

# HALF-YEAR FINANCIAL REPORT

SECOND QUARTER  
OF 2024

# FINANCIAL INDICATORS

## € 46.7 MILLION

INCOME FROM RENTS AND LEASES

## € 28.3 MILLION

FUNDS FROM OPERATIONS

IN € THOUSAND		1. JAN. TO 30. JUN. 2024	1. JAN. TO 30. JUN. 2023
<b>From the income statement</b>			
Income from rents and leases		46,650	44,814 <sup>1</sup>
Net rental income		39,659	38,027 <sup>1</sup>
Operating result		13,746	3,415 <sup>1</sup>
Financial result		-6,160	-6,155
EBITDA		34,442	34,784 <sup>1</sup>
EBIT		13,732	3,945
Funds from operations (FFO)		28,296	28,099 <sup>1</sup>
Period result		7,572	-2,210
of which resulting from the sale of investment property		-14	530 <sup>1</sup>
		<b>30 JUN. 2024</b>	<b>31 DEC. 2023</b>
<b>From the statement of financial position</b>			
Total assets		1,133,086	1,160,801
Non-current assets		1,094,404	1,114,083
Equity		402,753	434,118
Equity ratio	in %	35.5	37.4
REIT equity ratio	in %	54.1	55.1
EPRA Loan-to-value (LTV)	in %	45.1	43.5
		<b>30 JUN. 2024</b>	<b>30 JUN. 2023</b>
<b>On HAMBORNER shares</b>			
Number of shares outstanding		81,343,348	81,343,348
Basic = diluted earnings per share	in €	0.09	-0.03
Funds from operations (FFO) per share	in €	0.35	0.35
Stock price per share (Xetra)	in €	6.52	6.39
Market capitalisation		530,359	519,784
		<b>30 JUN. 2024</b>	<b>31 DEC. 2023</b>
<b>On the HAMBORNER portfolio</b>			
Number of properties		67	67
Fair value of the property portfolio		1,463,230	1,471,000
EPRA vacancy rate	in %	2.9	2.7
Weighted remaining term of leases in years		6.1	6.4
<b>Other data</b>			
Net asset value (NAV)		792,753	814,929
Net asset value per share	in €	9.75	10.02
EPRA Net Tangible Assets (NTA)		792,473	814,629
EPRA Net Tangible Assets per share (NTA)	in €	9.74	10.01
Number of employees including Management Board		52	49

<sup>1</sup> previous year adjusted, see section under IAS 8, page 11



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# INTERIM MANAGEMENT REPORT

## Macroeconomic conditions

Economic output in Germany shrank to a surprising extent in the second quarter of 2024. According to the Federal Statistical Office, compared to the previous quarter, gross domestic product fell by 0.1% from April to June. In addition to the persistently high construction costs and the shortage of skilled workers, the real estate industry continues to be affected by the at times difficult financing conditions.

According to the ifo Institute, gross domestic product is expected to increase by 0.4% in 2024 and by 1.5% in 2025. The ifo Institute currently forecasts an inflation rate of 2.2% for 2024. For the coming year, it expects inflation to fall to 1.7%.

The unemployment rate in June 2024 was 5.8%, which was slightly up on the previous year (June 2023: 5.5%).

## Report on results of operations, net asset situation and financial position

### RESULTS OF OPERATIONS

In the first half of 2024, HAMBORNER REIT generated income from rents and leases of €46,650 thousand (previous year: €44,814 thousand) from managing its properties. The change of €1,836 thousand is, on the one hand, the result of rent increases following property additions (€807 thousand). On the other hand, rental income from properties that were in our portfolio both in the first six months of 2023 and in the reporting half-year (like-for-like) was above the previous year's level at €1,223 thousand (2.7%). This is largely due to index-based rent increases.

The change to the risk provisions formed in the previous years for rent reductions in connection with the COVID-19 pandemic resulted in income €194 thousand lower than the previous year.

The vacancy rate remains at a low level. Including agreed rent guarantees, it was 2.5% in the half-year under review (same period of the previous year: 2.8%). Not including rental guarantees, the vacancy rate was 2.7% (previous year: 3.0%). The EPRA vacancy rate as at the reporting date is 2.9% (previous year: 4.1%).

Income from the reallocation of incidental costs to tenants amounted to €6,449 thousand (previous year: €6,532 thousand), while real estate operating expenses amounted to €10,660 thousand (previous

year: €10,662 thousand) through to the end of June 2024 and are thus at the same level as the previous year.

The expenses for the maintenance of the land and property portfolio rose by €123 thousand over the previous year period to €2,780 thousand (previous year: €2,657 thousand). The expenses in the first half of 2024 relate to minor ongoing maintenance and various planned maintenance measures.

At €39,659 thousand, the net rental income derived from the above items is €1,632 thousand or 4.3% higher than the value for the same period of the previous year (€38,027 thousand).

Administrative and personnel expenses totalled €4,393 thousand, up €436 thousand or 11.0% on the previous year's level (€3,957 thousand). Administrative expenses rose by €88 thousand to €950 thousand (previous year: €862 thousand). Personnel expenses rose year-on-year by €348 thousand to €3,443 thousand (previous year: €3,095 thousand). This was mainly due to valuation effects in connection with the long-term variable remuneration (LTI) for the Management Board members. This is based on the performance of relevant indicators as at the reporting date.

The operating cost ratio, i.e. administrative and personnel expenses to income from rents and leases, rose to 9.4% (previous year: 8.8%).

Depreciation and amortisation decreased by €10,129 thousand to €20,710 thousand in the reporting period (previous year: €30,839). This is particularly due to the impairment of properties based on the



valuation by Jones Lang LaSalle as at 30 June 2023 in the amount of €12,508 thousand. Impairment as at 30 June 2024 amounted to €2,117 thousand and relates to the properties in Darmstadt, Ditzingen and Lübeck.

Other operating income amounted to €302 thousand in the first half of the reporting year (previous year: €1,143 thousand). In the previous year, the figure primarily stemmed from compensation of €790 thousand for the early termination of a lease by a tenant at the Mainz property.

Other operating expenses amounted to €1,112 thousand in the first half of 2024 (previous year: €959 thousand). The item consists partly of legal and consulting costs of €528 thousand (previous year: €429 thousand), expenses for investor relations and public relations work of €280 thousand (previous year: €257 thousand) and membership costs of €64 thousand (previous year: €70 thousand). The increase in legal and consulting costs is due in particular to consulting fees in connection with future CSRD reporting.

The company's operating result in the first half of 2024 came to €13,746 thousand, after €3,415 thousand in the same period of the previous year.

A result of €-14 thousand (previous year: €530 thousand) was generated from the disposal of properties. The previous year's result was generated from the sale of the property in Mosbach.

The financial result is €-6,160 thousand in the first half of 2024 as against €-6,155 thousand in the same period of the previous year.

Interest income amounts to €842 thousand (previous year: €1,012 thousand). Interest income in the first six months of the reporting year stems mainly from overnight cash deposits.

Interest expenses of €-7,002 thousand (previous year: €-7,167 thousand) consist mainly of interest expenses on borrowing of €-6,510 thousand (previous year: €-6,680 thousand). These were €170 thousand lower than in the previous year. This decline was mainly influenced by lower interest expenses due to the repayment of the floating-rate promissory note loan (€546 thousand) in the previous year and scheduled loan repayments (€155 thousand). In contrast, refinanced loans with higher loan volumes and higher interest rates led to an increase of €531 thousand.

As a result of the total income and expenses, the net profit for the first half-year amounts to €7,572 thousand (previous year: €-2,210 thousand). Funds from operations (FFO), i.e. the operating result before depreciation and amortisation expenses and not including proceeds from disposals, increased by 0.7% and amounted to €28,296 thousand in the reporting period (previous year: €28,099 thousand). This corresponds to FFO per share of 35 cents (previous year: 35 cents).

## NET ASSET SITUATION AND FINANCIAL POSITION

The updated fair value of the developed property portfolio as at 30 June 2024 was €1,463.2 million (31 December 2023: €1,471.0 million). As such, the fair value calculated by an expert as at 31 December 2023 was maintained for the most part. As at 30 June 2024, fair value adjustments were made for the properties in Darmstadt (Gräfenhäuserstraße), Ditzingen, Cologne, Lübeck and Darmstadt (Leyhecker Straße), due in part to new findings from sale and lease negotiations. This involved both a decline in market value and an increase in value, which led to a net decline in the portfolio volume of €7.8 million.

Trade receivables amount to €3.4 million (31 December 2023: €2.2 million). They include gross receivables from rent in arrears and billed incidental costs totalling €2.0 million (31 December 2023: €2.1 million). Expected losses of €0.7 million (31 December 2023: €0.6 million) are recognised on the gross receivables as part of the valuation as at 30 June 2024. The item also includes receivables from future incidental cost invoices of €1.1 million.

Non-current and current financial assets amount to €2.7 million (31 December 2023: €2.6 million) and primarily comprise rental deposits of €2.2 million.

Non-current and current other assets amount to €9.8 million (31 December 2023: €9.1 million) and primarily comprise granted building cost subsidies due to leases of €8.8 million. Of this amount, the remaining term amounts to €8.2 million over one year. The agreed amounts will be spread out on a straight-line basis over the term of the leases in the form of a reduction in rents.



The company had cash and cash equivalents of €33.3 million on 30 June 2024 (31 December 2023: €43.3 million).

Equity amounted to €404.9 million as at 30 June 2024, following a value of €434.1 million as at 31 December 2023. The reported equity ratio was 35.5% as at the end of the period after 37.4% as at 31 December 2023. The REIT equity ratio was 54.1% following a value of 55.1% as at 31 December 2023.

At the Annual General Meeting on 25 April 2024, it was decided that €39.1 million of the net retained profit under German commercial law (HGB) for the 2023 financial year should be used to distribute a dividend of €0.48 per share. The dividend was paid out after the Annual General Meeting.

Current and non-current financial liabilities increased by €9.9 million as against 31 December 2023 in the first half of 2024, and amounted to €692.8 million as at 30 June 2024 after €682.9 million as at 31 December 2023. Taking scheduled loan repayments into account, the increase resulted primarily from the payment of a refinanced loan in the amount of €20.0 million.

The average borrowing rate for all loans in place and those agreed but not yet utilised is 1.9%. The corresponding average remaining term is 3.7 years.

Current and non-current trade payables and other liabilities decreased by €5.6 million compared with 31 December 2023, falling from €33.4 million to €27.8 million. The item also includes lease liabilities pursuant to IFRS 16 for leaseholds of €14.6 million (31 December 2023: €14.9 million) and liabilities from rental deposits of €2.2 million. The item also includes building cost subsidies not yet paid out in connection with the follow-up lease of a former Real location in Gießen in the amount of €1.4 million (31 December 2023: €4.4 million), liabilities from maintenance works carried out and not yet invoiced of €1.3 million (31 December 2023: €3.7 million), and purchase price retention of €1.0 million (31 December 2023: €1.4 million).

Current and non-current provisions amount to €5.3 million. Of this amount, €2.9 million is attributable to provisions for mining damage (31 December 2023: €2.8 million). The provision for refunding operating costs to tenants amounts to €1.3 million. The existing provisions for Management Board bonuses from long-term share-based remuneration (LTI) amount to €0.5 million, and from short-term remuneration (STI) €0.2 million.

The net asset value (NAV) of the company was €792.8 million at the end of the first half of the year (31 December 2023: €814.9 million). This corresponds to NAV per share of €9.75, down on €10.02 as at 31 December 2023.



## Report on risks and opportunities

As a real estate company with a portfolio distributed across the whole of Germany, HAMBORNER REIT AG is exposed to a number of risks and opportunities that could affect its results of operations, net asset situation and financial position. With the exception of the matters described below, there are currently no significant changes in the assessment of the risks to, and opportunities for, the business development of the company as against 31 December 2023. The comments made therefore still apply, with the following amendments:

### NATIONAL AND INTERNATIONAL MARKET ENVIRONMENT RISKS

The national and international market environment is dominated by three principal topics: inflation, key interest rate trends, and current geopolitical risks (particularly in the context of the war in Ukraine and the conflict in the Middle East). In June, the ECB lowered the key interest rate for the first time since 2019, after the Swiss and Swedish central banks were the first of the G10 central banks to take this step. By contrast, the US Federal Reserve (Fed) has recently kept interest rates stable. The German economy is currently recovering only sluggishly. The current GDP growth forecast for 2024, as issued by the Ifo Institute and the German Council of Economic Experts, is only slightly above zero. According to Creditreform, the situation is also reflected in the number of bankruptcies, which, in the first half of 2024, was just over 30% higher than in the same period last year, reaching the highest level since 2016.

While the global economic outlook is continuing to brighten overall, uncertainty about the economic policy framework is still making companies act cautiously.

In Germany, the rate of inflation stabilised in recent months. Energy prices have declined recently, and increases in food prices have also slowed. The two factors had a price-dampening effect on the inflation rate, which fell to 2.2% in June 2024 compared to the same month in the previous year. The Ifo Institute expects more modest inflation of 2.2% for the current year.

### LETTING RISKS AND OPPORTUNITIES

The effects of the previously high level of inflation combined with the current inflation rate mean that, in some cases, index-based rental and lease increases will occur again in the future due to concluded leases that contain indexation clauses that peg rents to changes in the consumer price index. It is not possible to rule out situations where tenants will be unable to afford index increases. Therefore, the enforceability of the rental increases in such cases is uncertain or cannot be fully met. However, compensation for a waiver of rental increases could, for instance, take the form of an early renewal of the lease. The risk of this occurring is considered to be moderate.

### VALUATION RISKS

The market values of properties declined in 2023 across all types of use. The transaction volume continues to develop at a comparatively low level. According to leading estate agents, the repricing phase on the market seems to be largely complete, however uncertainty remains on the real estate market. Yields are stabilising on the whole. Despite the stagnation of the overall market, there has recently been a slight increase in the dynamics on the supply side. However, the developments in the individual types of use differ. The overall interest rate environment for property financing remains dynamic. Given these conditions, it is not possible to rule out a further decline in the market values of a number of properties over the course of the year. At a portfolio level, there is a risk of further minor negative adjustments.

## Forecast report

Regardless of the persistently challenging macroeconomic conditions and the uncertainties mentioned in the report on risks and opportunities, the company is confident as regards the second half of 2024 and stands by the business outlook published in the 2023 Annual Report regarding future business performance.

Taking into account the forecast assumptions presented in the Annual Report, the company anticipates income from rents and leases of between €91.0 million and €92.5 million in the 2024 financial year. The operating result (FFO) is expected to be between €49.0 million and €50.5 million.

Given the ongoing difficult conditions in the property transaction markets, the company has again not included any purchases or disposals of properties in its forecast.



# CONDENSED INTERIM FINANCIAL STATEMENTS AS AT 30 JUNE 2024

## Income statement

FOR THE PERIOD FROM 1 JANUARY TO 30 JUNE 2024

IN € THOUSAND	1. JAN. TO 30. JUN. 2024	1. JAN. TO 30. JUN. 2023	1. APR. TO 30. JUN. 2024	1. APR. TO 30. JUN. 2023
Income from rents and leases	46,650	44,814 <sup>1</sup>	23,205	22,084 <sup>1</sup>
Income from incidental costs passed on to tenants	6,449	6,532 <sup>1</sup>	3,644	3,408 <sup>1</sup>
Real estate operating expenses	-10,660	-10,662 <sup>1</sup>	-5,047	-4,736 <sup>1</sup>
Property and building maintenance	-2,780	-2,657 <sup>1</sup>	-1,594	-1,102 <sup>1</sup>
<b>Net rental income</b>	<b>39,659</b>	<b>38,027<sup>1</sup></b>	<b>20,208</b>	<b>19,654<sup>1</sup></b>
Administrative expenses	-950	-862 <sup>1</sup>	-531	-360 <sup>1</sup>
Personnel expenses	-3,443	-3,095 <sup>1</sup>	-1,675	-1,441 <sup>1</sup>
Amortisation of intangible assets, depreciation of property, plant and equipment and investment property	-20,710	-30,839	-11,418	-21,703
Other operating income	302	1,143 <sup>1</sup>	123	10 <sup>1</sup>
Other operating expenses	-1,112	-959 <sup>1</sup>	-619	-430 <sup>1</sup>
	-25,913	-34,612 <sup>1</sup>	-14,120	-23,924 <sup>1</sup>
<b>Operating result</b>	<b>13,746</b>	<b>3,415<sup>1</sup></b>	<b>6,088</b>	<b>-4,270<sup>1</sup></b>
Result from the sale of investment property	-14	530 <sup>1</sup>	-14	530 <sup>1</sup>
<b>Earnings before interest and taxes (EBIT)</b>	<b>13,732</b>	<b>3,945<sup>1</sup></b>	<b>6,074</b>	<b>-3,740<sup>1</sup></b>
Interest income	842	1,012	396	373
Interest expenses	-7,002	-7,167	-3,598	-3,341
<b>Financial result</b>	<b>-6,160</b>	<b>-6,155</b>	<b>-3,202</b>	<b>-2,968</b>
<b>Period result</b>	<b>7,572</b>	<b>-2,210</b>	<b>2,872</b>	<b>-6,708<sup>1</sup></b>
Basic = diluted earnings per share (in €)	0.09	-0.03	0.04	-0.08 <sup>1</sup>

<sup>1</sup> previous year adjusted, see section under IAS 8, page 11

## Statement of comprehensive income

FOR THE PERIOD FROM 1 JANUARY TO 30 JUNE 2024

IN € THOUSAND	1. JAN. TO 30. JUN. 2024	1. JAN. TO 30. JUN. 2023	1. APR. TO 30. JUN. 2024	1. APRIL TO 30. JUN. 2023
<b>Period result as per the income statement</b>	<b>7,572</b>	<b>-2,210</b>	<b>2,872</b>	<b>-6,708<sup>1</sup></b>
Items not subsequently reclassified to profit or loss in future:				
Actuarial gains/losses (-) on defined pension obligations	108	40	71	0
<b>Other comprehensive income</b>	<b>108</b>	<b>40</b>	<b>71</b>	<b>0</b>
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>7,680</b>	<b>-2,170</b>	<b>2,943</b>	<b>-6,708<sup>1</sup></b>

<sup>1</sup> previous year adjusted, see section under IAS 8, page 11

Other comprehensive income for the current period relates to the actuarial gains on defined-benefit pension commitments of €108 thousand due to the increase in the actuarial interest rate to 3.76% as at 30 June 2024 (31 December 2023: 3.47%; 30 June 2023: 4.0%).





## Statement of financial position – assets

AS AT 30 JUNE 2024

	30 JUN. 2024	31 DEC. 2023
<b>Non-current assets</b>		
Intangible assets	280	300
Property, plant and equipment	2,659	2,739
Investment property	1,080,957	1,100,554
Financial assets	2,186	2,093
Other assets	8,322	8,397
	<b>1,094,404</b>	<b>1,114,083</b>
<b>Current assets</b>		
Trade receivables	3,390	2,240
Financial assets	549	478
Other assets	1,443	696
Cash and cash equivalents	33,300	43,304
	<b>38,682</b>	<b>46,718</b>
<b>TOTAL ASSETS</b>	<b>1,133,086</b>	<b>1,160,801</b>

## Statement of financial position – liabilities

IN € THOUSAND	30 JUN. 2024	31 DEC. 2023
<b>Equity</b>		
Issued capital	81,343	81,343
Capital reserves	300,454	335,573
Retained earnings	20,956	17,202
	<b>402,753</b>	<b>434,118</b>
<b>Non-current liabilities and provisions</b>		
Financial liabilities	631,909	641,403
Trade payables and other liabilities	16,231	16,203
Pension provisions	4,409	4,649
Other provisions	3,293	3,121
	<b>655,842</b>	<b>665,376</b>
<b>Current liabilities and provisions</b>		
Financial liabilities	60,923	41,457
Trade payables and other liabilities	11,558	17,151
Other provisions	2,010	2,699
	<b>74,491</b>	<b>61,307</b>
	<b>1,133,086</b>	<b>1,160,801</b>



## Statement of cash flows

## FOR THE PERIOD FROM 1 JANUARY TO 30 JUNE 2024

IN € THOUSAND	1. JAN. TO 30. JUN. 2024	1. JAN. TO 30. JUN. 2023
<b>Cash flow from operating activities</b>		
Period result	7,572	-2,210
Financial result	6,600	6,787
Depreciation and amortisation (+)/reversals (-)	20,710	30,839 <sup>1</sup>
Change in provisions	-649	-886
Gains (-)/losses (+) (net) on the disposal of property, plant and equipment and investment property	0	-536 <sup>1</sup>
Change in receivables and other assets not attributable to investing or financing activities	-1,893	-528
Change in liabilities not attributable to investing or financing activities	-4,385	863
	<b>27,955</b>	<b>34,329</b>
<b>Cash flow from investing activities</b>		
Investments in intangible assets, property, plant and equipment and investment property	-1,821	-2,177
Proceeds from disposals of property, plant and equipment and investment property	0	1,500
Proceeds (+) for cash collateral for financial liabilities	0	11,846 <sup>1</sup>
Payments (-) for cash collateral for financial liabilities	0	-10,973 <sup>1</sup>
	<b>-1,821</b>	<b>196<sup>1</sup></b>
<b>Cash flow from financing activities</b>		
Dividends paid	-39,045	-38,230
Proceeds from borrowings of financial liabilities	26,800	13,500
Repayments of borrowing	-16,878	-83,028
Repayments of lease liabilities	-205	-190 <sup>1</sup>
Interest payments	-6,810	-7,655 <sup>1</sup>
	<b>-36,138</b>	<b>-115,603<sup>1</sup></b>
<b>Cash-effective changes to cash funds</b>	<b>-10,004</b>	<b>-81,078</b>
<b>Cash funds on 1 January</b>	<b>43,304</b>	<b>130,112</b>
<b>Cash funds on 30 June</b>	<b>33,300</b>	<b>49,034</b>

<sup>1</sup> previous year adjusted, see section under IAS 8, page 11

## Statement of changes in equity

IN € THOUSAND	ISSUED CAPITAL	CAPITAL RESERVES	RETAINED EARNINGS	EQUITY TOTAL	
			IAS 19 Reserve Pension provisions	Other retained earnings	
<b>As at 1 January 2023</b>	<b>81,343</b>	<b>346,071</b>	<b>-3,177</b>	<b>49,367</b>	<b>473,604</b>
Withdrawal from capital reserves		-10,498		10,498	0
Distribution of profit for 2022 (€0.47 per share)				-38,230	-38,230
Net profit for the period 1 Jan. to 30 Jun. 2023				-2,210	-2,210
Other comprehensive income 1 Jan. to 30 Jun. 2023			40		40
<b>Total comprehensive income 1 Jan. to 30 Jun. 2023</b>			<b>40</b>	<b>19,425</b>	<b>-2,170</b>
<b>As at 30 June 2023</b>	<b>81,343</b>	<b>335,573</b>	<b>-3,137</b>	<b>19,425</b>	<b>433,204</b>
Net profit for the period 1 Jul. to 31 Dec. 2023				1,549	1,549
Other comprehensive income 1 Jul. to 31 Dec. 2023			-635		-635
<b>Total comprehensive income 1 Jul. to 31 Dec. 2023</b>			<b>-635</b>	<b>1,549</b>	<b>914</b>
<b>As at 31 December 2023</b>	<b>81,343</b>	<b>335,573</b>	<b>-3,772</b>	<b>20,974</b>	<b>434,118</b>
Withdrawal from capital reserves		-35,119		35,119	0
Distribution of profit for 2023 (€0.48 per share)				-39,045	-39,045
Net profit for the period 1 Jan. to 30 Jun. 2024				7,572	7,572
Other comprehensive income 1 Jan. to 30 Jun. 2024			108		108
<b>Total comprehensive income 1 Jan. to 30 Jun. 2024</b>			<b>108</b>	<b>7,572</b>	<b>7,680</b>
<b>As at 30 June 2024</b>	<b>81,343</b>	<b>300,454</b>	<b>-3,664</b>	<b>24,620</b>	<b>402,753</b>



## Notes

### INFORMATION ON HAMBORNER REIT

HAMBORNER REIT AG is a listed corporation (securities identification number A3H233) headquartered in Duisburg, Germany. This HAMBORNER REIT AG interim report for the first half of 2024 will be published on 8 August 2024. The interim financial statements are presented in euros (€). All amounts are presented in thousands of euros (€ thousand) unless stated otherwise. Minor rounding differences can occur in totals and percentages.

### PRINCIPLES OF REPORTING

This HAMBORNER REIT AG interim report as at 30 June 2024 was prepared on the basis of IFRSs as applicable in the European Union and insofar as they apply to interim financial statements (IAS 34), and in accordance with the requirements on interim reporting of German Accounting Standard no. 16 of the Accounting Standards Committee of Germany (ASCG) and takes into account the requirements under section 37w of the German Securities Trading Act (WpHG). It contains a condensed version of the individual financial statements prepared in accordance with IFRS as at 31 December 2023.

The interim financial statements as at 30 June 2024 are based on the same accounting policies and principles as the separate financial statements according to IFRS as at 31 December 2023.

This interim report has not been audited by an auditor in accordance with section 317 HGB, nor has it undergone an auditor's review.

In the opinion of the Management Board, the interim report contains all material information necessary for an understanding of the changes to the results of operations, net asset situation and financial position of HAMBORNER REIT AG since the last reporting date of 31 December 2023.

This report contains forward-looking statements, for example concerning general economic developments in Germany, the future situation of the property industry and the forecast business performance of HAMBORNER REIT AG. These statements are based on current assumptions and estimates by the company, which were made carefully on the basis of information available as at the reporting date. If the assumptions on which statements and forecasts are based are not accurate, the actual results may differ from those currently anticipated.

### CHANGES IN ACCORDANCE WITH IAS 8

Individual adjustments were made in accordance with IAS 8.42 during the preparation of the annual financial statements as at 31 December 2023. These adjustments have a retrospective impact the quarterly statements of previous years.

The restricted funds of €10.9 million shown in cash and cash equivalents as at 30 June 2023 were reclassified to financial assets because they do not qualify as cash and cash equivalents in the definition of IAS 7. This resulted in changes to the cash flow statement in accordance with IAS 7. Since the restricted funds in the form of cash collateral do not meet the definition of IAS 7.6 for financing activities, the cash inflows from cash collateral for financial liabilities (€11.9 million) and cash outflows for cash collateral (€–11.0 million) are now shown in cash flow from investing activities. This alters cash flow from

financing activities for the first half of 2023 from €–114.7 million to €–115.6 million and cash flow from investing activities from €–0.7 million to €+0.2 million. There is now no reconciliation between cash funds and the cash and cash equivalents presented in the statement of financial position.

IAS 7.31 requires that the repayment and interest portion of lease liabilities are shown separately in the cash flow statement. Interest payments on lease liabilities of €272 thousand as at 30 June 2023 are now presented in interest paid.

In accordance with IFRS 16.12 the income from land tax and insurance of €1.2 million presented in the previous year as income from service charges passed on to tenants is reclassified as income from rents and leases. This reduced income from service charges passed on to tenants from €7.7 million to €6.5 million and increased income from rents and leases from €43.6 million to €44.8 million. IFRS 16. B32 excludes income from activities and costs that do not transfer goods or services to the lessee from the definition of non-lease components. This means the land tax and insurance expenses charged to tenants are not a separate component of the contract, but rather part of the total consideration, which must be allocated to the separate contractual components identified.

In accordance with IAS 1 in conjunction with IAS 24, Supervisory Board remuneration is part of personnel expenses within the meaning of IAS 19. The Supervisory Board remuneration of €219 thousand recognised in administrative expenses in the previous year was reclassified to personnel expenses. This reduced administrative expenses from €1.0 million to €0.8 million and increased personnel expenses from €2.9 million to €3.1 million.



An impairment loss reversal of €0.5 million was recognised in other operating income on the carrying amount to the sale price from the sale of the Mosbach property as at 31 March 2023. This reversal was withdrawn in the interim statement dated 31 March 2024. This resulted instead in a higher sale gain in the second quarter of 2023 at the time of the transfer of ownership.

The income from the reversal of provisions of €153 thousand – recorded under other operating income in the previous year – was offset against the original expense items. This does not have an effect on earnings.

#### OTHER SELECTIVE EXPLANATORY NOTES

As at 30 June 2024, the fair value of the property portfolio decreased by €7.8 million to €1,463.2 million compared with 31 December 2023 (31 December 2023: €1,471.0 million). This related to the properties in Darmstadt, Ditzingen, Cologne and Lübeck, in part due to new findings from sale and lease negotiations.

The discount rate used to measure pension obligations was increased to 3.76% as at 30 June 2024 (31 December 2023: 3.47%; 30 June 2023: 4.0%) due to higher capital market interest rates. This interest rate adjustment caused a €109 thousand decline in pension provisions, which was recorded directly in equity under retained earnings.

All assets and liabilities are valued at amortised cost.

With the exception of financial liabilities, the carrying amounts of the financial assets and liabilities recognised at amortised cost in the statement of financial position constitute a reliable approximation of the fair value.

HAMBORNER has signed a general contracting and project development contract to plan, obtain planning consent for and complete the turnkey construction of a new building for a KFC restaurant in Kempten, next to a toom DIY store already acquired, and to enter into a tenancy agreement with the operator. A fixed price of €3.5 million was agreed for this. As at 30 June 2024, €0.9 million of this has already been paid.

There were no other material contingent liabilities or other financial obligations as at the reporting date.

#### SIGNIFICANT TRANSACTIONS WITH RELATED PARTIES

There were no reportable transactions with related parties in the first half of the 2024 financial year.

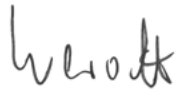


# RESPONSIBILITY STATEMENT

To the best of our knowledge, and in accordance with the applicable reporting principles for half-yearly financial reporting, the half-year financial statements give a true and fair view of the net asset situation, financial position and results 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 remainder of the financial year.

Duisburg, 7 August 2024

The Management Board



Niclas Karoff



Sarah Verheyen



# ADDITIONAL INFORMATION

## General performance on the capital market

After very dynamic but overall positive stock market development in 2023, the DAX index continued the trend towards the end of the year and continued to perform strongly in the first half of 2024.

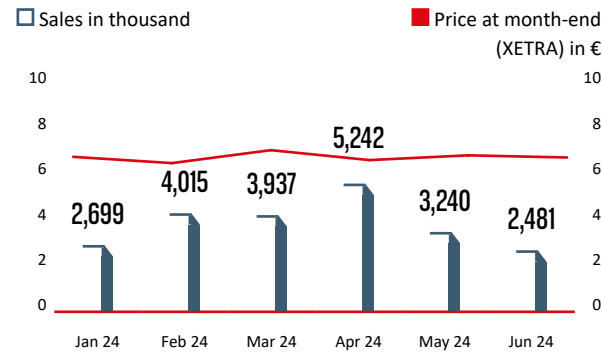
The index started the year at 16,828 points and rose to 18,492 points by the end of March, driven by the stabilisation of inflation rates and initial indications of interest rate cuts by the European Central Bank.

Despite global uncertainties and economic challenges in Germany, the positive trend continued initially, with the DAX reaching its new all-time high of 18,869 points in mid-May. In the following weeks, however, it experienced a slight decline once again and closed the first half of 2024 at 18,235 points, an increase of around 10% since the beginning of the year.

The two indexes that follow the DAX, the MDAX and the SDAX, developed differently in the course of 2024. While the MDAX lost -7.2% compared to the end of the previous year, the SDAX recorded a slight increase of +2.6%.

## HAMBORNER REIT AG shares

### SHARE PERFORMANCE IN 2024



Real estate share prices posted an overall upward trend in the first two quarters of 2024. However, the persistently difficult macroeconomic conditions, the interest rate and financing environment, and the valuation level continued to have an impact on share price performance.

Accordingly, HAMBORNER shares were not able to build on the positive development of the overall market. After closing at €6.81 at the end of 2023, the share price fell slightly in the first two months of the year, but closed the quarter largely stable at €6.86. However, the persistently challenging situation in the real estate sector and the dividend markdown meant that the value declined in the following weeks and ended the first half of 2024 with a minus of 4.3% at €6.52.

The trading volumes of HAMBORNER shares increased significantly in the first half of 2024 and, with an average of around 172,000 shares traded per trading day, were above the average level for 2023 (138,000 shares).

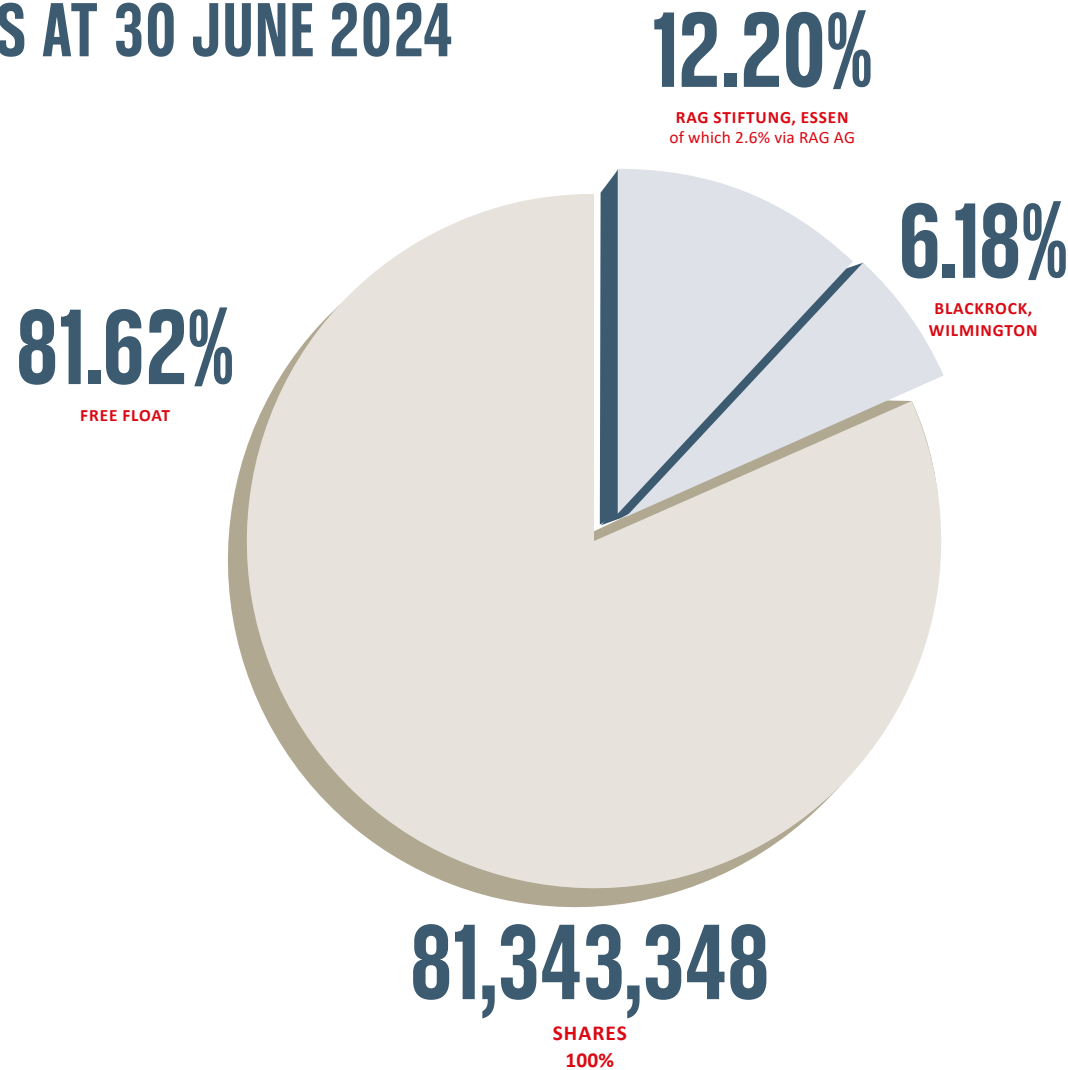
Market capitalisation amounted to €530.4 million as at 30 June 2024 (31 December 2023: €553.9 million).

#### HAMBORNER SHARES

Name / code	HAMBORNER REIT AG / HABA
Share class	Registered share
SCN / ISIN	A3H233 / DE000A3H2333
Number of shares	81,343,348
Share capital	€81,343,348
Listing segment	Prime Standard
Indices	SDAX / EPRA index
Designated sponsors	MM Warburg/Baader Bank
Free float	81.62%
Share price as at 30 June 2024 (XETRA)	€6.52
Market capitalisation as at 30 June 2024	€530.4 million



## SHAREHOLDER STRUCTURE AS AT 30 JUNE 2024



### ANNUAL GENERAL MEETING & DIVIDEND

The company's Annual General Meeting for this year took place in Mülheim an der Ruhr on 25 April 2024. Despite the possibilities granted by the legislator for holding virtual annual general meetings, the company again decided to return to the traditional in-person format this year so that it can enjoy direct dialogue with its shareholders.

At the Annual General Meeting, all resolutions proposed by the Management Board and the Supervisory Board were adopted by a large majority. The resolutions related to the discharging of the Management Board and Supervisory Board for the 2023 financial year, the approval of the 2023 remuneration report, the election of the auditor, and the audit review for the 2024 financial year.

The Annual General Meeting also confirmed the dividend suggested by the Management Board and the Supervisory Board and resolved to pay a dividend of €0.48 per share for the 2023 financial year. Based on the XETRA closing price for HAMBORNER shares at the end of 2023, this corresponded to a dividend yield of around 7%.



# FINANCIAL CALENDAR/ PUBLICATION DETAILS

## FINANCIAL CALENDAR 2024/2025

8 August 2024	Half-yearly financial report 2024
7 November 2024	Interim statement, 30 September 2024
25 February 2025	Provisional figures for the 2024 financial year
17 April 2025	2024 Annual Report
8 May 2025	Interim statement, 31 March 2025
26 June 2025	2025 Annual General Meeting

## PUBLICATION DETAILS

### Published by

The Management Board of HAMBORNER REIT AG,  
Duisburg, Germany

### Published

7 August 2024

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