

Q1 2015

INTERIM REPORT

FOR THE FIRST QUARTER OF 2015

KEY FIGURES AT A GLANCE (IFRS)

€ thousand		
FROM THE INCOME STATEMENT	31 March 2015	31 March 2014
Income from rents and leases	11,901	11,697
Net rental income	11,061	10,894
Operating result	5,603	5,220
Financial result	-3,206	-3,297
EBITDA	9,850	14,079
EBDA	6,644	10,782
EBIT	5,603	9,629
Funds from operations (FFO)	6,644	6,373
Net profit for the period	2,397	6,332
FROM THE STATEMENT OF FINANCIAL POSITION	31 March 2015	31 December 2014
Total assets	663,899	621,303
Non-current assets	632,024	607,779
Equity	313,934	270,195
Equity ratio in %	47.3	43.5
REIT equity ratio in %	57.4	53.1
Loan-to-value (LTV) in %	39.0	43.3
ON HAMBORNER SHARES	31 March 2015	31 March 2014
Number of shares outstanding	50,042,665	45,493,333
Basic = diluted earnings per share in €	0.05	0.14
Funds from operations (FFO) per share in €	0.13	0.14
Stock price per share in € (Xetra)	10.25	7.69
Market capitalisation	512,937	349,844
OTHER DATA	31 March 2015	31 December 2014
Fair value of property portfolio	745,000	717,490
Net asset value (NAV)	441,018	394,548
Net asset value per share in €	8.81	8.67
Number of employees including Managing Board	30	31



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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 2015.



LETTER FROM THE MANAGING BOARD

DEAR SHAREHOLDERS, LADIES AND GENTLEMEN,

After systematically continuing our strategy of yield-driven growth on the one hand and also utilising the market environment to dispose of smaller properties no longer consistent with strategy in 2014, we have had a very active start in 2015 as well.

In February, we increased our share capital by 10% to enhance our equity base and to serve as a foundation for the company's further growth. The 4.5 million new shares were subscribed by the RAG Foundation, Essen, which is now HAMBORNER's new, long-term shareholder.

We are delighted that we were then also quickly successful in investing the funds generated from the capital increase almost entirely in a new property that is an excellent fit for our strategy. As such, we signed the purchase agreement for a retail centre in Celle for €35.2 million in March 2015. The property was comprehensively modernised by the seller in 2014. The main tenants are renowned retailers such as real-, Aldi, Fressnapf and Rossmann. The remaining term of the leases is around 12 years with a gross initial yield of 6.5%. The property, which will contribute rental income of €2.3 million per year, was added to the portfolio in the middle of April of this year. Furthermore, the job centre in Aachen was added to our books as at 31 March 2015, for which a purchase agreement was signed back in 2014.

The good business performance is reflected in our key performance indicators. Income from rents and leases increased by 1.7% year-on-year in the first quarter of 2015. FFO, our key control parameter, rose by 4.3% in the first three months of 2015 to €6.6 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.

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 2015



Dr Rüdiger Mrotzek



Hans Richard Schmitz

INTERIM MANAGEMENT REPORT

General Economic Conditions

A major upswing is forecast for the German economy by the leading German economic research institutes. The main factors contributing to this were rising consumer spending as a result of the low price of oil, record employment and higher wages, and strong exports thanks to the weak euro. For 2015, institutes are forecasting growth of 2.1%. Expansion in 2016 is set to be similar at 1.8%.

The prospects for the German labour market are also good. According to experts, the number of people in employment will rise above 43 million for the first time this year. The unemployment rate is expected to decline to 6.5% in 2015 and 5.9% in 2016. Consumer prices will rise by only 0.5% in 2015 according to current estimates. Slightly stronger inflation of 1.3% is projected for 2016.

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

As expected, the result of operations, net asset situation and financial position of HAMBORNER REIT AG were good in the first three months of 2015.

Result of Operations

For the three months ended March 2015, we generated income from rents and leases of our properties of €11,901 thousand (previous year: €11,697 thousand). The increase amounted to €204 thousand or 1.7% as against the same period of the previous year, €407 thousand (3.5%) of which relates to income from property additions in 2014. As a result of property disposals in 2014, income from rents and leases declined by a total of €256 thousand (2.2%). The rental income from properties that were in our portfolio in both the first three months of 2014 and the reporting quarter (like-for-like) was up by €53 thousand (0.5%).

The economic vacancy rate including agreed rent guarantees was 2.4% in the first three months of the reporting year (previous year: 2.5%). Not including rent guarantees the vacancy rate was 2.5% (previous year: 2.7%).

The income from passed-on incidental costs to tenants amounted to €1,295 thousand, down €22 thousand (1.7%) on the same period of the previous year. Expenses for the management of our properties increased by €104 thousand (6.3%) to €1,755 thousand (previous year: €1,651 thousand) for the three months ended March 2015.

The expenses for the maintenance of our land and property portfolio amounted to €380 thousand for the three months ended March 2015 after €469 thousand in the same period of the previous year. The costs relate predominantly to minor, ongoing maintenance. No major individual maintenance activities were completed in the first quarter of 2015, though some such work was begun.

At €11,061 thousand, the net rental income derived from the above items is €167 thousand or 1.5% higher than the value for the same period of the previous year (€10,894 thousand).

Administrative and personnel expenses totalled €1,317 thousand, up 19.8% on the previous year's level (€1,099 thousand). While administrative expenses were virtually on par with the previous year's level with a rise of €11 thousand, personnel expenses rose by €207 thousand or 25.4%. The increase in personnel expenses was due in particular to the adjustment not yet recognised in cash of variable, long-term and share-based Managing Board remuneration, which was up accordingly as a result of the approximately 26% rise

in the price of HAMBORNER shares as against 31 December 2014. The operating cost ratio, i.e. administrative and personnel expenses to income from rents and leases, was therefore 11.1% (previous year: 9.4%).

Depreciation and amortisation expense decreased by €203 thousand to €4,247 thousand after €4,450 thousand in the same period of the previous year in the reporting period. The decline is due to an impairment loss of €292 thousand included in the figure for the previous year.

Other operating income amounted to €421 thousand in the first quarter of the reporting year (previous year: €187 thousand) and, at €285 thousand, related essentially to contractually agreed payments in connection with the acquisition of the property in Aachen as at the end of the first quarter. The transfer of this property was originally intended at the start of the year.

At €315 thousand, other operating expenses are consistent year-on-year (€312 thousand). This item includes membership fees of €107 thousand (previous year: €91 thousand), public relations work of €68 thousand (previous year: €76 thousand) and legal and consulting costs of €41 thousand (previous year: €48 thousand).

The operating result of the company amounted to €5,603 thousand as at the end of March 2015 after €5,220 thousand in the same period of the previous year.

There were no disposals as a result of sales of properties in the first quarter of 2015. Net income of €4,409 thousand was generated in the same period of the previous year.

The financial result climbed by €91 thousand, amounting to €-3,206 thousand compared to €-3,297 thousand in the prior period. As no new loans were utilised either in the previous year or in the first three months of the year under review, the movement is due in particular to the €114 thousand reduction in interest expenses (€-3,211 thousand in the first quarter of 2015 after €-3,325 thousand in the same period of the previous year).

The first quarter of 2015 closed with net profit for the period of €2,397 thousand after €6,332 thousand in the same period of the previous year. The net profit for the period in the previous year was influenced largely by the result from the sale of investment property (€4,409 thousand).

FFO (funds from operations), i.e. the operating result before depreciation and amortisation expense and not including proceeds from disposals, increased by 4.3% and amounted to €6,644 thousand in the reporting period (previous year: €6,373 thousand). With 4,549,332 more shares outstanding than in the same period of the previous year, this corresponds to FFO per share of 13 cents (previous year: 14 cents).

Net Assets and Financial Position

The office property in Aachen was transferred to our portfolio on 31 March 2015 after it was completed and the tenant moved in. The purchase agreement had been signed in May 2014. The purchase price for the property was €26.8 million.

In addition, on 24 March 2015 we signed an agreement to acquire a retail property in Celle. The purchase price is €35.2 million with annual rental income of €2.3 million. The property was transferred at the start of the second quarter on 16 April of this year.

Furthermore, on 11 March 2015 we signed an agreement to sell a retail property in Kassel. The sale price is €0.7 million. The property will be transferred at the start of 2016. Accordingly, its residual carrying

amount of €0.7 million has been reclassified to non-current assets held for sale. This item also includes the residual carrying amount of the property in Düren that was reclassified as at 31 December 2014.

As a result of the addition of the property in Aachen, the market value of the developed property portfolio increased to €745.0 million as at the end of the quarter (31 December 2014: €717.5 million).

On 31 March 2015, the company had cash and cash equivalents of €27.9 million. In addition to incoming cash flows from operating activities (€9.5 million), the rise as against 31 December 2014 (€10.4 million) of €17.5 million was due essentially to the net issue proceeds (€40.8 million) from the capital increase in February 2015. The incoming cash flows were offset essentially by outgoing cash flows of €27.2 million for investments in the property portfolio.

As a result of the capital increase in February 2015 in particular, equity rose to €313.9 million as at 31 March 2015 after €270.2 million as at 31 December 2014. Accordingly, the reported equity ratio improved to 47.3% at the end of the reporting period after 43.5% as at 31 December 2014. The REIT equity ratio was 57.4% after 53.1% as at 31 December 2014.

Current and non-current financial liabilities fell by a net total of €2.5 million as against 31 December 2014 (€322.2 million), due in particular to the scheduled repayments, amounting to €319.7 million as at the end of the quarter.

The market value of derivative financial instruments rose slightly as against 31 December 2014 (€-11.0 million) to €-10.5 million as at 31 March 2015.

The net asset value (NAV) of the company was €441.0 million thousand as at the end of the quarter (31 December 2014: €394.5 million). This corresponds to NAV per share of €8.81 after €8.67 as at 31 December 2014.

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 asset 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 2014. The comments made in the risk report of the 2014 management report therefore still apply.

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

Forecast Report

As an asset manager for commercial properties, HAMBORNER REIT AG held a portfolio of 69 properties as at 31 March 2015. 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 2014 annual report. Without further investments from the capital increase, we are therefore assuming an increase in income from rents and leases of 4% to 5% for 2015 as a whole, combined with a slight increase in operating earnings (FFO). Following the acquisition of the property in Celle and depending on when further properties are added, we now expect our growth forecasts to double in terms of income from rents and leases with an absolute increase in FFO of a similar amount. With 10% more shares outstanding in 2015, this would mean FFO per share roughly at the level of 2014.

Supplementary Report

The retail centre in Celle was transferred to the portfolio on 16 April 2015. The purchase price was €35.2 million.

Also in April of this year, loans were utilised in the amount of €32.9 million. The loan agreements were concluded at the end of 2014 to finance the properties in Aachen, Koblenz and Siegen.

INTERIM FINANCIAL STATEMENTS OF HAMBORNER REIT AG AS AT AND FOR THE THREE MONTHS ENDED 31 MARCH 2015

INCOME STATEMENT

€ thousand	1 January – 31 March 2015	1 January – 31 March 2014
Income from rents and leases	11,901	11,697
Income from passed-on incidental costs to tenants	1,295	1,317
Real estate operating expenses	-1,755	-1,651
Property and building maintenance	-380	-469
Net rental income	11,061	10,894
Administrative expenses	-294	-283
Personnel expenses	-1,023	-816
Amortisation of intangible assets, depreciation of property, plant and equipment and investment property	-4,247	-4,450
Other operating income	421	187
Other operating expenses	-315	-312
	-5,458	-5,674
Operating result	5,603	5,220
Result from the sale of investment property	0	4,409
Earnings before interest and taxes (EBIT)	5,603	9,629
Interest income	5	28
Interest expenses	-3,211	-3,325
Financial result	-3,206	-3,297
Net profit for the period	2,397	6,332
Basic = diluted earnings per share in €	0.05	0.14

STATEMENT OF COMPREHENSIVE INCOME

€ thousand	1 January – 31 March 2015	1 January – 31 March 2014
Net profit for the period as per the income statement	2,397	6,332
Items reclassified to profit or loss in future if certain conditions are met:		
Unrealised gains/losses (-) on the revaluation of derivative financial instruments	502	-370
Other comprehensive income for the period	502	-370
Total comprehensive income for the period	2,899	5,962

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

STATEMENT OF FINANCIAL POSITION – ASSETS

€ thousand	31 March 2015	31 December 2014
NON-CURRENT ASSETS		
Intangible assets	8	10
Property, plant and equipment	418	150
Investment property	630,836	606,849
Financial assets	492	495
Other assets	270	275
	632,024	607,779
CURRENT ASSETS		
Trade receivables and other assets	1,466	1,320
Cash and cash equivalents	27,883	10,374
Non-current assets held for sale	2,526	1,830
	31,875	13,524
Total assets	663,899	621,303

STATEMENT OF FINANCIAL POSITION – EQUITY AND LIABILITIES

€ thousand	31 March 2015	31 December 2014
EQUITY		
Issued capital	50,043	45,493
Capital reserves	160,569	124,279
Retained earnings	65,022	64,520
Net retained profits	38,300	35,903
	313,934	270,195
NON-CURRENT LIABILITIES AND PROVISIONS		
Financial liabilities	309,001	311,469
Derivative financial instruments	10,495	10,997
Trade payables and other liabilities	1,880	1,956
Pension provisions	7,362	7,452
Other provisions	2,916	3,059
	331,654	334,933
CURRENT LIABILITIES AND PROVISIONS		
Financial liabilities	10,667	10,760
Trade payables and other liabilities	6,235	4,557
Other provisions	1,409	858
	18,311	16,175
Total equity and liabilities	663,899	621,303

STATEMENT OF CASH FLOWS

€ thousand	1 January – 31 March 2015	1 January – 31 March 2014
CASH FLOW FROM OPERATING ACTIVITIES		
Net profit for the period	2,397	6,332
Financial result	3,206	3,297
Depreciation, amortisation and impairment (+)/write-ups (-)	4,247	4,450
Change in provisions	278	46
Gains (-)/losses (+) (net) on the disposal of property, plant and equipment and investment property	0	-4,409
Change in receivables and other assets not attributable to investing or financing activities	-271	-168
Change in liabilities not attributable to investing or financing activities	-403	-709
Interest received	5	10
Tax payments	0	-19
	9,459	8,830
CASH FLOW FROM INVESTING ACTIVITIES		
Investments in intangible assets, property, plant and equipment and investment property	-27,199	-9,524
Proceeds from disposals of property, plant and equipment and investment property	0	10,864
Proceeds from disposals of financial assets	1	1
	-27,198	1,341
CASH FLOW FROM FINANCING ACTIVITIES		
Repayments of borrowings	-2,317	-2,447
Proceeds from the capital increase	40,912	0
Costs of capital increase	-72	0
Interest payments	-3,275	-3,576
	35,248	-6,023
Changes in cash and cash equivalents	17,509	4,148
Cash and cash equivalents on 1 January	10,374	28,154
= Cash and cash equivalents	10,374	28,154
Cash and cash equivalents on 31 March	27,883	32,302
= Cash and cash equivalents	27,883	32,302

STATEMENT OF CHANGES IN EQUITY

€ thousand	Issued capital	Capital reserves	Retained earnings		Net retained profits			Total equity
			Other retained earnings	Revaluation surplus	Profit carry-forward	Net profit for the period	Withdrawal from other retained earnings	
As at 1 January 2014	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						6,332		6,332
1 January – 31 March 2014								
Total comprehensive income for the period				-370		6,332		5,962
1 January – 31 March 2014								
As at 31 March 2014	45,493	124,279	81,565	-14,597	34,634	6,332	0	277,706
Distribution of profit for 2013					-18,197			-18,197
Other comprehensive income for the period								
1 April – 31 December 2014				-91				-91
Withdrawal from other retained earnings			-2,357				2,357	0
Net profit for the period						10,777		10,777
1 April – 31 December 2014								
Total comprehensive income for the period				-91		10,777		10,686
1 April – 31 December 2014								
As at 31 December 2014	45,493	124,279	79,208	-14,688	16,437	17,109	2,357	270,195
Carryforward to new account					19,466	-17,109	-2,357	0
Capital increase	4,550	36,362						40,912
Costs of capital increase		-72						-72
Other comprehensive income for the period								
1 January – 31 March 2015				502				502
Net profit for the period						2,397		2,397
1 January – 31 March 2015								
Total comprehensive income for the period				502		2,397		2,899
1 January – 31 March 2015								
As at 31 March 2015	50,043	160,569	79,208	-14,186	35,903	2,397	0	313,934

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 2015 was published on 5 May 2015. 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

The IAS 34 Interim Financial Statements of HAMBORNER REIT AG as at and for the quarter ended 31 March 2015 were prepared in accordance with International Financial Reporting Standards as adopted by the European Union ("IFRS") for interim financial reporting (IAS 34) 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 2014.

The interim financial statements as at 31 March 2015 are based on the same accounting policies as the separate IFRS financial statements as at 31 December 2014. The accounting standards applicable from 1 January 2015 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.

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

On the basis of the authorisation of the Annual General Meeting on 7 May 2013, the Managing Board, with the approval of the Supervisory Board, increased share capital from Authorised Capital II by issuing 4,549,332 new shares against cash contributions with existing shareholders' pre-emption rights disapplied. As a result, the issued capital rose from €45,493,333 to €50,042,665. The new shares are entitled to dividends in full from 1 January 2014. The capital increase was entered in the commercial register on 20 February 2015.

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 2014. The review did not identify any factors affecting their value that would have led to a significantly different valuation. It therefore currently appears justified to retain the values published as at 31 December 2014 in these interim financial statements. The property in Aachen added after 31 December 2014 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 €349,062 thousand as at 31 March of this year (31 December 2014: €349,650 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 13).

Significant Related Party Transactions

There were no reportable transactions with related parties in the first quarter of 2015.

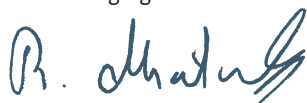


RESPONSIBILITY STATEMENT

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 net asset situation, financial position and result of operations 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 2015

The Managing Board



Dr Rüdiger Mrotzek



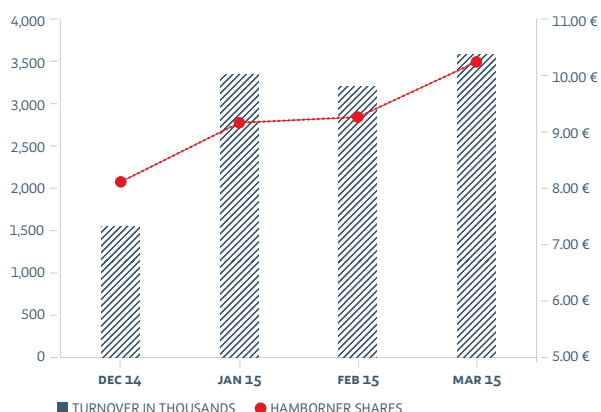
Hans Richard Schmitz

SUPPLEMENTARY INFORMATION

General Development on the Capital Market

The DAX continued to climb after the start of the new year. Since beginning the year at 9,764 points, it reached a new all-time high of 12,163 points without further resistance. It was at 11,966 points at the close of trading on 31 March 2015. The first quarter was dominated by this largely positive market development and geopolitical events at a European level. It is also expected that Greece will remain a subject of attention.

HAMBORNER REIT AG Shares



After the highly encouraging overall performance of our share price in 2014, HAMBORNER's shares performed very well over the first three months of 2015. They gained 26% on the end of 2014 and closed at €10.25 as at 31 March 2015. Market capitalisation at the end of March was therefore around €513 million.

Stock turnover was also highly positive once again, remaining at a very good level with an average of around 161,000 shares traded per day in the first three months (previous year: 73,000 shares per trading day).

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.

Capital Increase of 10% in February 2015

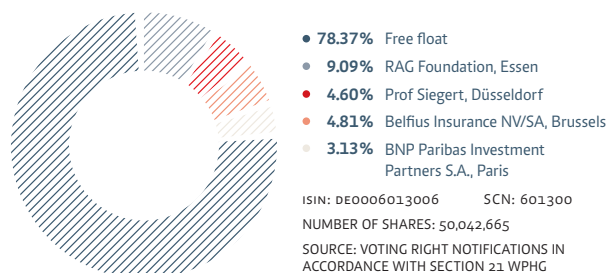
Name/code	HAMBORNER REIT AG/ HAB
SCN/ISIN	601300/ DE0006013006
Number of shares	50,042,665
Share capital	€50,042,665
Index	SDAX/EPRA Index
Designated sponsor	HSBC
Free float	78.37%
Market capitalisation	512.9

On 18 February 2015, we resolved a capital increase of 10% of share capital from authorised capital. The 4,549,332 new shares were subscribed to at a subscription price of €8.99 per share by a fund of the RAG Foundation, Essen, which is therefore now the single largest shareholder in HAMBORNER REIT AG. The gross issue proceeds of €40,912,000 from the subscription to new shares serve to further enhance the equity base and are a foundation for the next steps in the company's growth.

Annual General Meeting 2015

Our Annual General Meeting will be held at 10.00 am on 7 May 2015 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 2014 financial year at the Annual General Meeting. This corresponds to a dividend yield of 4.9% based on the year-end closing price for 2014.

Shareholder Structure as at 31 March 2015





FINANCIAL CALENDAR 2015/2016

5 May 2015	Interim report for Q1 2015
7 May 2015	Annual General Meeting 2015
8 May 2015	Payment of dividend for the 2014 financial year
12 August 2015	Interim report for 1st half 2015
10 November 2015	Interim report for Q3 2015
22 March 2016	Annual report 2015
27 April 2016	Interim report for Q1 2016
28 April 2016	Annual General Meeting 2016

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.



IMPRINT

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The Managing Board of HAMBORNER REIT AG, Duisburg

As at:

May 2015

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