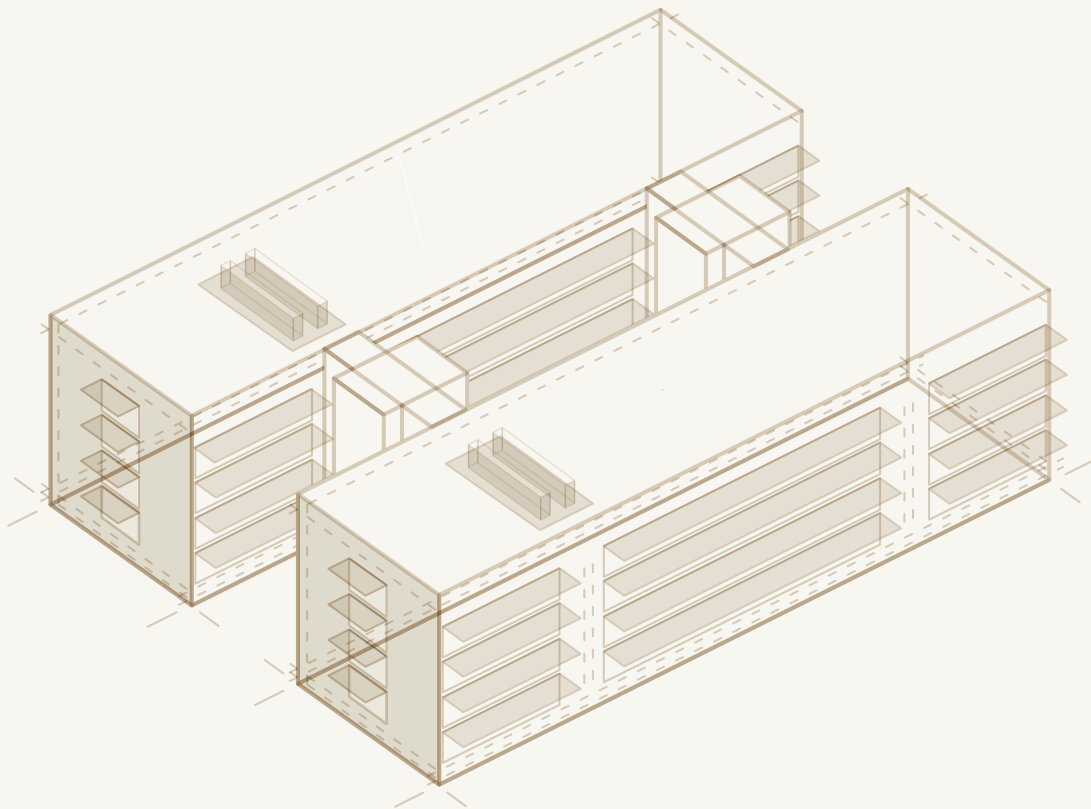


INTERIM REPORT

Q1 2014

FOR THE FIRST QUARTER OF 2014



KEY FIGURES AT A GLANCE (IFRS)

| € THOUSAND | | |
|---|----------------------|-------------------------|
| From the income statement | 31 March 2014 | 31 March 2013 |
| Income from rents and leases | 11,697 | 10,873 |
| Net rental income | 10,894 | 10,093 |
| Operating result | 5,220 | 6,131 |
| Financial result | -3,297 | -2,756 |
| EBITDA | 12,861 | 10,255 |
| EBDA | 10,105 | 7,499 |
| EBIT | 9,629 | 4,444 |
| Funds from operations (FFO) | 6,373 | 6,148 |
| Net profit for the period | 6,332 | 3,726 |
| From the statement of financial position | 31 March 2014 | 31 December 2013 |
| Total assets | 634,897 | 631,712 |
| Non-current assets | 597,056 | 596,302 |
| Equity | 277,706 | 271,744 |
| Equity ratio in % | 43.7 | 43.0 |
| REIT equity ratio in % | 53.4 | 52.5 |
| Loan-to-value (LTV) in % | 42.9 | 43.7 |
| On HAMBORNER shares | 31 March 2014 | 31 March 2013 |
| Number of shares outstanding | 49,493,333 | 49,493,333 |
| Earnings per share in € | 0.14 | 0.08 |
| Funds from operations (FFO) per share in € | 0.14 | 0.14 |
| Stock price per share in € (XETRA) | 7.69 | 7.20 |
| Market capitalisation | 349,844 | 327,552 |
| Other data | 31 March 2014 | 31 December 2013 |
| Fair value of investment property portfolio | 689,842 | 691,830 |
| Net asset value (NAV) | 380,594 | 375,337 |
| Net asset value per share in € | 8.37 | 8.25 |
| Number of employees including Managing Board | 28 | 27 |

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The financial reporting of HAMBORNER REIT AG is in accordance with IFRS (International Financial Reporting Standards) as applicable in the European Union.

This interim report was published on 5 May 2014.

Dear Shareholders,

Just six weeks ago we presented to you our annual report for 2013, in which we described the positive business performance of the past year. We have also enjoyed a positive start to the first quarter of 2014.

After 2013 was essentially dominated by further growth and property additions, we are now leveraging market opportunities to streamline our portfolio by selling smaller properties no longer consistent with strategy. In the past year we already notarised the agreements for the sale of three properties in Moers, Wuppertal and Hanover. These were finally transferred to their new owners in January and February 2014, resulting in income of €10.9 million and a book profit of €4.4 million. Furthermore, in March 2014 we signed agreements for the sale of an office property in Frankfurt and in April 2014 for a shop building in Berlin. The property in Frankfurt changed hands in April 2014. We expect ownership of the Berlin property to transfer in the second half of the year. With the shop building in Bad Homburg already acquired in December 2013, which was added to our portfolio in January 2014, HAMBORNER had a portfolio of 70 properties with a market value of around €690 million as at 31 March 2014.

Our performance indicators also reflect the positive trend in business. Rental and leasing income increased by 7.6% year-on-year in the first quarter of 2014. FFO, our key control parameter, rose by 3.7% in the first three months of 2014 to €6.4 million. Overall, therefore, we are on schedule at an operating level after the first three months and remain confident for the rest of the year. For 2014 as a whole, we are currently estimating an increase of between 4% and 5% in rental income. We are aiming for similar growth in FFO.

With this in mind, we wish you and ourselves every continuing success for the rest of the year and thank you for your confidence.

Duisburg, May 2014


Dr. Rüdiger Mrotzek


Hans Richard Schmitz

General Economic Conditions

In the opinion of leading German economic research institutes, Germany is in good economic condition. Driven by strong domestic demand and rising demand from the eurozone, institutes projected economic growth of 1.9% for this year in their spring reports. In 2015, growth is set to accelerate slightly to 2.0%.

The prospects for the German labour market are also good overall. The number of people in employment is expected to remain at a high level in the coming years. Experts expect the jobless rate to remain at a low 6.7%. Consumer prices are forecast to increase moderately by 1.3% in 2014. Institutes do not anticipate a risk of deflation.

Report on Result of Operations, Net Asset Situation and Financial Position

Against the backdrop of the general economic conditions, the result of operations, net asset situation and financial position of HAMBORNER REIT AG are as good as expected.

Result of Operations

By the end of March 2014, we generated income from the management of our properties of €11,697 thousand (previous year: €10,873 thousand). The increase as against the same period of the previous year amounts to €824 thousand or 7.6%, €1,109 thousand (10.2%) of which relates to income from property additions in 2013 and the acquisition of a property in Bad Homburg in January 2014. As a result of property disposals in 2013 and the first quarter of 2014, income declined by a total of €176 thousand (1.6%). The rental income from properties that were in our portfolio in both the first three months of 2013 and the reporting quarter (like-for-like) decreased by €109 thousand (1.0%). The income from charging incidental costs to tenants amounted to €1,137 thousand, up €215 thousand (19.5%) on the same period of the previous year.

As in the previous year, the economic vacancy rate including agreed rent guarantees was 2.5% in the first three months of the reporting year. Not including rent guarantees the vacancy rate was 2.7%, whereby the decline as against the previous year (3.8%) is due in particular to the properties acquired in Munich and Berlin in the first quarter of the previous year, which were not yet fully let when transferred. Both properties are now fully let.

Operating expenses of €1,651 thousand were incurred for the management of our properties in the first three months of the reporting year (previous year: €1,611 thousand). This corresponds to an increase of 2.5%. While expenses rose by €214 thousand (13.3%) as a result of new acquisitions, on a like-for-like basis they declined by €106 thousand (6.1%). This was due in part to lower heating costs and the costs of winter road clearance on account of the mild winter months at the start of 2014.

The expenses for the maintenance of our land and property portfolio amounted to €469 thousand as at 31 March 2014, up €198 thousand on the figure for the previous year (€271 thousand). In particular, this increase is due to activities in Mosbach, Frankfurt and Bremen, which it was possible to carry out in the winter months on account of the favourable weather conditions.

At €10,894 thousand, the net rental income derived from the above items is €801 thousand or 7.9% higher than the value for the same period of the previous year (€10,093 thousand).

Administrative and personnel expenses totalled €1,099 thousand, up 7.6% on the previous year's level (€1,021 thousand). Here, administrative expenses rose by €18 thousand and personnel expenses by €60 thousand). The operating cost ratio, i.e. administrative and personnel expenses to management income, was therefore 9.4% as in the previous year.

In the reporting period, depreciation and amortisation expense climbed by €677 thousand to €4,450 thousand after €3,773 thousand in the same period of the previous year on account of the larger property portfolio. Depreciation and amortisation expense includes an impairment loss of €282 thousand for our property in Leverkusen.

Other operating income amounted to €187 thousand in the first quarter of the reporting year (previous year: €1,057 thousand) and essentially related to the reversal of provisions (€72 thousand) and compensation (€63 thousand). At €1,000 thousand, the previous year was largely influenced by compensation paid by a tenant for the early termination of its lease.

The other operating expenses increased by €87 thousand to €312 thousand. This item includes membership fees of €91 thousand (previous year: €62 thousand), public relations work of €76 thousand (previous year: €62 thousand) and legal and consulting costs of €48 thousand (previous year: €56 thousand).

The operating result of the company amounted to €5,220 thousand as at the end of March 2014 after €6,131 thousand in the same period of the previous year. Despite the higher contribution to earnings from the expansion of the property portfolio, the decline of €911 thousand or 14.9% was due in particular to the compensation payment reported under other operating income in the previous year.

The result from the sale of investment property was €4,409 thousand (previous year: €351 thousand) in the first quarter of the reporting year and results from the disposal of the properties in Moers, Wuppertal and Hanover at the start of the year.

The financial result declined by €541 thousand, amounting to €-3,297 thousand in the reporting period. The reduction is primarily due to the further increase in the funds borrowed in 2013 to finance the company's growth and the associated interest expenses (€3,325 thousand in the first quarter of 2014 after €2,779 thousand in the same period of the previous year).

The first quarter of 2014 closed with comprehensive income for the period of €6,332 thousand after €3,726 thousand in the same period of the previous year. This resulted in earnings per share of €0.14 after €0.08 in the first three months of the previous year.

FFO (funds from operations), i.e. the operating result before depreciation and amortisation expense and not including proceeds from disposals, amounted to €6,373 thousand. Compared to the FFO for the same period of the previous year of €6,148 thousand, after adjustment for the compensation described above, this marks an increase of 3.7%. This corresponds to FFO per share of around 14.0 cents (previous year: 13.5 cents). FFO is an indicator of the sustainable performance of the company and a key control parameter at HAMBORNER.

Net Asset Situation and Financial Position

A further property was added to our portfolio in the first quarter of 2014 with the shop building in Bad Homburg. The purchase price was €7.9 million.

The properties in Moers, Wuppertal and Hanover reported as assets held for sale as at 31 December 2013 were transferred to their new owners in January and February 2014. The total sales prices amounted to €10.9 million.

In March 2014, we signed an agreement for the sale of a further property in Frankfurt/Main, Cronstettenstr., at a price of €5.3 million. We also resolved to sell the Schlosstr. property in Berlin. This agreement was notarised in early April 2014 with a sale price of €4.9 million. The combined residual carrying amounts of €4.3 million as at 31 March 2014 were reclassified to "Non-current assets held for sale".

The market value of the developed property portfolio taking into account the above changes was €689.8 million as at the end of the quarter under review (31 December 2013: €691.8 million).

On 31 March 2014, the company had cash and cash equivalents of €32.3 million. The rise in liquidity of €4.1 million as against 31 December 2013 (€28.2 million) resulted in particular from the FFO generated and the purchase price payments received for the properties sold in the first quarter of 2014.

In terms of equity and liabilities, equity amounted to €277.7 million as at 31 March 2014 after €271.7 million as at 31 December 2013. The reported equity ratio as at the end of the period was 43.7% after 43.0% as at 31 December 2013. The fair value REIT equity ratio rose from 52.5% as at 31 December 2013 to 53.4% as at the end of the reporting period.

Current and non-current financial liabilities fell by a net total of €2.6 million as against 31 December 2013, due in particular to the scheduled repayments, amounting to €329.0 million as at the end of the quarter.

The fair value of derivative financial instruments fell slightly as against 31 December 2013 (€-10.8 million) to €-11.2 million as at 31 March 2014.

The net asset value (NAV) of the company was €380.6 million thousand as at the end of the quarter (31 December 2013: €375.3 million). This corresponds to NAV per share of €8.37 after €8.25 as at 31 December 2013.

We generated a cash flow from operating activities of €8.8 million in the first quarter of the reporting year after €10.3 million in the same period of the previous year. In particular, the decline was due to a non-recurring payment by a former tenant of €1.0 million in the previous year for the early termination of a lease.

Risk Report

As a property company with a portfolio covering the whole of Germany, HAMBORNER REIT AG is exposed to a number of risks that could affect its result of operations, financial position and net assets situation. We are not currently anticipating any significant changes in the assessment of risks to the business development of the company as against 31 December 2013. The comments made in the risk report of the 2013 management report therefore still apply.

No risks to the continuation of the company as a going concern are currently discernible.

Forecast

As an asset manager for commercial properties, HAMBORNER REIT AG held a portfolio of 70 properties as at 31 March 2014. In future, the company's strategy will be geared towards value-adding growth in the fields of large-scale retail, high street commercial properties and office properties.

We are standing by our basic estimates for future business prospects as published in the 2013 annual report. For 2014 as a whole, according to current estimates, we are striving for a further rise in rental income of around 4% to 5% as against the 2013 financial year. We are anticipating a stable performance in operating business and intend to increase FFO by a similar amount in the current financial year.

Supplementary Report

The agreement for the sale of a shop building at Schlosstr. in Berlin was concluded on 9 April 2014. With a sale price of €4.9 million, the profit from the transaction amounts to €2.2 million. Ownership is expected to transfer in the second half of the year.

The property at Cronstettenstr. in Frankfurt reported under "Non-current assets held for sale" was transferred to the owner on 16 April 2014. We generated a profit from the sale of €3.5 million.

The purchase agreement for a retail property on Tempelhofer Damm, Berlin, was notarised on 23 April 2014. The provisional purchase price for the property still under development is €16.4 million. This is payable on transfer of the property. The transfer of the property after its completion is expected in the second half of 2015.

Income Statement

| € THOUSAND | 1 JANUARY – 31 MARCH 2014 | 1 JANUARY – 31 MARCH 2013 |
|--|------------------------------|------------------------------|
| Income from rents and leases | 11,697 | 10,873 |
| Income from passed-on incidental costs to tenants | 1,317 | 1,102 |
| Real estate operating expenses | -1,651 | -1,611 |
| Property and building maintenance | -469 | -271 |
| Net rental income | 10,894 | 10,093 |
| Administrative expenses | -283 | -265 |
| Personnel expenses | -816 | -756 |
| Amortisation of intangible assets, depreciation of property, plant and equipment and investment property | -4,450 | -3,773 |
| Other operating income | 187 | 1,057 |
| Other operating expenses | -312 | -225 |
| | -5,674 | -3,962 |
| Operating result | 5,220 | 6,131 |
| Result from the sale of investment property | 4,409 | 351 |
| Earnings before interest and taxes (EBIT) | 9,629 | 6,482 |
| Interest income | 28 | 23 |
| Interest expenses | -3,325 | -2,779 |
| Financial result | -3,297 | -2,756 |
| Net profit for the period | 6,332 | 3,726 |
| Earnings per share (€) | 0.14 | 0.08 |

Statement of Comprehensive Income

| € THOUSAND | 1 JANUARY – 31 MARCH 2014 | 1 JANUARY – 31 MARCH 2013 |
|--|------------------------------|------------------------------|
| Net profit for the period as per income statement | 6,332 | 3,726 |
| Items reclassified to profit or loss in the future if certain conditions are met: | | |
| Unrealised gains/losses (-) on the revaluation of derivative financial instruments | -370 | 1,251 |
| Other comprehensive income for the period | -370 | 1,251 |
| Total comprehensive income for the period | 5,962 | 4,977 |



Other comprehensive income relates to changes in the fair value of interest rate swaps used to manage the risk of interest fluctuations. Corresponding changes in fair value are recognised in the revaluation surplus if risks are hedged with sufficient efficiency and this is documented.

Statement of Financial Position – Assets

| € THOUSAND | 31 MARCH 2014 | 31 MARCH 2013 |
|------------------------------------|----------------|----------------|
| Non-current assets | | |
| Intangible assets | 13 | 13 |
| Property, plant and equipment | 126 | 135 |
| Investment property | 596,208 | 595,423 |
| Financial assets | 417 | 434 |
| Other assets | 292 | 297 |
| | 597,056 | 596,302 |
| Current assets | | |
| Trade receivables and other assets | 1,221 | 801 |
| Cash and cash equivalents | 32,302 | 28,154 |
| Non-current assets held for sale | 4,318 | 6,455 |
| | 37,841 | 35,410 |
| Total assets | 634,897 | 631,712 |



Statement of Financial Position – Equity and Liabilities

| € THOUSAND | 31 MARCH 2014 | 31 MARCH 2013 |
|---|----------------|----------------|
| Equity | | |
| Issued capital | 45,493 | 45,493 |
| Capital reserves | 124,279 | 124,279 |
| Retained earnings | | |
| Other retained earnings | 81,565 | 81,565 |
| Revaluation surplus | -14,597 | -14,227 |
| | 66,968 | 67,338 |
| Net retained profits | | |
| Profit carryforward | 34,634 | 16,330 |
| Net profit for the period | 6,332 | 8,521 |
| Withdrawal from other retained earnings | 0 | 9,783 |
| | 40,966 | 34,634 |
| | 277,706 | 271,744 |
| Non-current liabilities and provisions | | |
| Financial liabilities | 319,172 | 321,345 |
| Derivative financial instruments | 11,209 | 10,840 |
| Trade payables and other liabilities | 2,154 | 2,254 |
| Pension provisions | 7,398 | 7,491 |
| Other provisions | 1,931 | 1,926 |
| | 341,864 | 343,856 |
| Current liabilities and provisions | | |
| Financial liabilities | 9,793 | 10,176 |
| Income tax liabilities | 0 | 19 |
| Trade payables and other liabilities | 4,130 | 4,710 |
| Other provisions | 1,404 | 1,207 |
| | 15,327 | 16,112 |
| Total equity and liabilities | 634,897 | 631,712 |



Statement of Cash Flows

| € THOUSAND | 1 JANUARY – 31 MARCH 2014 | 1 JANUARY – 31 MARCH 2013 |
|---|------------------------------|------------------------------|
| Cash flow from operating activities | | |
| Earnings before taxes (EBT) | 6,332 | 3,726 |
| Financial result | 3,297 | 2,756 |
| Depreciation, amortisation and impairment (+)/write-ups (-) | 4,450 | 3,773 |
| Change in provisions | 46 | -30 |
| Gains (-)/losses (+) (net) on the disposal of property, plant and equipment and investment property | -4,409 | -351 |
| Change in receivables and other assets not attributable to investing or financing activities | -168 | -190 |
| Change in liabilities not attributable to investing or financing activities | -709 | 545 |
| Interest received | 10 | 101 |
| Tax payments | -19 | 0 |
| | 8,830 | 10,330 |
| Cash flow from investing activities | | |
| Investments in intangible assets, property, plant and equipment and investment property | -9,524 | -68,930 |
| Proceeds from disposals of property, plant and equipment and investment property | 10,864 | 354 |
| Proceeds from disposals of financial assets | 1 | 9 |
| Proceeds relating to the short-term financial management of cash investments | 0 | 15,000 |
| | 1,341 | -53,567 |
| Cash flow from financing activities | | |
| Proceeds from borrowings of financial liabilities | 0 | 37,000 |
| Repayments of borrowings | -2,447 | -1,772 |
| Interest payments | -3,576 | -2,876 |
| | -6,023 | 32,352 |
| Changes in cash and cash equivalents | 4,148 | -10,885 |
| Cash and cash equivalents on 1 January | 28,154 | 14,127 |
| Cash and cash equivalents (with a remaining term of up to three months) | 28,154 | 14,127 |
| Fixed-term deposits (with a remaining term of more than three months) | 0 | 15,000 |
| Cash and cash equivalents | 28,154 | 29,127 |
| Cash and cash equivalents on 31 March | 32,302 | 3,242 |
| Cash and cash equivalents | 32,302 | 3,242 |



Statement of Changes in Equity

| € THOUSAND | ISSUED CAPITAL | CAPITAL RESERVES | RETAINED EARNINGS | | NET RETAINED PROFITS | | | TOTAL EQUITY |
|---|-------------------|---------------------|-------------------------------|-----------------------------|-----------------------------|---------------------------------|--|-----------------|
| | | | OTHER RETAINED EARNINGS | REVALUA- TION SURPLUS | PROFIT CARRY- FORWARD | NET PROFIT FOR THE PERIOD | WITHDRAWAL FROM OTHER RETAINED EARNINGS | |
| As at 1 January 2013 | 45,493 | 124,279 | 91,348 | -18,895 | 12,496 | 7,741 | 14,290 | 276,752 |
| Carryforward to new account | | | | | 22,031 | -7,741 | -14,290 | 0 |
| Other comprehensive income for the period 1 January – 31 March 2013 | | | | 1,251 | | | | 1,251 |
| Net profit for the period 1 January – 31 March 2013 | | | | | | 3,726 | | 3,726 |
| Total comprehensive income for the period 1 January – 31 March 2013 | | | | 1,251 | | 3,726 | | 4,977 |
| As at 31 March 2013 | 45,493 | 124,279 | 91,348 | -17,644 | 34,527 | 3,726 | 0 | 281,729 |
| Distribution of profit for 2012 | | | | | -18,197 | | | -18,197 |
| Other comprehensive income for the period 1 April – 31 December 2013 | | | | 3,417 | | | | 3,417 |
| Withdrawal from other retained earnings | | | -9,783 | | | | 9,783 | 0 |
| Net profit for the period 1 April – 31 December 2013 | | | | | | 4,795 | | 4,795 |
| Total comprehensive income for the period 1 April – 31 December 2013 | | | | 3,417 | | 4,795 | | 8,212 |
| As at 31 December 2013 | 45,493 | 124,279 | 81,565 | -14,227 | 16,330 | 8,521 | 9,783 | 271,744 |
| Carryforward to new account | | | | | 18,304 | -8,521 | -9,783 | 0 |
| Other comprehensive income for the period 1 January – 31 March 2014 | | | | -370 | | | | -370 |
| Net profit for the period 1 April – 31 March 2014 | | | | | | 6,332 | | 6,332 |
| Total comprehensive income for the period 1 January – 31 March 2014 | | | | -370 | | 6,332 | | 5,962 |
| As at 31 March 2014 | 45,493 | 124,279 | 81,565 | -14,597 | 34,634 | 6,332 | 0 | 277,706 |

Notes on the Interim Financial Statements

Information on HAMBORNER

HAMBORNER REIT AG is a listed corporation (SCN 601300) headquartered in Duisburg, Germany. This interim report of HAMBORNER REIT AG for the first quarter of 2014 was published on 5 May 2014. The interim financial statements have been prepared in euro (€), whereby all amounts – unless stated otherwise – are reported in thousands of euro (€ thousand). Minor rounding differences may occur in totals and percentages.

Principles of Reporting

This interim report of HAMBORNER REIT AG as at 31 March 2014 is in accordance with IFRS (International Financial Reporting Standards) as applicable in the European Union. In particular, it was prepared in line with the regulations of International Accounting Standard (IAS) 34 on interim reporting and the requirements of the German Accounting Standard No. 16 of DRSC (German Accounting Standards Committee) on interim reporting and in accordance with the requirements of section 37w and 37x of *Wertpapierhandelsgesetz* (WpHG – German Securities Trading Act). The scope of its reporting has been condensed compared to the separate financial statements as at 31 December 2013.

The interim financial statements as at 31 March 2014 are based on the same accounting policies as the separate IFRS financial statements as at 31 December 2013. The accounting standards applicable from 1 January 2014 that have been endorsed by the EU and revised were complied with. However, they had no significant effect on the presentation of the interim financial statements.

Total financial liabilities reported as at 31 December 2013 amounted to €331,521 thousand. In the statement of financial position, current financial liabilities were reported too low by €2,693 thousand and non-current financial liabilities too high by the same amount. In this interim report, the comparative figures as at 31 December 2013 were restated as correctly presented under note (18) of the notes to the IFRS financial statements as at 31 December 2013.

This interim report was neither audited nor reviewed by a person capable of performing an audit.

In our opinion, the interim report contains all the significant information needed to understand the changes in the result of

operations, net asset situation and financial position of HAMBORNER REIT AG since the end of the last reporting period. The significant changes and transactions in the reporting period are presented in the interim management report of this document.

Other Selected Notes

In the process of preparing these interim financial statements, we reviewed the fair values of our properties as calculated by expert opinion as at 31 December 2013. The fair values of the properties in Frankfurt and Berlin reported under “Non-current assets held for sale” were increased by a total of €722 thousand and adjusted in line with their respective sale prices less costs to sell. For the property in Rathausstr., Duisburg, we reversed a discount recognised by the surveyor as part of a determination of fair value as at 31 December 2013 in the amount of €650 thousand for modernisation work. This was because the work was essentially completed as at the end of the reporting period. Furthermore, owing to the difficult letting situation, we wrote down the market value of a property in Leverkusen by €700 thousand. As a result of these adjustments, there was a total positive change in measurement as against the end of 2013 not shown in the statement of financial position of €672 thousand. The review of other properties did not identify any further factors affecting their value that would have led to a significantly different valuation. It therefore currently appears justified to retain the values for these properties published as at 31 December 2013 in these interim financial statements. The property addition after 31 December 2013 was also valued by an expert and included in reporting accordingly.

With the exception of derivatives recognised at fair value, all assets and liabilities are measured at amortised cost.

Under assets and liabilities recognised at amortised cost, except for the financial liabilities, the carrying amounts of the financial assets and liabilities in the statement of financial position are a good approximation of their fair value.

The fair values of financial liabilities are equal to the present values of the payments associated with the liabilities, taking into account the current interest rate parameters as at the end of the reporting period, and amount to €347,823 thousand as at 31 March of this year (31 December 2013: €342,206 thousand).

The derivative financial instruments reported in the statement of financial position are measured at fair value. These are exclusively interest hedges. The market values calculated by banks result from discounting the expected future cash flows over the residual term of the contracts on the basis of observable market interest rates or yield curves (level 2 under IFRS 7).

By way of resolution by the Annual General Meeting on 7 May 2013, HAMBORNER was granted authorised capital in the amount of 50% of its current share capital and the authorisation to issue warrant and convertible bonds (contingent capital) for its further growth. These resolutions are anticipatory and the authorisations have a term of five years.

Significant Related Party Transactions

There were no reportable transactions with related parties in the first quarter of 2014.

RESPONSIBILITY STATEMENT



To the best of our knowledge, and in accordance with the applicable reporting principles for interim financial reporting, the interim financial statements give a true and fair view of the assets, liabilities, financial position and profit or loss of the company, and the interim management report of the company includes a fair review of the development and performance of the business and the position of the company, together with a description of the principal opportunities and risks associated with the expected development of the company for the remaining months of the financial year.

Duisburg, 5 May 2014

The Managing Board



Dr. Rüdiger Mrotzek



Hans Richard Schmitz

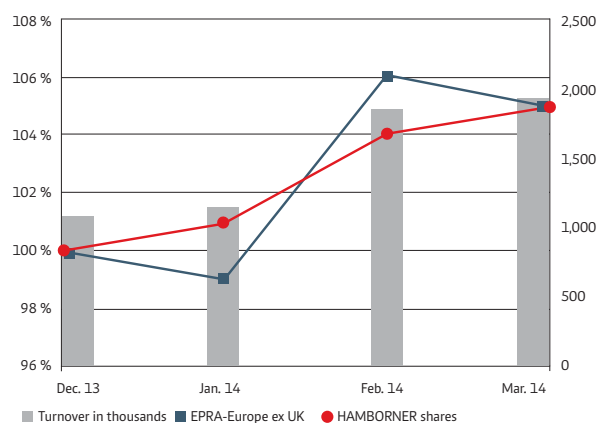
General Development on the Capital Market

After 2013 ended amicably on the capital market, the stock markets have been characterised by significant upward and downward fluctuations in the first quarter of 2014. Share prices suffered as a result of the Crimean crisis. Ultimately, however, the DAX managed a small gain for the quarter and closed at 9,556 points after the first three months of the year. It therefore rose for the seventh quarter in a row. Experts believe the reason for this to be the unprecedented deluge of cash from central banks and the rising growth in all strong economies, which is also generally pushing up corporate profits again: In turn, this is the most important factor determining share prices in the long term.

To further support the positive trend in share price performance, we have already attended a number of capital market conferences and held roadshows in Europe and the US in recent weeks. Our IR work will continue to be very active in the coming months and we look forward to answering questions from our investors.

Our Annual General Meeting will be held at 10:00 am on 6 May 2014 in the town hall of Mülheim/Ruhr. The Managing Board and the Supervisory Board will be proposing a dividend of 40 cents per share for the 2013 financial year at the Annual General Meeting. This corresponds to a dividend yield of 5.4% based on the year-end closing price for 2013.

HAMBORNER REIT AG Shares

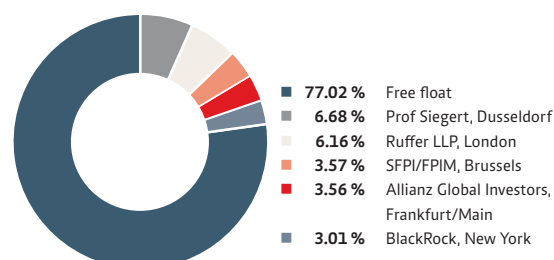


Although price performance in 2013 was not always pleasing despite positive financial figures, HAMBORNER shares performed well overall in the first three months of 2014. They gained 4.8% on the end of 2013 and closed at €7.69 as at 31 March 2014. Market capitalisation at the end of March was therefore around €350 million.

Share turnover remained at a good level with an average of 73,000 shares traded per day.

| | |
|------------------------------|-----------------------|
| Name/code | HAMBORNER REIT AG/HAB |
| SCN/ISIN | 601300/DE0006013006 |
| Number of shares | 45,493,333 |
| Share capital | €45,493,333 |
| Index | SDAX/EPRA Index |
| Designated sponsor | HSBC |
| Free float | 77.02% |
| Market capitalisation | €349.8 million |

Shareholder Structure as at 31 March 2014



Financial Calendar 2014/2015

| | |
|------------------|---|
| 5 May 2014 | Interim report for Q1 2014 |
| 6 May 2014 | Annual General Meeting 2014 |
| 7 May 2014 | Payment of dividend for the 2013 financial year |
| 8 August 2014 | Interim report for 1st half 2014 |
| 12 November 2014 | Interim report for Q3 2014 |
| 25 March 2015 | Annual report 2014 |
| 5 May 2015 | Interim report for Q1 2015 |
| 7 May 2015 | Annual General Meeting 2015 |

Forward-looking Statements

This report contains forward-looking statements, e.g. on general economic developments in Germany, the future situation of the property industry and the company's own probable business performance. These statements are based on current assumptions and estimates by the Managing Board, which were made diligently on the basis of all information available at the respective time. If the assumptions on which statements and forecasts are based are not accurate, the actual results may differ from those currently anticipated.

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