

INTERIM STATEMENT

THIRD QUARTER
OF 2024

FINANCIAL INDICATORS

€69.8 MILLION

INCOME FROM RENTS AND LEASES

€41.8 MILLION

FUNDS FROM OPERATIONS

IN € THOUSAND		1 JAN. TO 30 SEP. 2024	1 JAN. TO 30 SEP. 2023
From the income statement			
Income from rents and leases		69,835	67,942 ¹
Net rental income		58,426	57,690 ¹
Operating result		21,252	11,458 ¹
Financial result		-9,448	-9,285
EBITDA		50,991	52,025 ¹
EBIT		21,002	11,988
Funds from operations (FFO)		41,793	42,210 ¹
Period result		11,554	2,703
of which resulting from the sale of investment property		-250	530 ¹
		30 SEP. 2024	31 DEC. 2023
From the statement of financial position			
Total assets		1,128,906	1,160,801
Non-current assets		1,083,694	1,114,083
Equity		406,590	434,118
Equity ratio	in %	36.0	37.4
REIT equity ratio	in %	54.9	55.1
EPRA Loan-to-value (LTV)	in %	44.4	43.5
		30 SEP. 2024	30 SEP. 2023
On HAMBORNER shares			
Number of shares outstanding		81,343,348	81,343,348
Basic = diluted earnings per share	in €	0.14	0.03
Funds from operations (FFO) per share	in €	0.51	0.52
Stock price per share (Xetra)	in €	6.62	6.45
Market capitalisation		538,493	524,665
		30 SEP. 2024	31 DEC. 2023
On the HAMBORNER portfolio			
Number of properties		67	67
Fair value of the property portfolio		1,465,390	1,471,000
EPRA vacancy rate	in %	3.1	2.7
Weighted remaining term of leases in years		6.0	6.4
Other data			
Net asset value (NAV)		806,027	814,929
Net asset value per share	in €	9.91	10.02
EPRA Net Tangible Assets (NTA)		805,759	814,629
EPRA Net Tangible Assets per share (NTA)	in €	9.91	10.01
Number of employees including Management Board		51	49

¹ previous year adjusted, see section under IAS 8, page 8



REPORT ON RESULTS OF OPERATIONS, NET ASSET SITUATION AND FINANCIAL POSITION

Results of operations

As at the end of September, HAMBORNER had generated income from rents and leases of €69,835 thousand (previous year: €67,942 thousand) from managing its properties. The change of €1,893 thousand is the result of rent increases following property additions (€897 thousand), as well as rental income from properties that were in our portfolio both in the first nine months of 2023 and in the reporting half-year (like-for-like) that was €1,308 thousand (1.9%) above the previous year's level. 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 €312 thousand lower than the previous year.

The vacancy rate remains at a low level. Including agreed rent guarantees, it was 2.5% in the year under review (previous year: 2.7%). Not including rent guarantees, the vacancy rate was 2.6% (previous year: 2.9%). The EPRA vacancy rate as at the reporting date is 3.1% (previous year: 2.7%).

Income from service charges passed on to tenants amounted to €9,630 thousand, compared with €10,280 in the same period of the previous year. Current operating expenses for property management came to €15,356 thousand as at the end of September 2024 (previous year: €15,345 thousand).

The expenses for the maintenance of our land and property portfolio came to €5,683 thousand in the first nine months of the reporting year, €496 thousand above the equivalent value in the previous year (€5,187 thousand). The expenses relate to minor ongoing maintenance and various planned maintenance measures.

At €58,426 thousand, the net rental income derived from the above items is €736 thousand or 1.3% higher than the value for the same period of the previous year (€57,690 thousand).

Administrative and personnel expenses totalled €6,429 thousand, up €482 thousand or 8.1% on the previous year's level (€5,947 thousand). Administrative expenses rose by €222 thousand to €1,437 thousand (previous year: €1,215 thousand). Personnel expenses increased by €260 thousand to €4,992 thousand (previous year: €4,732 thousand). This is mainly the result of salary increases and special payments to employees of €162 thousand.

The operating cost ratio, i.e. administrative and personnel expenses to income from rents and leases, rose to 9.2% (previous year: 8.8%).

Depreciation and amortisation decreased by €10,048 thousand to €29,989 thousand in the reporting period (previous year: €40,037). 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 September 2024 amounted to €2,117 thousand and relates to the properties in Darmstadt, Ditzingen and Lübeck.

Other operating income amounted to €994 thousand in the first nine months of the reporting year (previous year: €1,396 thousand). This consisted largely from compensation of €500 thousand for the early termination of a lease by a tenant at the property in Ratingen. 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 €1,750 thousand in the first nine months of 2024 (previous year: €1,644 thousand). The item consists partly of legal and consulting costs of €848 thousand (previous year: €884 thousand), expenses for investor relations and public relations work of €459 thousand (previous year: €342 thousand) and membership costs of €64 thousand (previous year: €70 thousand).

The company's operating result at the end of September 2024 came to €21,252 thousand, after €11,458 thousand in the same period of the previous year.

The disposal of properties generated earnings of €-250 thousand (previous year: €530 thousand), which consists mainly of the costs to sell the property at An der Alster, Hamburg. The transfer is scheduled to take place in the fourth quarter of 2024. HAMBORNER generated a disposal gain of €4,910 thousand from the sale, before selling costs. The previous year's result was generated from the sale of the property in Mosbach.

The financial result is €-9,448 thousand as against €-9,285 thousand in the same period of the previous year.



Interest income came to €1,140 thousand (previous year: €1,325 thousand). Interest income in the first nine months of the reporting year stems mainly from overnight cash deposits.

Interest expenses of €–10,588 thousand (previous year: €–10,610 thousand) consist mainly of interest expenses on borrowings of €–9,832 thousand (previous year: €–9,885 thousand). This was €53 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 (€233 thousand). In contrast, refinanced loans with higher loan volumes and higher interest rates led to an increase of €726 thousand.

The first nine months closed with a net profit for the period of €11,554 thousand after €2,703 thousand in the same period of the previous year. Funds from operations (FFO), i.e. the operating result before depreciation, amortisation and reversals, and not including proceeds from disposals, amounted to €41,793 thousand in the reporting period (previous year: €42,210 thousand). This corresponds to FFO per share of 51 cents (previous year: 52 cents).

Net asset situation and financial position

As at 30 September 2024, the property at An der Alster, Hamburg, was reported under “non-current assets held for sale”. A purchase agreement was signed for this property on 18 September 2024. Risks and rewards are expected to be transferred to the buyer in the fourth quarter of 2024. The purchase price is €8.0 million.

The updated fair value of the developed property portfolio as at 30 September 2024 was €1,465.4 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 (Leydhecker Straße), due in part to new findings from sale and lease negotiations. The fair value of the property at An der Alster, Hamburg, was also adjusted from €5.8 million to €8.0 million as at 30 September 2024 on the basis of the agreed sales price. Declines and increases in market value on balance resulted in a net decline in the portfolio volume of €5.6 million.

The development of the investment properties amounting to €1,100.6 million as at 31 December 2023 to €1,070.3 million as at 30 September 2024 resulted primarily from depreciation and write-downs amounting to €29.5 million, the restructuring of Hamburg, An der Alster, to investment properties amounting to €3.1 million as well as capitalised building measures amounting to €2.3 million.

Trade receivables amount to €3.3 million (31 December 2023: €2.2 million). They include gross receivables from rent in arrears and billed incidental costs totalling €1.9 million (31 December 2023: €2.1 million). As part of the valuation as at 30 September 2024, write-downs were recognised in the amount of the expected losses of €0.7 million (31 December 2023: €0.6 million). The item also includes receivables from future service charge invoices of €1.5 million.

Non-current and current financial assets amount to €3.2 million (31 December 2023: €2.6 million) and primarily comprise rental deposits of €2.3 million.

Non-current and current other assets amount to €10.0 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 €8.1 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 €36.2 million on 30 September 2024 (31 December 2023: €43.3 million).

Equity amounted to €406.1 million as at 30 September 2024, compared with a value of €434.1 million as at 31 December 2023. The reported equity ratio was 36.0% as at the end of the period after 37.4% as at 31 December 2023. The REIT equity ratio was 54.9% compared with 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 €3.6 million as against 31 December 2023 in the first nine months of 2024, and amounted to €686.4 million as at 30 September 2024 after €682.9 million as at 31 December 2023.

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 3.6 years.

Current and non-current trade payables and other liabilities decreased by €7.2 million compared with 31 December 2023, from €33.4 million to €26.2 million. The item also includes lease liabilities pursuant to IFRS 16 for leaseholds of €14.8 million (31 December 2023: €14.9 million) and liabilities from rental deposits of €2.3 million (31 December 2023: €2.1 million). In addition, the item includes liabilities from maintenance works carried out and not yet invoiced of €1.6 million (31 December 2023: €3.7 million), price retentions of €1.0 million (31 December 2023: €1.4 million) and building cost subsidies not yet



paid out in connection with the follow-up lease of €0.7 million (31 December 2023: €4.4 million).

Current and non-current provisions amount to €5.2 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 €1.2 million. The existing provisions for Management Board bonuses from short-term remuneration (STI) amount to €0.3 million, and from long-term share-based remuneration (LTI) to €0.2 million.

The company's net asset value (NAV) was €806.0 million at the end of the third quarter (31 December 2023: €814.9 million). This corresponds to NAV per share of €9.91 (31 December 2023: €10.02).

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 September 2024, €1.9 million of this has already been paid. The transfer to the tenant is expected to take place in the first quarter of 2025.

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



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 topics: the current geopolitical risks, particularly in connection with the war in Ukraine and the Middle East conflict, the development of interest rates as well as inflation. The ECB cut its key interest rate for the first time since 2019 in June and followed it with a second step on 18 September 2024. One day later, the US Federal Reserve Bank lowered its deposit rate, as had been anticipated. Other G10 central banks have also taken this step over the past half-year. The German economy has again remained flat in 2024. In the current joint assessment (also known as the autumn report) by the leading economic research institutes, the forecast for German economic growth for the full year 2024 was lowered to -0.1%.

The global economic outlook is mixed, but moderate growth is expected overall. The Organisation for Economic Cooperation and Development (OECD) predicts growth of 3.1%.

In Germany, the inflation rate stabilised over the course of the year to date. Prices for energy fell month-on-month by 5.1% in August, according to the Federal Statistical Office, with price increases for food also slowing to 1.5% in the same period. Price increases for services, which remain above average, counteracted this. Overall, the inflation rate in September 2024 was 1.6% compared with the same month last year. The ifo Institute expects 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. Interest rate cuts by the ECB are also a relief for market participants. Year-on-year, transaction volumes rose tangibly towards the middle of 2024, and leading estate agents report that market activity is picking up. 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 lesser 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 fourth quarter of 2024.

Taking into account the forecast assumptions presented in the Annual Report and its operating performance in the first nine months of 2024, the company considers itself to be in the position to substantiate the revenue forecast issued at the beginning of the year and its assessment of the development of its operating income (FFO).

The company now expects income from rents and leases to be at the upper end of the previous forecast range of between €92.0 million and €93.0 million (previous forecast: €91.0 million to €92.5 million). The operating result (FFO) is expected to be between €50.0 million and €51.0 million (previous forecast: €49.0 million to €50.5 million).



PRINCIPLES OF REPORTING

The HAMBORNER REIT AG interim statement as at 30 September 2024 is in accordance with the International Financial Reporting Standards (IFRS) as applicable in the European Union. It was prepared in line with the regulations of the International Accounting Standard (IAS) 34 on interim financial reporting. In deviation from IAS 34, however, no notes to the financial statements are provided.

There were no changes to the accounting policies used in the separate IFRS financial statements as at 31 December 2023. The accounting standards endorsed and revised by the EU, which are mandatory effective from 1 January 2024, were observed. This did not result in any material changes to the interim financial statements as at 30 September 2024.

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 at the relevant time. 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 on the quarterly statements of previous years.

The restricted funds shown last year in cash and cash equivalents were reclassified to financial assets because they do not qualify as cash and cash equivalents in the definition of IAS 7. The bank balances of €11.9 million pledged to the financing bank as at 31 December 2022 to redeem loans secured by mortgages on sold properties were freely available again as at 30 September 2023 due to the provision of substitute collateral by newly acquired properties. 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) are now shown in cash flow from investing activities. This alters cash flow from financing activities as at 30 September 2023 from €-111.4 million to €-123.2 million and cash flow from investing activities from €-25.8 million to €-14.0 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 €407 thousand as at 30 September 2023 are now presented in interest paid.

In accordance with IFRS 16.12, the income from land tax and insurance of €1.8 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 €12.0 million to €10.2 million and increased income from rents and leases from €66.2 million to €68.0 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 €328 thousand recognised in administrative expenses in the previous year was reclassified to personnel expenses. This reduced administrative expenses from €1.5 million to €1.2 million and increased personnel expenses from €4.4 million to €4.7 million.



An impairment loss reversal of €0.5 million was recognised in other operating income on the carrying amount to the sale price for a property held for sale in accordance with IFRS 5 in Mosbach 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.

The income from the reversal of provisions of €268 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.



SEPARATE FINANCIAL STATEMENTS

Income statement

FOR THE PERIOD FROM 1 JANUARY TO 30 SEPTEMBER 2024

IN € THOUSAND	1 JAN. TO 30 SEP. 2024	1 JAN. TO 30 SEP. 2023	1 JUL. TO 30 SEP. 2024	1 JUL. TO 30 SEP. 2023
Income from rents and leases	69,835	67,942 ¹	23,185	23,128 ¹
Income from incidental costs passed on to tenants	9,630	10,280 ¹	3,181	3,747 ¹
Real estate operating expenses	-15,356	-15,345 ¹	-4,696	-4,683
Property and building maintenance	-5,683	-5,187 ¹	-2,903	-2,529 ¹
Net rental income	58,426	57,690¹	18,767	19,663¹
Administrative expenses	-1,437	-1,215 ¹	-487	-353 ¹
Personnel expenses	-4,992	-4,732 ¹	-1,548	-1,637 ¹
Amortisation of intangible assets, depreciation of property, plant and equipment and investment property	-29,989	-40,037	-9,280	-9,198
Other operating income	994	1,396 ¹	692	253 ¹
Other operating expenses	-1,750	-1,644 ¹	-637	-685 ¹
	-37,174	-46,232 ¹	-11,260	-11,620 ¹
Operating result	21,252	11,458¹	7,507	8,043¹
Result from the sale of investment property	-250	530 ¹	-237	0
Earnings before interest and taxes (EBIT)	21,002	11,988	7,270	8,043
Interest income	1,140	1,325	299	313
Interest expenses	-10,588	-10,610	-3,587	-3,443
Financial result	-9,448	-9,285	-3,288	-3,130
Period result	11,554	2,703	3,982	4,913
Basic = diluted earnings per share (in €)	0.14	0.03	0.05	0.06

¹ previous year adjusted, see section under IAS 8, page 8

Statement of comprehensive income

FOR THE PERIOD FROM 1 JANUARY TO 30 SEPTEMBER 2024

IN € THOUSAND	1 JAN. TO 30 SEP. 2024	1 JAN. TO 30 SEP. 2023	1 JUL. TO 30 SEP. 2024	1 JUL. TO 30 SEP. 2023
Period result as per the income statement	11,554	2,703	3,982	4,913
Items not subsequently reclassified to profit or loss in future:				
Actuarial gains/losses (-) on defined pension obligations	-37	218	-145	178
Other comprehensive income	-37	218	-145	178
TOTAL COMPREHENSIVE INCOME	11,517	2,921	3,837	5,091

Other comprehensive income for the current period relates to the actuarial gains on defined benefit pension obligations of €-37 thousand due to the reduction in the actuarial interest rate to 3.38% as at the end of the reporting period (31 December 2023: 3.47%).



Statement of financial position – assets

AS AT 30 SEPTEMBER 2024

IN € THOUSAND	30 SEP. 2024	31 DEC. 2023
Non-current assets		
Intangible assets	268	300
Property, plant and equipment	2,601	2,739
Investment property	1,070,294	1,100,554
Financial assets	2,287	2,093
Other assets	8,244	8,397
	1,083,694	1,114,083
Current assets		
Trade receivables and other assets	3,275	2,240
Financial assets	866	478
Other assets	1,753	696
Cash and cash equivalents	36,228	43,304
Non-current assets held for sale	3,090	0
	45,212	46,718
TOTAL ASSETS	1,128,906	1,160,801

Statement of financial position – liabilities

IN € THOUSAND	30 SEP. 2024	31 DEC. 2023
Equity		
Issued capital	81,343	81,343
Capital reserves	300,454	335,573
Retained earnings	24,793	17,202
	406,590	434,118
Non-current liabilities and provisions		
Financial liabilities	622,634	641,403
Trade payables and other liabilities	16,363	16,203
Pension provisions	4,489	4,649
Other provisions	3,068	3,121
	646,554	665,376
Current liabilities and provisions		
Financial liabilities	63,787	41,457
Trade payables and other liabilities	9,843	17,151
Other provisions	2,132	2,699
	75,762	61,307
TOTAL EQUITY, LIABILITIES AND PROVISIONS	1,128,906	1,160,801



Statement of cash flows

FOR THE PERIOD FROM 1 JANUARY TO 30 SEPTEMBER 2024

IN € THOUSAND	1 JAN. TO 30 SEP. 2024	1 JAN. TO 30 SEP. 2023
Cash flow from operating activities		
Period result	11,554	2,703
Financial result	9,969	10,037
Depreciation and amortisation (+)/reversals (-)	29,989	40,037 ¹
Change in provisions	-818	-752
Gains (-)/losses (+) (net) on the disposal of property, plant and equipment and investment property	0	-536 ¹
Change in receivables and other assets not attributable to investing or financing activities	-2,327	-1,231
Change in liabilities not attributable to investing or financing activities	-5,488	-569
	42,879	49,689
Cash flow from investing activities		
Investments in intangible assets, property, plant and equipment and investment property	-2,800	-27,356
Proceeds from disposals of property, plant and equipment and investment property	0	1,500
Proceeds (+) for cash collateral for financial liabilities	0	11,846 ¹
	-2,800	-14,010¹
Cash flow from financing activities		
Dividends paid	-39,045	-38,231
Proceeds from borrowings of financial liabilities	39,691	13,500
Repayments of borrowing	-36,227	-88,494
Cash flow from lease liabilities	-310	-290 ¹
Interest payments	-11,264	-9,688 ¹
	-47,155	-123,203¹
Cash-effective changes to cash funds	-7,076	-87,524
Cash funds on 1 January	43,304	130,112
Cash funds on 30 September	36,228	42,588

¹ previous year adjusted, see section under IAS 8, page 8

Statement of changes in equity

IN € THOUSAND	ISSUED CAPITAL	CAPITAL RESERVES	RETAINED EARNINGS		EQUITY TOTAL
			IAS 19 Reserve pension provisions	Other retained earnings	
As at 1 January 2023	81,343	346,071	-3,177	49,367	473,604
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 Sep. 2023				2,703	2,703
Other comprehensive income 1 Jan. to 30 Sep. 2023			218		218
Total comprehensive income 1 Jan. to 30 Sep. 2023			218	2,703	2,921
As at 30 September 2023	81,343	335,573	-2,959	24,338	438,295
Net profit for the period 1 Oct. to 31 Dec. 2023				-3,364	-3,364
Other comprehensive income 1 Oct. to 31 Dec. 2023			-813		-813
Total comprehensive income 1 Oct. to 31 Dec. 2023			-813	-3,364	-4,177
As at 31 December 2023	81,343	335,573	-3,772	20,974	434,118
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 Sep. 2024				11,554	11,554
Other comprehensive income 1 Jan. to 30 Sep. 2024			-37		-37
Total comprehensive income 1 Jan. to 30 Sep. 2024			-37	11,554	11,517
As at 30 September 2024	81,343	300,454	-3,809	28,602	406,590



FINANCIAL CALENDAR/ PUBLICATION DETAILS

FINANCIAL CALENDAR 2024 / 2025

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

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The Management Board of HAMBORNER REIT AG,
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