

2017
Q1

INTERIM REPORT

FOR THE FIRST QUARTER OF
2017

KEY FIGURES AT A GLANCE (IFRS)

€ thousand		
FROM THE INCOME STATEMENT	31 March 2017	31 March 2016
Income from rents and leases	17,648	14,667
Net rental income	15,361	13,589
Operating result	7,664	7,046
Financial result	-3,578	-3,380
EBITDA	14,731	14,868
EBDA	11,153	11,488
EBIT	7,995	9,511
Funds from operations (FFO)	10,822	9,023
Net profit for the period	4,417	6,131
FROM THE STATEMENT OF FINANCIAL POSITION	31 March 2017	31 Dec. 2016
Total assets	1,050,550	1,006,760
Non-current assets	1,025,776	922,819
Equity	566,593	561,311
Equity ratio in %	53.9	55.8
REIT equity ratio in %	62.6	67.8
Loan-to-value (LTV) in %	35.1	30.1
ON HAMBORNER SHARES	31 March 2017	31 March 2016
Number of shares outstanding	79,717,645	62,002,613
Basic = diluted earnings per share in €	0.06	0.10
Funds from operations (FFO) per share in €	0.14	0.15
Stock price per share in € (Xetra)	9.55	9.51
Market capitalisation	761,304	589,645
OTHER DATA	31 March 2017	31 Dec. 2016
Fair value of property portfolio	1,223,710	1,115,010
Net asset value (NAV)	774,947	768,486
Net asset value per share in €	9.72	9.64
Number of employees including Management Board	35	34

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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 9 May 2017.

LETTER FROM THE MANAGEMENT BOARD

DEAR SHAREHOLDERS,
LADIES AND GENTLEMEN,

After the successful conclusion to the 2016 financial year with value-adding growth and a significant increase in earnings, we are now looking back at the beginning of 2017 in our interim report on the first quarter.

The operating performance was extremely positive again in the first quarter of 2017. This is clearly reflected in our key figures. Income from rents and leases was up 20.3% in the first quarter of 2017 compared to the first quarter of the previous year. FFO, a key control parameter, climbed by 19.9% in the first three months of this financial year.

After increasing the value of our portfolio to more than €1 billion as at the end of 2016, we posted further growth in the portfolio on 2 January 2017 already, when ownership of a modern, high-quality office property – the O³ in Cologne – was transferred to us. The purchase agreement for the O³ was not notarised until the end of November 2016. However, the conditions for the transfer of ownership were met rapidly and earlier than expected, with the effect that the property will now contribute rental income and FFO for the whole of 2017. The purchase price was €48.9 million.

During the first quarter, purchase agreements were signed for another two retail properties in the Marzahn district of Berlin and in Hallstadt near Bamberg. The property in Berlin with Kaufland as its main tenant and the “market Oberfranken” in Hallstadt with Müller, tegut, C&A, Expert and ALDI as its main tenants are in line with our acquisition strategy and represent an ideal addition to the HAMBORNER portfolio. Ownership was transferred at the end of the first quarter of 2017 already. The total investment volume for the two properties comes to approximately €60 million. Following the additions in the first quarter, HAMBORNER had a portfolio of 72 properties with a fair value of around €1.2 billion as at 31 March 2017.

In the second half of 2017, the properties acquired in 2016 in Kiel, Hanau and Passau will be transferred to the HAMBORNER portfolio and thus also contribute to growth in rental income and FFO. We are therefore looking ahead to the rest of the year with great confidence.

Our Annual General Meeting will be held at Stadthalle Mülheim an der Ruhr at 10.00 a.m. on Wednesday, 10 May 2017. The Management Board and the Supervisory Board would be delighted to see you there.

On that note, we would like to thank you for your trust and wish you and ourselves continued success in 2017.

Duisburg, May 2017



Dr Rüdiger Mrotzek



Hans Richard Schmitz

INTERIM MANAGEMENT REPORT

General Economic Conditions

According to the Joint Economic Forecast by the leading economic research institutes for spring 2017, the German economy is experiencing a moderate upturn for the fifth year in a row now. This upturn is driven in particular by less volatile consumer spending, with the result that momentum is generally low in comparison to previous upturns. The institutes are forecasting a 1.5% increase in gross domestic product for 2017 and a 1.8% increase in 2018.

The positive development on the labour market is continuing. At the end of March, the number of people in employment came to 43.6 million and the unemployment rate was 6.0%. The experts are forecasting an unemployment rate of 5.7% for the year as a whole. After a moderate increase of 0.5% in 2016, consumer prices are expected to rise more sharply again by 1.8% in the current year.

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 2017.

Result of Operations

By the end of March, we had generated income from rents and leases of €17,648 thousand (previous year: €14,667 thousand) from the management of our properties. The increase as against the same period of the previous year was therefore €2,981 thousand or 20.3%. €3,016 thousand (20.6%) of this growth is attributable to property acquisitions in 2016 and the first three months of the current financial year. As a result of property disposals, income declined by a total of €116 thousand (0.8%). Rental income from properties that were in our portfolio in both the first three months of 2016 and the quarter under review (like-for-like) was up €81 thousand (0.6%) on the previous year's level.

The vacancy rate is still at a very low level of 1.3% (previous year: 1.2%) in the first three months of the year under review, including agreed rent guarantees. Not including rent guarantees, the vacancy rate was 1.6% (previous year: 1.6%).

Income from passing on incidental costs to tenants amounted to €2,708 thousand, up €759 thousand on the figure for the same period of the previous year (€1,949 thousand). Expenses for the management of our properties increased by €1,645 thousand to €4,231 thousand (previous year: €2,586 thousand) by the end of March 2017.

Expenses for the maintenance of our land and property portfolio amounted to €764 thousand as at 31 March 2017 compared to €441 thousand in the same period of the previous year. The costs mainly relate to ongoing minor maintenance work.

At €15,361 thousand, the net rental income derived from the above items is €1,772 thousand or 13.0% higher than the value for the same period of the previous year (€13,589 thousand).

Administrative and personnel expenses totalled €1,398 thousand, up 15.3% on the previous year's level (€1,213 thousand). Administrative expenses increased by €32 thousand year-on-year to €344 thousand. At the same time, personnel expenses climbed by €153 thousand to €1,054 thousand. The operating cost ratio, i.e. administrative and personnel expenses to income from rents and leases, declined further to 7.9% (previous year: 8.3%).

Depreciation and amortisation expenses rose by €1,379 thousand to €6,736 thousand in the reporting period after €5,357 thousand in the same period of the previous year as a result of property acquisitions in particular.

Other operating income amounted to €783 thousand in the first quarter of the year under review (previous year: €379 thousand). This income included a compensation payment of €550 thousand from a tenant for the early termination of a rental agreement at the property in Bremen, Linzer Str. In addition, other operating income also includes compensation and reimbursements in connection with property management in the amount of €231 thousand (previous year: €135 thousand) and reversals of provisions of €2 thousand (previous year: €162 thousand).

Other operating expenses amounted to €346 thousand in the first quarter of 2017 (previous year: €352 thousand). This item includes membership fees of €127 thousand (previous year: €105 thousand) and costs of public relations work of €88 thousand (previous year: €95 thousand).

The company's operating result amounted to €7,664 thousand as at the end of March 2017 after €7,046 thousand in the same period of the previous year.

The company generated earnings of €331 thousand (previous year: €2,465 thousand) from the disposal of properties in the first quarter of 2017. The earnings in the reporting period were attributable to the disposal of around 98 thousandm² of our undeveloped land holdings. The higher earnings in the previous year resulted from the disposal of the properties in Dinslaken, Duisburg and Solingen.

The financial result is €-3,578 thousand as against €-3,380 thousand in the same period of the previous year. At €-3,598 thousand (previous year: €-3,381 thousand), the amounts for interest expenses included in the financial result increased as against the same quarter of the previous year, particularly on account of the utilisation of further loans in the previous year and at the beginning of the current financial year to finance property acquisitions.

The first quarter of 2017 was closed with a net profit for the period of €4,417 thousand after €6,131 thousand in the same period of the previous year. This decrease is attributable to the €2,134 thousand decline in earnings from the disposal of properties. Accordingly, FFO (funds from operations), i.e. the operating result before depreciation and amortisation expenses and not including proceeds from disposals, increased substantially by 19.9% and amounted to €10,822 thousand in the reporting period (previous year: €9,023 thousand). With 17,715,032 more shares outstanding than in the same period of the previous year, this corresponds to FFO per share of 14 cents (previous year: 15 cents).

Net Asset Situation and Financial Position

On 2 January 2017, ownership of the O³ office property in Cologne was transferred to us. The purchase price for the property amounts to €48.9 million with annual rental income of €2.8 million.

On 8 February 2017, we concluded the purchase agreement for "market Oberfranken" in Hallstadt near Bamberg for a purchase price plus leasehold improvements yet to be performed totalling €43.7 million. The annual rental income amounts to €2.3 million. Ownership was transferred on 23 March 2017.

In addition, the purchase agreement for a retail property in Berlin-Marzahn with Kaufland as the main tenant was concluded on 30 January 2017. The purchase price amounts to €16.2 million with annual rental income of €0.9 million. Ownership was transferred at the end of the first quarter on 31 March 2017.

Ownership of the properties in Hanau, Passau and Kiel, for which purchase agreements were already signed in the previous year, has not yet been transferred. This is expected to take place in the second half of 2017 after the completion of the properties, which are still under construction.

As was already the case on 31 December 2016, the “Non-current assets held for sale” item relates to a retail property in Duisburg, Kaßlerfelder Kreisel, for which a sale agreement was concluded at the end of December 2016. Ownership was transferred to the buyer after the end of the reporting period on 1 April 2017.

The updated fair value of the developed property portfolio taking into account the above changes was €1,223.7 million as at the end of the quarter under review (31 December 2016: €1,115.0 million).

The company had cash and cash equivalents of €14.6 million on 31 March 2017 (31 December 2016: €75.3 million). The change is particularly due to cash outflows from investments in the property portfolio (€109.1 million) and for interest and principal payments (€8.0 million). These are chiefly offset by cash inflows from operating activities (€14.1 million; previous year: €11.5 million) and from the utilisation of loans (€32.5 million). Furthermore, there are other financing commitments of €114.5 million.

On the equity and liabilities side, equity amounted to €566.6 million as at 31 March 2017 after €561.3 million as at 31 December 2016. The reported equity ratio as at the end of the reporting period was 53.9% after 55.8% as at 31 December 2016. The REIT equity ratio was 62.6% after 67.8% as at 31 December 2016.

Current and non-current financial liabilities increased by a net amount of €28.1 million compared to 31 December 2016, particularly as a result of the utilisation of loans in the first quarter of 2017, and amounted to €442.6 million as at the end of the quarter after €414.5 million as at 31 December 2016. The average borrowing rate for loans in place and those agreed but not yet utilised is 2.8%.

The fair value of derivative financial instruments amounted to €-4.6 million as at 31 March 2017, representing an improvement as against 31 December 2016 (€-5.5 million).

The net asset value (NAV) of the company was €777.4 million as at the end of the quarter (31 December 2016: €768.5 million). This corresponds to NAV per share of €9.72 as against €9.64 as at 31 December 2016.

Report on Risks and Opportunities

As a property company with a portfolio spread across the whole of Germany, HAMBORNER REIT AG is subject to a number of risks and opportunities that could affect its result of operations, financial position and net assets situation. There are not currently any new significant changes in the assessment of risks and opportunities for the business development of the company as against 31 December 2016. The comments made in the report on risks and opportunities in the 2016 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 72 properties as at 31 March 2017. 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 keeping to our general assessments regarding future business prospects as published most recently in the 2016 annual report. For 2017 as a whole, we are thus anticipating a rise in income from rents and leases of 16% to 18%, not including further potential investments, along with a significant increase in the operating result (FFO) to a level of approximately €43 million to €44 million. The first quarter of 2017 constitutes a good basis for achieving this forecast.

CONDENSED INTERIM INCOME STATEMENT

€ thousand	1 Jan. – 31 March 2017	1 Jan. – 31 March 2016
Income from rents and leases	17,648	14,667
Income from passed-on incidental costs to tenants	2,708	1,949
Real estate operating expenses	-4,231	-2,586
Property and building maintenance	-764	-441
Net rental income	15,361	13,589
Administrative expenses	-344	-312
Personnel expenses	-1,054	-901
Amortisation of intangible assets, depreciation of property, plant and equipment and investment property	-6,736	-5,357
Other operating income	783	379
Other operating expenses	-346	-352
	-7,697	-6,543
Operating result	7,664	7,046
Result from the sale of investment property	331	2,465
Earnings before interest and taxes (EBIT)	7,995	9,511
Interest income	20	1
Interest expenses	-3,598	-3,381
Financial result	-3,578	-3,380
Earnings before taxes (EBT)	4,417	6,131
Basic = diluted earnings per share in €	0.06	0.10

CONDENSED INTERIM STATEMENT OF COMPREHENSIVE INCOME

€ thousand	1 Jan. – 31 March 2017	1 Jan. – 31 March 2016
Net profit for the period as per the income statement	4,417	6,131
Items reclassified to profit or loss in future if certain conditions are met:		
Unrealised gains/losses (-) on the revaluation of derivative financial instruments	865	53
Other comprehensive income for the period	865	53
Total comprehensive income for the period	5,282	6,184

Other comprehensive income for the period relates to the effective portion of changes in the fair value of interest rate swaps used to manage the risk of interest rate fluctuations (cash flow hedge).

CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION – ASSETS

€ thousand	31 March 2017	31 Dec. 2016
NON-CURRENT ASSETS		
Intangible assets	492	488
Property, plant and equipment	3,250	3,017
Investment property	1,018,962	916,249
Advance payments on investment property	2,000	2,000
Financial assets	846	834
Other assets	226	231
	1,025,776	922,819
CURRENT ASSETS		
Trade receivables and other assets	2,959	1,412
Cash and cash equivalents	14,638	75,335
Non-current assets held for sale	7,177	7,194
	24,774	83,941
Total assets	1,050,550	1,006,760

CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION – EQUITY AND LIABILITIES

€ thousand	31 March 2017	31 Dec. 2016
EQUITY		
Issued capital	79,718	79,718
Capital reserves	391,194	391,194
Retained earnings	95,681	90,399
	566,593	561,311
NON-CURRENT LIABILITIES AND PROVISIONS		
Financial liabilities	421,265	393,588
Derivative financial instruments	3,874	4,402
Trade payables and other liabilities	2,061	2,327
Pension provisions	7,295	7,387
Other provisions	2,813	3,030
	437,308	410,734
CURRENT LIABILITIES AND PROVISIONS		
Financial liabilities	21,314	20,876
Derivative financial instruments	774	1,111
Trade payables and other liabilities	22,756	11,158
Other provisions	1,805	1,570
	46,649	34,715
Total equity, liabilities and provisions	1,050,550	1,006,760

CONDENSED INTERIM STATEMENT OF CASH FLOWS

€ thousand	1 Jan. – 31 March 2017	1 Jan. – 31 March 2016
CASH FLOW FROM OPERATING ACTIVITIES		
Net profit for the period	4,417	6,131
Financial result	3,578	3,380
Depreciation, amortisation and impairment (+)/write-ups (-)	6,736	5,357
Change in provisions	-106	-191
Gains (-)/losses (+) (net) on the disposal of property, plant and equipment and investment property	-331	-2,465
Change in receivables and other assets not attributable to investing or financing activities	-1,434	-198
Change in liabilities not attributable to investing or financing activities	1,220	-470
	14,080	11,544
CASH FLOW FROM INVESTING ACTIVITIES		
Investments in intangible assets, property, plant and equipment and investment property	-109,051	-54,790
Proceeds from disposals of property, plant and equipment and investment property	9,797	7,746
Proceeds from disposals of financial assets	9	1
Proceeds from the short-term financial management of cash investments	50,000	0
Interest received	10	1
	-49,235	-47,042
CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from borrowings of financial liabilities	32,500	42,800
Repayments of borrowings	-4,095	-2,794
Payments for cash collateral for financial liabilities	-4,191	0
Interest payments	-3,947	-3,313
	20,267	36,693
Changes in cash funds	-14,888	1,195
Cash funds on 1 January	25,335	27,133
Cash and cash equivalents (with a remaining term of up to three months)	25,335	27,133
Fixed-term deposits (with a remaining term of more than three months)	50,000	0
Cash and cash equivalents on 1 January	75,335	27,133
Cash funds on 31 March	10,447	28,328
Cash and cash equivalents (with a remaining term of up to three months)	10,447	28,328
Restricted cash and cash equivalents	4,191	0
Cash and cash equivalents on 31 March	14,638	28,328

CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY

€ thousand	Issued capital	Capital reserves	Retained earnings		Total equity
			Revaluation surplus	Other retained earnings	
As at 1 January 2016	62,003	247,259	-12,057	108,869	406,074
Net profit for the period 1 Jan. – 31 March 2016				6,131	6,131
Other comprehensive income 1 Jan. – 31 March 2016			53		53
Total comprehensive income 1 Jan. – 31 March 2016			53	6,131	6,184
As at 31 March 2016	62,003	247,259	-12,004	115,000	412,258
Distribution of profit for 2015 (€0.42 per share)				-26,041	-26,041
Capital increases	17,715	148,806			166,521
Costs of capital increases		-4,871			-4,871
Net profit for the year 1 April – 31 Dec. 2016				11,290	11,290
Other comprehensive income 1 April – 31 Dec. 2016			2,154		2,154
Total comprehensive income 1 April – 31 Dec. 2016			2,154	11,290	13,444
As at 31 December 2016	79,718	391,194	-9,850	100,249	561,311
Net profit for the period 1 Jan. – 31 March 2017				4,417	4,417
Other comprehensive income 1 Jan. – 31 March 2017			865		865
Total comprehensive income 1 Jan. – 31 March 2017			865	4,417	5,282
As at 31 March 2017	79,718	391,194	-8,985	104,666	566,593

NOTES ON THE CONDENSED 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 2017 was published on 9 May 2017. The interim financial statements have been prepared in euro (€), whereby all amounts – unless stated otherwise – are reported in thousands of euro (€ thousand). Minor rounding differences may occur in totals and percentages.

Principles of Reporting

This interim report of HAMBORNER REIT AG as at and for the period ended 31 March 2016 has been prepared in accordance with those International Financial Reporting Standards (IFRS (including IAS 34)) applicable to interim financial reporting as adopted by the European Union, 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 of the Wertpapierhandelsgesetz (WpHG – German Securities Trading Act). The presentation of information in these interim financial statements has been condensed compared to the separate IFRS financial statements as at 31 December 2016, which were prepared in accordance with International Financial Reporting Standards as adopted by the European Union (“IFRS”).

The interim financial statements as at and for the period ended 31 March 2017 are based on the same accounting policies as the separate IFRS financial statements as at 31 December 2016. The accounting standards applicable from 1 January 2017 that have been endorsed by the EU and revised were complied with. However, the application of these accounting standards had no significant impact on the interim financial statements.

This interim report was neither audited by an auditor in accordance with section 317 HGB nor reviewed by an auditor.

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 last annual financial statements. The significant changes and transactions in the reporting period are presented in the interim management report of this document.

Material Transactions in the First Three Months of 2017

In the first three months of the financial year, ownership of the properties in Cologne (2 January 2017), Hallstadt (23 March 2017) and Berlin (31 March 2017) was transferred. The purchase prices not including incidental costs of acquisition together amounted to €105.6 million.

Other Selected Notes

The “Advance payments on investment property” item relates to the property still under construction in Hanau, ownership of which is expected to be transferred after completion in the third quarter of 2017.

During the process of preparing these interim financial statements, we reviewed the fair values of our investment properties as calculated by an independent expert as at 31 December 2016. The review did not identify any factors affecting their value that would have led to a significantly different valuation. Therefore, the estimated fair values calculated by an expert as at 31 December 2016 continue to be reasonable for these interim financial statements. Property additions in Cologne, Hallstadt and Berlin after 31 December 2016 were also valued by an independent expert and included in the fair value measurement disclosure accordingly.

On 31 March 2017, there were obligations arising from notarised purchase agreements for properties in Hanau, Kiel and Passau to pay a total purchase price of €73.2 million. The purchase prices will fall due on fulfilment of the conditions.

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

For the 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 (Level 2 under IFRS 13) as at the end of each reporting period, and amounted to €465,938 thousand as at 31 March this year (31 December 2016: €441,464 thousand).

The derivative financial instruments reported in the statement of financial position are measured at fair value. These are exclusively interest hedges. The fair values 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).

The purchase price for the property in Duisburg, Kaßlerfelder Kreisel, reported under "Non-current assets held for sale" was received on 31 March 2017. Because ownership was not transferred until 1 April 2017 in line with the provisions of the purchase agreement, the purchase price payment of €9,450 thousand was reported as an advance payment received under current "trade payables and other liabilities". A partial amount of €4,191 thousand was transferred to a credit account pledged to the bank in order to replace the real estate lien as collateral for the loan borrowed to finance the property on acquisition. This credit account is reported in the "cash and cash equivalents" item. Because the company does not have access to the pledged account, the corresponding amount does not form part of cash funds in accordance with IAS 7. For this reason, the "cash and cash equivalents" item of the statement of financial position and the cash funds as at 31 March 2017 differ by an amount of €4,191 thousand.

Significant Related Party Transactions

There were no reportable transactions with related parties in the first quarter of 2017.

Events after the End of the Reporting Period

The risks and rewards of ownership of the property in Duisburg, Kaßlerfelder Kreisel, reported under "Non-current assets held for sale" as at 31 December 2016 were transferred to the buyer on 1 April 2017.

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, 9 May 2017

The Management Board



Dr Rüdiger Mrotzek



Hans Richard Schmitz

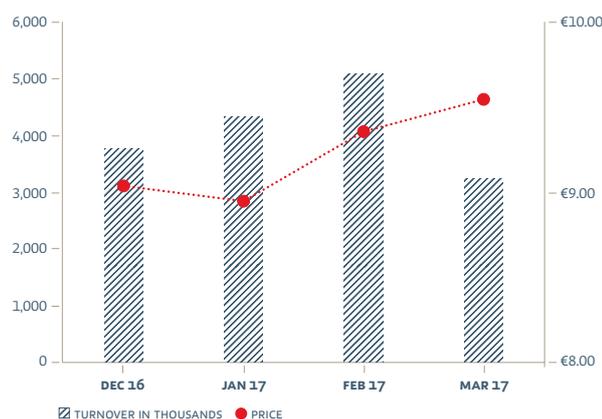
ADDITIONAL INFORMATION

General Development on the Capital Market

The German stock markets started 2017 with robust growth. Initially quoting at 11,598 points at the beginning of the year, the DAX index broke past the 12,000-point mark after a series of gains lasting several weeks and climbed to 12,313 points by the end of the quarter.

The stock markets were lent momentum in particular by the positive economic and company data and by the falling euro exchange rate. In addition, abating political uncertainty following the elections in the Netherlands also led to an upturn on the stock markets.

HAMBORNER REIT AG shares



The price performance of HAMBORNER shares was also positive in the first quarter of 2017. As at 31 March 2017, the share price of €9.55 was up around 5.6% on its level at the end of 2016. Market capitalisation thus amounted to around €761 million at the end of the quarter.

In the first three months, stock market turnover was well above the previous year's level at an average of around 197,000 shares traded per trading day (average for previous year: around 140,000 shares per trading day).

Name/code	HAMBORNER REIT AG / HAB
SCN/ISIN	601300/ DE0006013006
Number of shares	79,717,645
Share capital	€79,717,645
Index	SDAX/EPRA Index
Designated sponsor	HSBC
Free float	70.70%
Market capitalisation	€761.3 million

In the interests of open and transparent corporate communication, we have already attended several capital market conferences over the past weeks and have held roadshows in Europe and also for the first time in the United Arab Emirates. We will continue to be very active in our IR work in the months ahead and will be open to dialogue with our investors.

Annual General Meeting 2017

Our Annual General Meeting will be held at Stadthalle Mülheim an der Ruhr at 10.00 a.m. on 10 May 2017. The Management Board and the Supervisory Board will propose an increase in the dividend to 43 cents per share for the 2016 financial year to the Annual General Meeting. Based on the share price at the end of 2016, this corresponds to a dividend yield of 4.8%.

Shareholder structure as at 31 March 2017



- **70.70%** Free float
- **12.45%** RAG Foundation, Essen
Of which: 2.67% through RAG Aktiengesellschaft, Herne
- **4.99%** BNP Paribas Investment Partners, Paris
- **4.95%** Belfius Insurance, Brussels
- **3.89%** Prof. Siegert, Düsseldorf
- **3.02%** BlackRock Inc., Wilmington

FINANCIAL CALENDAR 2017/2018

9 May 2017	Quarterly financial report 31 March 2017
10 May 2017	Annual General Meeting 2017
15 May 2017	Payment of dividend for the 2016 financial year
8 August 2017	Half-year financial report 30 June 2017
9 November 2017	Quarterly financial report 30 September 2017
21 March 2018	Annual report 2017
25 April 2018	Quarterly financial report 31 March 2018
26 April 2018	Annual General Meeting 2018

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 overall performance. These statements are based on current assumptions and estimates by the Management 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.

PUBLISHING INFORMATION

Published by:

The Management Board of HAMBORNER REIT AG, Duisburg

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May 2017

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