
Illerkirchberg
Member of the Management Board of Varta AG and managing shareholder of Glessing Management Beratung GmbH

to the Supervisory Board as a shareholder representative.

The election is for the period until the end of the Annual General Meeting that votes on discharging the Management Board of liability for the third financial year after the beginning of the term of office; this does not include the financial year in which the period of office begins.

e. The Supervisory Board proposes the election of

Ulrich Graebner
Bad Homburg v. d. H.
Senior Advisor at Houlihan Lokey GmbH and Partner at Cara Investment GmbH

to the Supervisory Board as a shareholder representative.

The election is for the period until the end of the Annual General Meeting that votes on discharging the Management Board of liability for the third financial year after the beginning of the term of office; this does not include the financial year in which the period of office begins.

f. The Supervisory Board proposes the election of

Martina Williams-Arnoldi
Bad Soden am Taunus
Head of Work Dynamics Northern Europe and Managing Director of Jones Lang LaSalle SE

to the Supervisory Board as a shareholder representative.

The election is for the period until the end of the Annual General Meeting that votes on discharging the Management Board of liability for the third financial year after the beginning of the term of office; this does not include the financial year in which the period of office begins.

The CVs of the candidates put forward by the Supervisory Board, the skills profile and the qualification matrix for the Supervisory Board can be viewed on our website from the time the Annual General Meeting is convened at **www.hamborner.de/en/general-shareholder-meeting**. The CVs provide information about the candidate's relevant knowledge, abilities and experience.

7) Approval of the changes to the remuneration system for members of the Management Board

Section 120a (1) AktG requires that the general meeting of a listed company must vote on approving the remuneration system for the Management Board members as proposed by the Supervisory Board whenever any significant changes are made, or at least every four years. The remuneration system for Management Board members was last approved by the company's Annual General Meeting on 29 April 2021.

Taking the provisions of section 87a (1) AktG into account, the Supervisory Board amended and adopted the remuneration system for members of the Management Board with effect from 1 January 2025 to reflect the strategy of HAMBORNER REIT AG, market practice and investor expectations. The system reflects the strategic priorities of HAMBORNER REIT AG and gives greater weight to sustainability in the context of remuneration. No fundamental changes to the remuneration system were required, because the system has proved itself in recent years, also in challenging times.

The Supervisory Board, based on the recommendation of its Executive and Nomination Committee, therefore proposes the approval of the remuneration system for Management Board members adopted by the Supervisory Board with effect from 1 January 2025.

This remuneration system can be viewed on our website from the time the Annual General Meeting is convened at **www.hamborner.de/en/general-shareholder-meeting**. It will also be available there during the Annual General Meeting.

8) Resolution on the remuneration report

Section 162 AktG requires that the Management Board and Supervisory Board prepare a remuneration report and present it to the Annual General Meeting for approval in accordance with section 120a(4) AktG.

The company's remuneration report was audited by the auditor pursuant to Section 162 paragraph 3 AktG, to check whether the required disclosures pursuant to Section 162 paragraph 1 and 2 AktG have been made. The report on the audit of the remuneration report is attached to the remuneration report.

The Management Board and Supervisory Board propose that the remuneration report for the 2024 financial year, prepared and audited pursuant to section 162 AktG, be approved.

The remuneration report can be viewed on our website from the time the Annual General Meeting is convened at **www.hamborner.de/en/general-shareholder-meeting**. It will also be available there during the Annual General Meeting.

9) Amendment to Article 15 (3) of the Articles of Association (authorisation to hold virtual general meetings)

The Management Board was authorised by resolution of the Annual General Meeting on 27 April 2023 to hold general meetings without the shareholders or their proxies being physically present (virtual general meeting). This authorisation expires at the close of this Annual General Meeting.

The Management Board and Supervisory Board have always enabled shareholders to be physically present at general meetings, except during the COVID-19 pandemic. Despite this, the Management Board and Supervisory Board consider that the format of the virtual general meeting defined in the new legislation from 2022 has proven to be a success for many companies in the last two years. The option of holding virtual general meetings should therefore be retained going forward and the existing authorisation to hold virtual general meetings should be renewed. This will enable the Management Board to take flexible decisions as appropriate on the format of the general meeting. Once again, the intention is not to make use of the maximum duration of five years permitted by the legislation. Authorisation to hold virtual general meetings should rather be granted for a period of two years after the amendments to the Articles of Association are registered.

For future general meetings during this period the Management Board – with the approval of the Supervisory Board – should take a decision at its professional discretion and considering the relevant criteria, on whether the general meeting is to be held in the physical presence of shareholders or virtually.

If the Management Board makes use of the authorisation and decides to hold a virtual general meeting, respect for shareholders' rights will play a vital role in the organisation and realisation of the general meeting. To the extent that legislation allows for restrictions, and insofar as they are necessary and appropriate at all, these should be applied with respect for shareholders' interests, in order to enable all shareholders to exercise their rights in a suitable way.

The Management Board and Supervisory Board propose the following resolution:

Article 15 (3) of the Articles of Association now reads as follows:

> "(3) The Management Board, with the approval of the Supervisory Board, is authorised until the close of the Annual General Meeting that votes on discharging the Management Board of liability for the financial year 2026 to decide that the meeting is to be held without the physical presence of shareholders or their proxies at the place of the Annual General Meeting (virtual Annual General Meeting)."

Information on how the Annual General Meeting will be conducted

REGISTERING TO ATTEND THE ANNUAL GENERAL MEETING

Only shareholders who are recorded in the company's share register and who have registered with the company to attend the meeting by midnight CEST on Thursday 19 June 2025 are entitled to participate in the Annual General Meeting and to exercise their voting rights.

Registrations can be entered via the company's website at the following web address 🖵 **www.hamborner.de / en / general-shareholder-meeting**. Shareholders wishing to register via the online service need their shareholder number and the corresponding password. Shareholders who are registered to receive the invitation to the Annual General Meeting by email will receive the necessary information with the invitation. All other shareholders entered in the shareholder register will receive their shareholder number and password by post with the invitation.

The forms for authorising third parties or proxies nominated by the company will be sent to shareholders by post with the invitation letter to the Annual General Meeting.

Shareholders receive their shareholder number with the email or letter inviting them to the Annual General Meeting. To log into the shareholder portal, shareholders who have already registered must use their shareholder number and the individual password selected when registering for email notifications. Shareholders who have not yet registered for the shareholder portal will find their first password on the registration form for the shareholder portal, which is sent by post with the invitation to the Annual General Meeting.

More information about how to register is set out in the documents sent with the invitation email or letter, and is available in the shareholder portal at 🖵 **www.hamborner.de / en / general-shareholder-meeting**.

Any shareholders not using the shareholder portal at 🖵 **www.hamborner.de / en / general-shareholder-meeting** to register instead need to submit their registration to the company in writing (section 126b of the German Civil Code (BGB), in German or English, using the following contact details by the end of the registration period:

HAMBORNER REIT AG
c/o ADEUS Aktienregister-Service-GmbH
PO Box 57 03 64
22772 Hamburg, Germany

Email: **hv-service.hamborner@adeus.de**

The share register as it stands on the day of the Annual General Meeting determines the scope of voting rights. Instructions to amend the share register received by the company after the registration deadline and up to the day of the Annual General Meeting (i.e. between 20 and 26 June 2025 inclusive) shall only be processed with effect after the Annual General Meeting (cessation of amendments to the register). The entry status on the date of the Annual General Meeting shall therefore correspond to the entry status at the end of the day on 19 June 2025 (technical record date). Registration for the Annual General Meeting and the cessation of amendments to the register are not connected with a block to the saleability of the shares. If an intermediary (e.g. a bank) is recorded in the share registry, they may only exercise voting rights for shares that do not belong to them on the proviso that they have authorisation from the shareholder. Individuals who do not hold any shares at the record date and only become shareholders thereafter are not entitled to attend or to vote. They may be authorised in accordance with the following provisions, however. Normally it is the custodian banks who register their clients and provide evidence of shares held. We request shareholders wishing to attend the Annual General Meeting or exercise their voting rights to ask their bank to register them and provide evidence of their shareholding as early as possible.

PROCEDURE FOR ELECTRONIC VOTING

Instead of voting at the Annual General Meeting, shareholders can cast and amend their votes by means of electronic communication (via the access-protected shareholder portal). Only those shareholders who have properly registered as described under 'Registering to attend the Annual General Meeting' are authorised to vote – personally or through authorised representatives – by way of electronic voting. After having registered in the proper manner, shareholders will have the option to vote by means of electronic voting via the access-protected shareholder portal at 🖵 **www.hamborner.de / en / general-shareholder-meeting**. The shareholder number required for logging into the shareholder portal will be sent together with the invitation email or letter (see 'Registering to attend the Annual General Meeting' section). Shareholders may cast their vote electronically via the shareholder portal until 6.00 pm CEST on Wednesday 25 June 2025. Shareholders may still change their electronic votes via the shareholder portal until that time.

More details about electronic voting will be sent with the invitation email or letter. Relevant information can also be found on the company's website at 🖵 **www.hamborner.de / en / general-shareholder-meeting**.

PROCEDURE FOR POSTAL VOTING

Properly registered shareholders can also cast their vote before the Annual General Meeting by means of postal voting. Votes are cast using the registration form attached to the invitation email or letter, which should be returned to the address mentioned above for the registration.

Votes cast by properly registered shareholders and their proxies by means of the registration form attached to the invitation letter to be returned to the above address for the registration must be received by the company at the above address for the registration no later than 6.00 pm CEST on Wednesday 25 June 2025. Shareholders may still change their electronic votes via the shareholder portal until that time. The registration form for voting by properly registered shareholders or their proxies is also available to download from the website 🖵 **www.hamborner.de / en / general-shareholder-meeting**.

More details about postal voting will be sent with the invitation email or letter. Relevant information can also be found on the company's website at 🖵 **www.hamborner.de / en / general-shareholder-meeting**.

ELECTRONIC CONFIRMATION OF VOTES CAST ELECTRONICALLY

Shareholders or their proxies who cast votes electronically will receive from the company electronic confirmation that they have exercised their voting rights electronically in accordance with the requirements of section 118(1), clauses 3-5 AktG in conjunction with Article 7(1) and Article 9(5), subparagraph 1 Commission Implementing Regulation (EU) 2018 / 1212. This confirmation will be made available to shareholders immediately after votes have been cast electronically via the shareholder portal, or if using a proxy, to the proxy.

If votes are cast electronically by intermediaries as defined in Section 67 paragraph 4 AktG, instead of the shareholders themselves, the intermediaries must immediately send the shareholders the electronic confirmation about having exercised their voting rights electronically in accordance with Section 118 paragraph 1 sentence 4 AktG.

The company reserves the right to use a third party to send the electronic confirmation of the votes cast.

RECORD OF VOTE COUNTING

In accordance with section 129(5) sentence 1 AktG, shareholders or their proxies can request confirmation from the company up to one month after the Annual General Meeting (midnight CEST on Monday 28 July 2025) about how and whether the votes were counted. This record of vote counting can be downloaded from the shareholder portal at 🖵 **www.hamborner.de / en / general-shareholder-meeting** from the end of the Annual General Meeting until midnight CEST on Monday 28 July 2025.

Alternatively, the record of vote counting can be requested before midnight CEST on Monday 28 July 2025, from the address used for registration above or from the email address **hv-service.hamborner@adeus.de**. The company needs to have received the form by this deadline.

Where a confirmation needs to be sent, the company, or a third party commissioned by the company to handle sending the confirmation, will send the confirmation to the shareholder or their proxies, in accordance with the requirements under section 129(5), clause 2 AktG in conjunction with Article 7(2) of Commission Implementing Regulation (EU) 2018 / 1212, within the fifteen day period set out under Article 9(5), subparagraph 2 Commission Implementing Regulation (EU) 2018 / 1212.

If votes are cast by intermediaries as defined by section 67 paragraph 4 AktG, instead of the shareholders themselves, and the intermediary requests the above confirmation, the intermediary must immediately send the shareholders this confirmation pursuant to Section 129 paragraph 5 sentence 3 AktG.

FURTHER INFORMATION ON THE EXERCISE OF VOTING RIGHTS

If voting rights are exercised in more than one way before the deadline and the Annual General Meeting (letter, email or in accordance with section 67c(1) and (2), sentence 3 AktG in conjunction with Article 2(1) and (3) and Article 9(4) of the Commission Implementing Regulation (EU) 2018 / 1212)), exercised by postal or electronic vote or by proxy, and any instructions are given, these will be considered in the order in which they are received. If no chronological order can be determined, the votes are considered in the following order: 1. according to section 67c(1) and (2), sentence 3 AktG in conjunction with Article 2(1) and (3) and Article 9(4) of the Commission Implementing Regulation (EU) 2018 / 1212), 2. by email and 3. by letter. Votes cast during the Annual General Meeting are, in all cases, considered to have priority over votes cast before the Annual General Meeting.

If declarations exercising voting rights are received in more than one way at the same time, the rule is: postal votes have priority over proxy appointments and instructions to the company proxies.

If an intermediary, a shareholder association, a proxy adviser in accordance with section 134a AktG or any equivalent person as defined in section 135(8) AktG is not willing to represent the shareholder, the company proxies are authorised to represent the shareholder in accordance with the latter's instructions.

The last revocation of a declaration received before the deadline is binding.

Votes cast by electronic or postal voting or proxies, along with any instructions on agenda item 2 (appropriation of distributable profit), remain valid even if the proposal for the use of profits is amended due to a change in the number of shares entitled to dividends.

If individual voting rather than block voting is used for any agenda item, the votes cast electronically, by post or by proxies on this agenda item apply accordingly to every item of the individual voting.

PROXY VOTING

Shareholders can arrange for their voting right to be exercised by proxies who have been designated as the shareholder's proxy, e.g. the custodian bank, another bank, a shareholders' association or another individual of their choice. Assigning proxies, revoking proxies and providing evidence of the authorisation to the company must be done in text form. Where such authority is issued to banks, shareholders' associations or other intermediaries as defined by section 135 AktG, specific details usually need to be observed; information on these should be obtained from the respective proxies.

We offer our shareholders the opportunity to be represented by an employee nominated by the company as a proxy at the Annual General Meeting. In this case, the shareholder must issue instructions regarding the individual items on the agenda. Details of this can be found in the documents sent to the shareholders together with the invitation email or letter.

A form to confer proxy voting power to third parties or representatives nominated by the company is sent to the shareholders together by post with the invitation letter and can also be downloaded from the website at 🖵 **www.hamborner.de / en / general-shareholder-meeting**. For organisational reasons, the company must receive the forms granting proxy voting power for third parties or representatives nominated by the company no later than 6.00 pm on 25 June 2025 at the following address:

HAMBORNER REIT AG
c/o ADEUS Aktienregister-Service-GmbH
PO Box 57 03 64
22772 Hamburg, Germany

Email: **hv-service.hamborner@adeus.de**

The appointment of company proxies and instructions to them must be in text form (section 126b BGB) and may be made as follows:

- Before the Annual General Meeting, the company proxies may be appointed and instructions given to them, and the appointment or instructions amended or revoked, in text form (section 126b BGB) by post or email by 6.00 pm CEST on 25 June 2025. The deadline is for receipt by the company; any appointment of company proxies or instructions to them that are received via the above channels after this deadline will not be considered.

- Company proxies can be appointed and instructions given to them and revoked at the Annual General Meeting up to the end of the general discussion.

Forms for appointing company proxies and giving them instructions are sent with the registration form and again with the entrance ticket; they can also be requested by post from the above proxy address or downloaded from the company website at 🖵 **www.hamborner.de / en / general-shareholder-meeting**.

SUPPLEMENTARY MOTIONS FOR THE AGENDA AT THE REQUEST OF A MINORITY IN ACCORDANCE WITH SECTION 122(2) AKTG

Shareholders whose total shares collectively account for one twentieth of the share capital or represent a pro rata amount of €500,000 can request that items be added to the agenda and published. They must submit the request in writing to the Management Board of HAMBORNER REIT AG at the following address:

The Management Board of HAMBORNER REIT AG
Goethestraße 45
47166 Duisburg, Germany
Fax: +49 (0) 203 54405 49

The company must receive such requests no later than midnight CEST on Monday 26 May 2025. Each new item on the agenda must be accompanied by an explanation of the grounds or proposed resolution.

Shareholders submitting a motion must provide evidence that they have held their shares for at least 90 days before the date on which the request is received and that they will hold the shares until the Management Board's decision on their motion. This evidence can be provided using the share register. Sections 121 paragraph 7, and 70 AktG must be taken into account when calculating the minimum holding period. The motion must be signed by all shareholders or their duly appointed representatives, constituting the necessary quorum.

MOTIONS AND NOMINATIONS BY SHAREHOLDERS IN ACCORDANCE WITH SECTION 126(1) AND SECTION 127 AKTG

In accordance with Sections 126 and 127 AktG, shareholders may submit countermotions to items on the agenda and nominations for the appointment of auditors. Countermotions must be submitted along with the grounds for them. Nominations, on the other hand, do not need to be justified in this way. The company may refrain from publishing a countermotion and its grounds if it meets the conditions set out in section 126(2) AktG. The same also applies for nominations. The Management Board does not need to publish a nomination if the nomination does not contain the name, occupation and place of residence of the proposed nominee. Shareholders will be asked to provide evidence of their shareholder status at the time that they submit their countermotion and / or nomination.

Countermotions and nominations that need to be communicated pursuant to sections 126 and 127 AktG will be published immediately on 🖵 **www.hamborner.de / en / general-shareholder-meeting**, including the name of the shareholder, the justification (if required) and any position taken by the Management Board and / or Supervisory Board, if they are received by the company no later than 11 June 2025 (midnight CEST) at the following address:

HAMBORNER REIT AG, Office of the Management Board
Goethestraße 45
47166 Duisburg, Germany
Fax: +49 (0) 203 54405 49

SHAREHOLDERS' RIGHT TO INFORMATION PURSUANT TO SECTION 131 AKTG

At the Annual General Meeting, the Management Board is obliged to give, on request, every shareholder information about company matters, including legal and commercial relations to affiliated companies, to the extent that this is necessary to assess an agenda item properly. The Management Board can refrain from answering individual questions for the reasons given in section 131(3) AktG, e.g. if providing the information is capable, on the basis of reasonable commercial judgement, of causing a not insignificant disadvantage to the company or an affiliate. The person chairing the meeting is entitled to limit the speaking time and the question time of shareholders and proxies, and in particular to set a reasonable timeframe at the start of or during the Annual General Meeting for the meeting procedures, for discussion of the individual agenda items and for speeches and questions generally or by individual speakers (cf. section 16(3) of the Articles of Association.

TOTAL NUMBER OF SHARES AND VOTING RIGHTS AT THE TIME AT WHICH THE ANNUAL GENERAL MEETING IS CONVENED

At the time at which the Annual General Meeting is convened, the share capital of the company consists of 81,343,348 no-par value shares; each share entitles the holder to one vote, such that there are 81,343,348 voting rights on the basis of the Articles of Association at the time at which the meeting is called. The company does not hold any treasury shares.

ADDITIONAL COMMENTS

Additional comments on shareholders' rights pursuant to sections 122(2), 126(1), 127 and 131 can be found on the company website at 🖵 **www.hamborner.de / en / general-shareholder-meeting**.

PUBLICATIONS ON THE WEBSITE AND DOCUMENTS TO BE MADE AVAILABLE FOR INSPECTION

The invitation to the Annual General Meeting, the information to be made available, motions and nominations by shareholders, and other information can be found on the company website at 🖵 **www.hamborner.de / en / general-shareholder-meeting**. They will also be available online during the Annual General Meeting on 26 June 2025.

Copies of the following documents will also be sent to shareholders on request:

- Invitation
- Adopted HGB financial statements as at 31 December 2024,
- Approved IFRS separate financial statement as at 31 December 2024
- Combined management report in line with HGB and IFRS for 2024 and the Supervisory Board report for 2024
- CVs of the candidates proposed by the Supervisory Board, together with the skills profile and the qualification matrix for the Supervisory Board
- Remuneration system for the Management Board (for agenda item 7) and
- Remuneration report (for agenda item 8)

The voting results will be announced after the Annual General Meeting at 🖵 **www.hamborner.de / en / general-shareholder-meeting**.

DATA PROTECTION INFORMATION

1. General information

a) Introduction
HAMBORNER REIT AG places high priority on data protection and privacy. Shareholders and their proxies are notified below about how their personal data are processed before, during and after the Annual General Meeting and about their rights under applicable data protection legislation, particularly Regulation (EU) 2016/679 (General Data Protection Regulation, GDPR).

b) Data controller pursuant to Article 4(7) GDPR
HAMBORNER REIT AG
Goethestraße 45
47166 Duisburg, Germany

c) Contact details of the Data Protection Officer
HAMBORNER REIT AG
Data Protection Officer
Goethestraße 45
47166 Duisburg, Germany

Email: **datenschutz@hamborner.de**

2. Information on processing

a) Data categories
In particular, we process the following categories of personal data:

- First and last name
- Address
- Date of birth
- Email address
- Telephone number
- Share class
- Number of shares
- Type of share ownership
- Ticket number

Furthermore, we can also process the personal data of a proxy nominated by a shareholder (in particular the proxy's name and place of residence). If shareholders or their proxies contact us ('request'), we also process the personal data necessary to respond to any concerns (i.e. the contact details provided by the shareholder or proxy, such as email address or phone number). If necessary, we also process information on motions, questions, nominations and shareholder requests at the Annual General Meeting.

b) Purposes and legal basis of processing
We use personal data for the proper preparation, execution and follow-up of the Annual General Meeting and to enable shareholders to participate in the Annual General Meeting. The processing of personal data is essential for the proper preparation, execution and follow-up of the Annual General Meeting and to enable shareholders to participate in the Annual General Meeting in accordance with sections 118 et seqq. AktG. The legal basis for the processing of personal data is AktG in conjunction with point c) of Article 6(1)(1) GDPR.

Furthermore, we may also process personal data to fulfil other legal obligations such as regulatory requirements and the retention requirements of stock corporation law, securities law, commercial law and tax law. The legal basis for processing are the respective legal regulations in conjunction with Article 6(1) sentence 1 c) GDPR.

To the extent that shareholders send us personal data in connection with a request, the legal basis for the purpose of responding is their consent within the meaning of point a) of Article 6(1) in conjunction with Article 7 GDPR.

When questions are answered at the Annual General Meeting, the name of the person asking the question may be mentioned. The legal basis for this is consent, a statutory obligation and/or the legitimate interest of HAMBORNER REIT AG, points a), c) and f) of Article 6(1) GDPR.

All HAMBORNER REIT AG shares are registered shares. In the case of registered shares, section 67 AktG provides that the shares must be recorded in the company share register together with the name, date of birth and address (including email address) of the shareholder and the number of shares held. In principle, the shareholder is obliged to provide these details to the company. The banks/custodian banks involved in the acquisition, sale or safekeeping of the bearer shares will generally forward to us the relevant mandatory information for the management of the share register, along with further details (e.g. nationality, sex and remitting bank in addition to the aforementioned details). In some cases, HAMBORNER REIT AG may also receive personal data directly from shareholders.

We will only use your personal data for the purposes provided for in the Stock Corporation Act. In particular, these include maintenance of the share register, the legally necessary communication with you as a shareholder of HAMBORNER REIT AG, and the preparation and orderly execution of the company's Annual General Meetings to

enable shareholders and their proxies to participate in the Annual General Meeting and exercise their rights before and during the Annual General Meeting.

c) Categories of recipients of personal data
We work with external service providers for some aspects of the preparation, execution and follow-up of the Annual General Meeting (in particular for printing and sending the invitations to the Annual General Meeting and for registering for and executing the Annual General Meeting). Service providers engaged for the purposes of the preparation, execution and follow-up of the Annual General Meeting only receive such personal data from us as is required for the execution of the service commissioned, and they process the data exclusively in accordance with the instructions issued by HAMBORNER REIT AG. Each of our employees and all the employees of the external service providers who have access to or process personal data are under obligation to treat this data as confidential.

Attendees of the Annual General Meeting can also view the data recorded for all attendees of the Annual General Meeting in the list of attendees to be made available pursuant to Section 129 paragraph 1 sentence 2 AktG.

d) Data sources
We and the service providers we engage typically receive shareholders' personal data from the banks commissioned by the shareholders (custodian banks) through our registration office.

e) Retention
Data recorded in connection with the Annual General Meeting is typically retained for up to three years. Unless legal evidence and retention regulations require us to retain data for longer or if longer retention is required in connection with legal proceedings, we anonymise or erase personal data. Unless longer retention is required for the above reasons, information on shareholders wishing to speak or ask questions at the forthcoming Annual General Meeting is anonymised or erased after the contestation period.

3. Rights of data subjects

As data subjects, shareholders and their proxies can contact our Data Protection Officer using the contact details under 1.c above in any form and at any time in order to exercise their rights, the conditions for which must be checked on a case-by-case basis, in accordance with the General Data Protection Regulation. In particular, these rights are:

- The right to obtain information on data processing and a copy of the data processed (right of access, Article 15 GDPR)
- The right to obtain rectification of inaccurate data or the completion of incomplete data (right to rectification, Article 16 GDPR)
- The right to demand the erasure of personal data and, if the personal data were published, to inform other controllers of the application for erasure (right to erasure, Article 17 GDPR)
- The right to obtain the restriction of data processing (right to restriction of processing, Article 18 GDPR)
- The right to receive personal data in a structured, commonly used and machine-readable format and to transmit this data without hindrance to another controller (right to data portability, Article 20 GDPR)
- The right to withdraw consent to data processing at any time with future effect; this does not affect the lawfulness of processing based on consent before its withdrawal (right to withdraw consent, Article 7(3) GDPR)

4. Right to object, Article 21 GDPR

In particular, data subjects have the right to object to data processing at any time on grounds relating to their particular situation based on point f) Article 6(1) GDPR (data processing for the purpose of legitimate interests) or point e) Article 6(1) GDPR (data processing in the public interest). This also applies to profiling based on those provisions within the meaning of Article 4(4) GDPR.

In the event of an objection, HAMBORNER REIT AG will no longer process the personal data, unless it demonstrates compelling legitimate grounds for the processing which override the interests, rights and freedoms of the data subject or for the establishment, exercise or defence of legal claims.

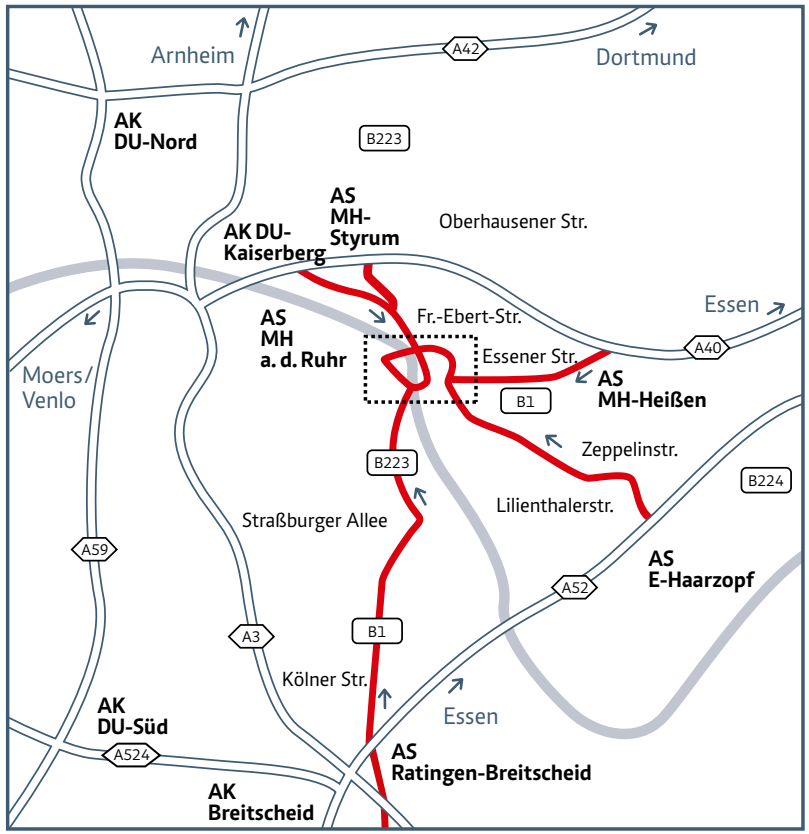
Data subjects also have the right to lodge a complaint with a supervisory authority (right to lodge a complaint with a supervisory authority, Article 77 GDPR).

Duisburg, May 2025

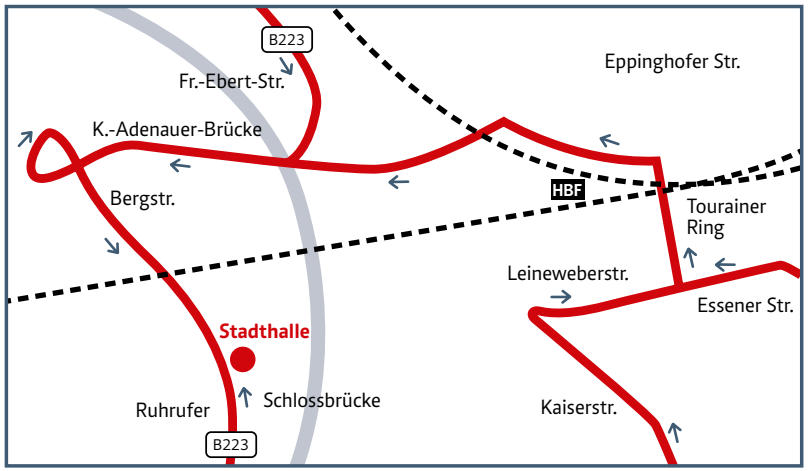
HAMBORNER REIT AG
The Management Board

How to get to the Annual General Meeting

HOW TO GET TO MÜLHEIM (OVERVIEW)



HOW TO GET TO STADTHALLE MÜLHEIM



Parking
Car parking places are only available in the underground car park of Stadthalle Mülheim. Accredited visitors can exchange their entrance ticket free of charge for an exit ticket. The entrance to the underground car park is from the public Stadthalle Mülheim car park. **Stadthalle Mülheim an der Ruhr, Theodor-Heuss-Platz 1, 45479 Mülheim an der Ruhr.**

Public transport
Bus lines 122, 124, 131, 133, 135, 752
Tram lines 901 and 102; stop: Schloss Broich

www.hamborner.de/en