

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 €1.3 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.

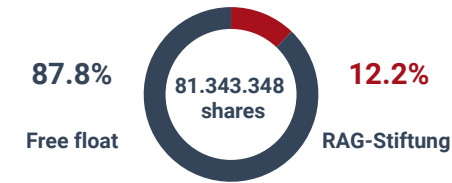
Management Board

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

Portfolio Structure (% of Portfolio Value)



Shareholder Structure



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	€763.7m	€584.8m	€1,348.5m
Leased area	380,124 m ²	224,631 m ²	604,755 m ²
Annualized rent	€49.1m	€39.3m	€88.4m
EPRA vacancy rate	1.6%	5.8%	3.5%
WALT	6.6 years	3.8 years	5.3 years

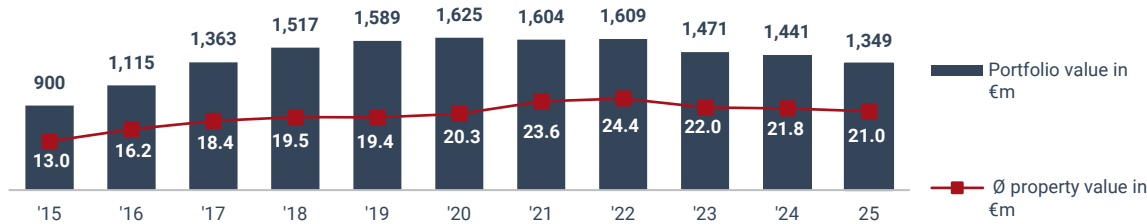
Financial Metrics

	31 Dec 2025	31 Dec 2024	Change
REIT equity ratio	54.7%	55.2%	-0.5%-pts
Loan to value (LTV)	44.3%	43.7%	+0.6%-pts
Ø cost of debt	2.1%	1.9%	+0.2%-pts
Ø maturity of debt	3.2 years	3.3 years	-0.1 years
EBITDA/Interest Coverage	5.0x	5.4x	

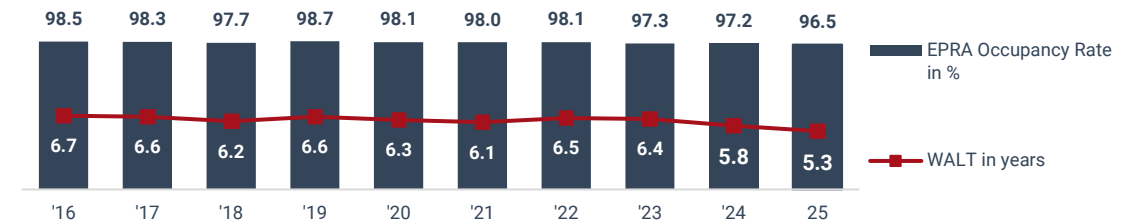
Key Figures

	31 Dec 2025	Compare 31 Dec 2024	CAGR since 2020	2024	2023	2022	2021	2020
Income from rents and leases	€90.3m	-2.9%	+0.5%	€93.0m	€91.1m	€87.1m	€84.4m	€88.2m
Funds from Operations (FFO)	€48.6m	-5.7%	-2.7%	€51.6m	€54.7m	€51.0m	€53.1m	€55.6m
FFO per share	€0.60	-5.7%	-2.8%	€0.63	€0.67	€0.63	€0.65	€0.69
NAV per share	€9.07	-7.3%	-3.9%	€9.79	€10.02	€11.86	€12.11	€11.05

Portfolio Value and Average Property Value



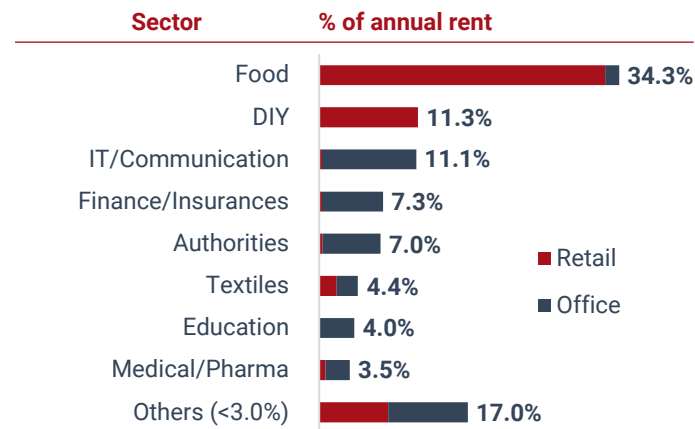
WALT and EPRA Occupancy Rate



Top-10 Tenants

Tenant	Sector	% of Annual Rent
EDEKA	Food retail	14.0%
Kaufland	Food retail	7.6%
REWE	Food retail/DIY	7.0%
OBI	DIY	6.8%
Globus	Food retail/DIY	4.4%
Agentur für Arbeit	Authorities	3.9%
Barmer	Finances/Insurances	2.8%
netCologne	IT/Communication	2.5%
ALDI	Food retail	2.0%
City of Mainz	Authorities	2.0%

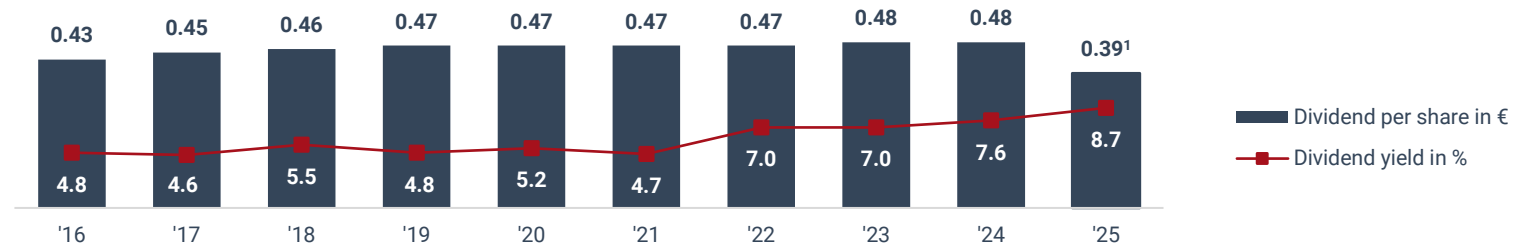
Sector Distribution



The HAMBORNER Share

Share price	€4.48 (31 December 2025)
Market Cap	€364.7m (31 December 2025)
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



¹ Proposal to the 2026 AGM

Contact

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