

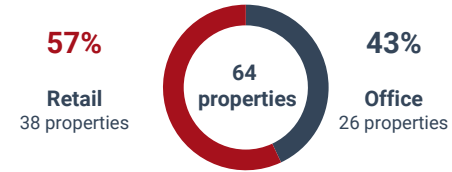
## Company Profile

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

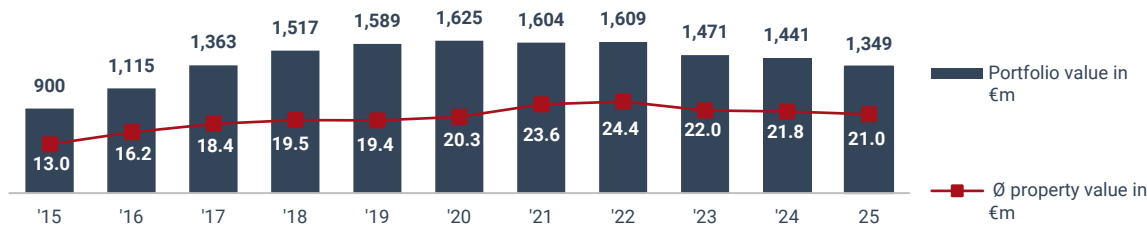
## Financial Metrics

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

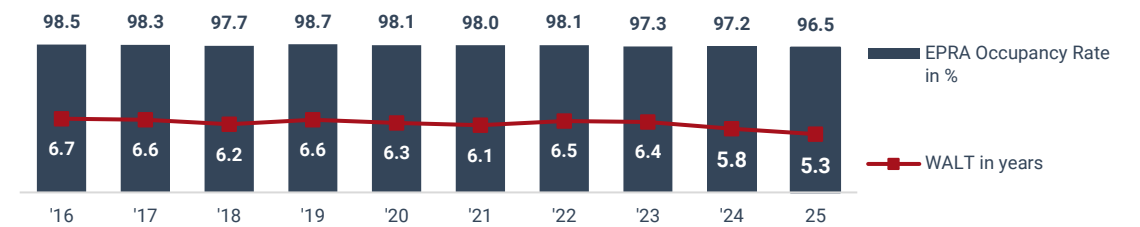
## Key Figures

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

## Portfolio Value and Average Property Value



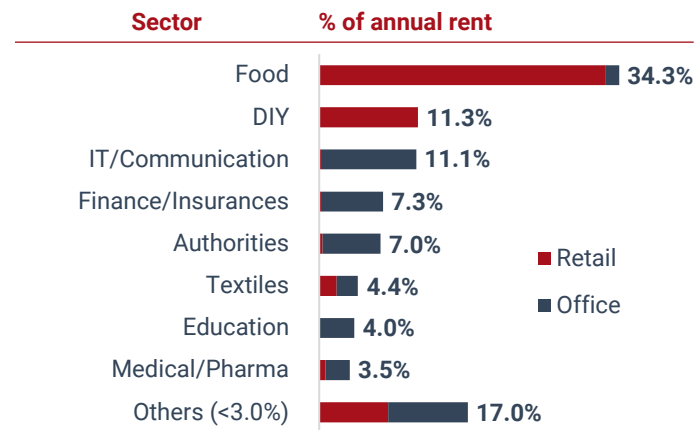
## WALT and EPRA Occupancy Rate



## 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



<sup>1</sup> Proposal to the 2026 AGM

## Contact

**Christoph Heitmann**  
 Head of Capital Markets, Financing & Sustainability

**E-Mail:** [info@ir.hamborner.de](mailto:info@ir.hamborner.de)

**Tel.:** +49 (0)203 54405-32