



Making an impact

HY RESULTS 2024



KEY HIGHLIGHTS AND FINANCIALS



HIGHLIGHTS HY 2024

Operating figures ¹⁾ as of 30 June			Change absolute	Change in %
	2024	2023 adjusted		
Total revenues	EUR 185.6m	EUR 137.8m	EUR 47.8m	35%
Rental income	EUR 111.9m	EUR 74.8m	EUR 37.1m	50%
Occupancy rate ²⁾	90.7%	90.6% (31.12.2023)	0.1%	n.a.
Gross profit	EUR 108.6m	EUR 73.0m	EUR 35.6m	49%

Financial figures as of 30 June			Change absolute	Change in %
	2024	2023 adjusted		
FFO I per share	EUR 1.04	EUR 0.71	EUR 0.33	48%
Property assets	EUR 3,670.0m	EUR 3,477.6m (31.12.2023)	EUR 192.4m	6%
Results from property valuation	EUR -9.2m	EUR -21.3m	EUR 12.1m	57%
Net LTV	51.8%	49.0% (31.12.2023)	2.8%	n.a.
EPRA NTA per share	EUR 24.86	EUR 25.00 (31.12.2023)	EUR -0.14	-0.6%

1) The income statement figures (excluding the net income) do not include the discontinued operations in Germany, details can be found in the notes to the consolidated interim financial statements.

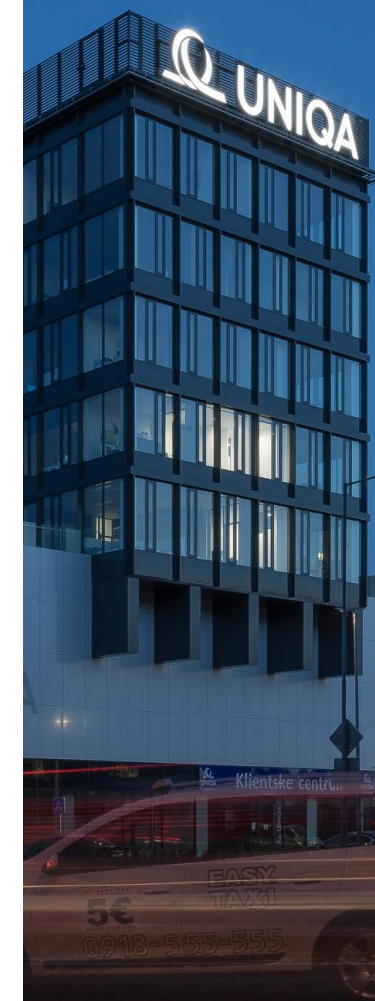
2) Excluding owner-operated hotels



HY RESULTS 2024 (1)¹⁾

in EUR m	01-06/2024	01-06/2023 adjusted	Change absolute	Change in %
Revenues	185.6	137.8	47.9	35
Rental income	111.9	74.8	37.1	50
Revenues from operating costs	39.9	31.6	8.3	26
Revenues from hotel operations	33.8	31.4	2.4	8
Other operating income	2.7	1.4	1.3	90
Property operating expenses	-54.0	-42.8	-11.2	26
Hotel operating expenses	-25.8	-23.4	-2.3	10
Gross profit	108.6	73.0	35.6	49
Result from property disposals	0	0	0	0
Management expenses	-20.5	-17.7	-2.8	16
EBITDA	88.1	55.3	32.8	59

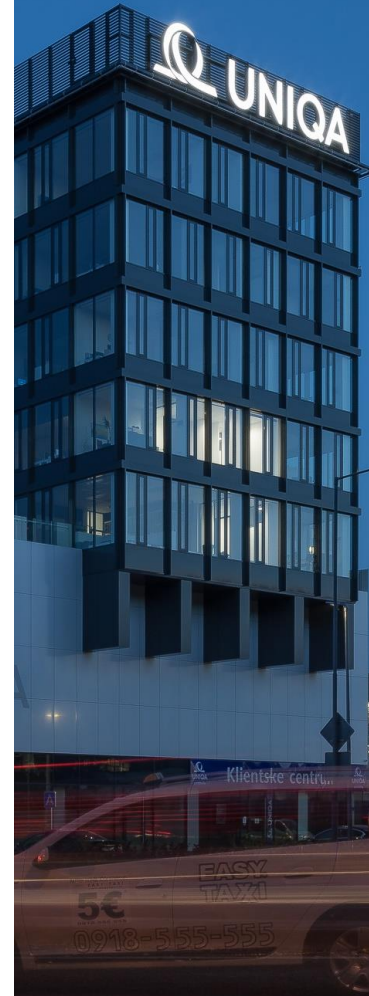
1) The income statement figures (excluding the net income) do not include the discontinued operations in Germany, details can be found in the notes to the consolidated interim financial statements.



HY RESULTS 2024 (2)¹⁾

in EUR m	01-06/2024	01-06/2023 adjusted	Change absolute	Change in %
EBITDA	88.1	55.3	32.8	59
Depreciation and amortisation	-4.1	-4.7	0.6	12
Results from property valuation	-9.2	-21.3	12.1	57
Operating income (EBIT)	74.7	29.3	45.4	155
Financial result	-18.5	-21.1	2.6	12
Earnings before tax (EBT)	56.2	8.2	48.0	587
Taxes on income	-17.8	1.8	-19.6	1,107
Consolidated net income for the period from continuing operations	38.4	9.9	28.5	286
Consolidated net income for the period from discontinued operations	-24.8	-50.2	25.3	51
Consolidated net income	13.6	-40.2	53.8	134
of which attributable to shareholders in the parent company	18.9	-33.8	52,7	156
of which attributable to non-controlling interests	-5.2	-6.4	1.1	18

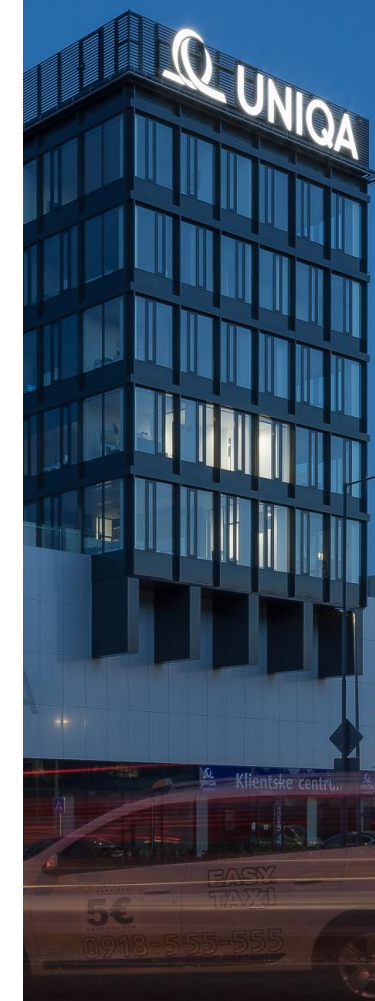
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HY RESULTS 2024 – DISCONTINUED OPERATIONS

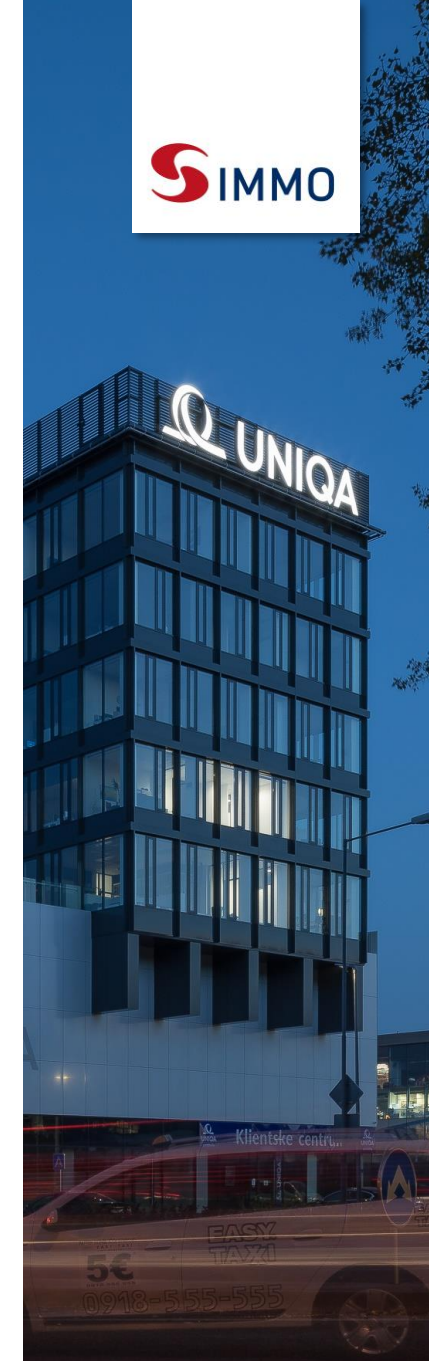


in EUR m	01-06/2024	01-06/2023 adjusted
Revenues	14.0	23.7
Rental income	11.4	19.1
Revenues from operating costs	2.6	4.6
Revenues from hotel operations	0	0
Other operating income	0.4	0.3
Property operating expenses	-6.3	-10.9
Hotel operating expenses	0	0
Gross profit	8.0	13.0
Result from property disposals	0	0
Management expenses	-0.2	-0.2
EBITDA	7.8	12.8

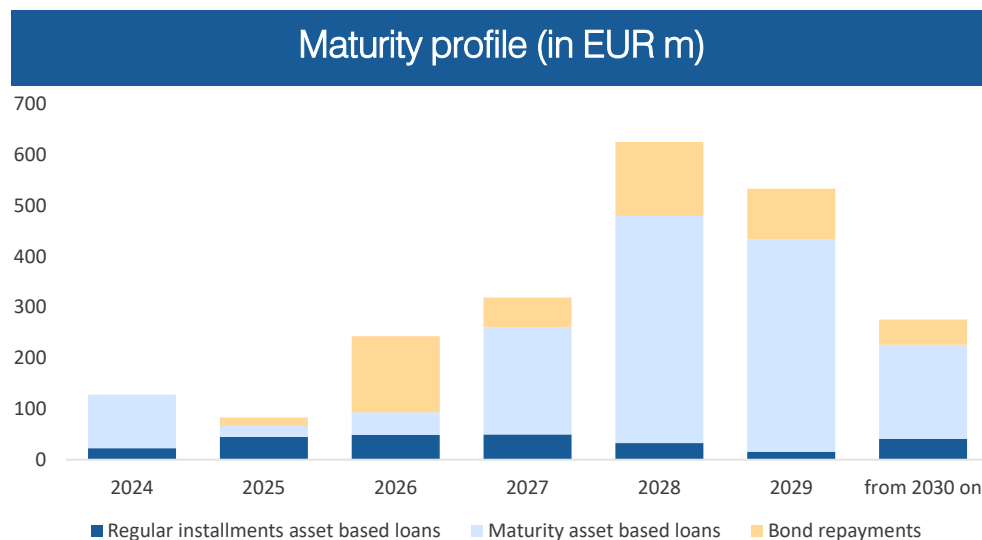


HY RESULTS 2024 – DISCONTINUED OPERATIONS (2)

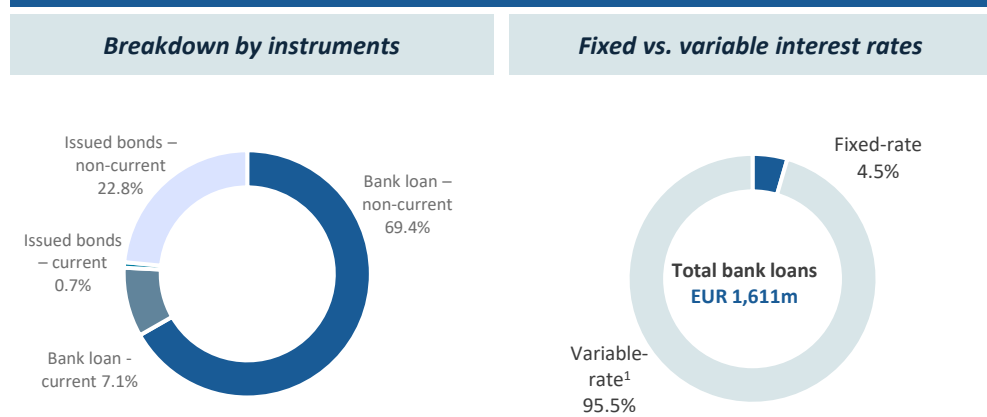
in EUR m	01-06/2024	01-06/2023 adjusted
EBITDA	7.8	12.8
Depreciation and amortisation	-0.03	-0.04
Results from property valuation	-36.6	-59.5
Operating income (EBIT)	-28.7	-46.7
Financial result	0.7	-0.8
Earnings before tax (EBT)	-28.0	-47.5
Taxes on income	3.2	-2.6
Consolidated net result for the period from discontinued operations	-24.8	-50.2
of which attributable to shareholders in the parent company	-22.1	-44.5
of which attributable to non-controlling interests	-2.7	-5.6



DEBT FINANCING PROFILE



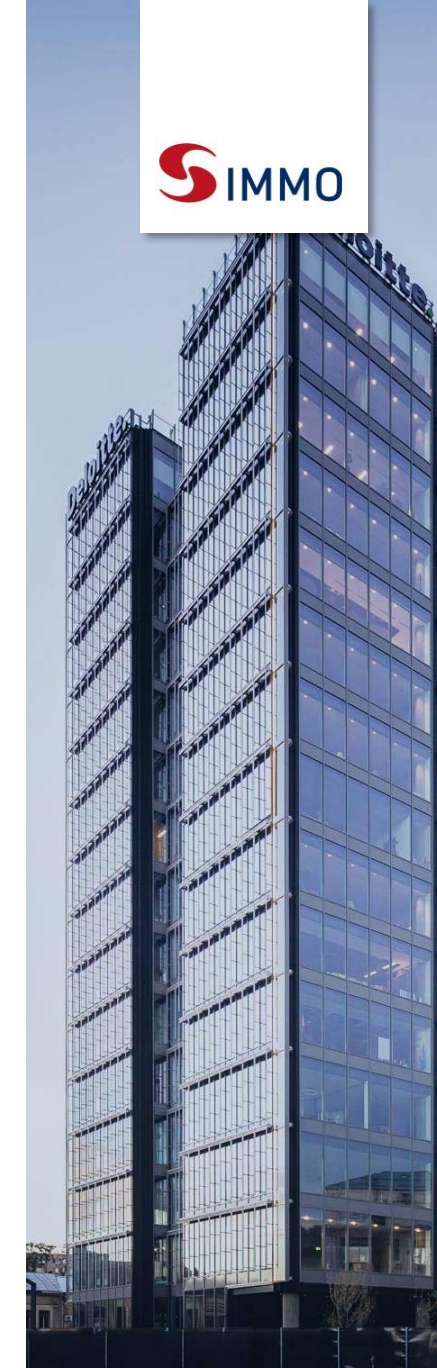
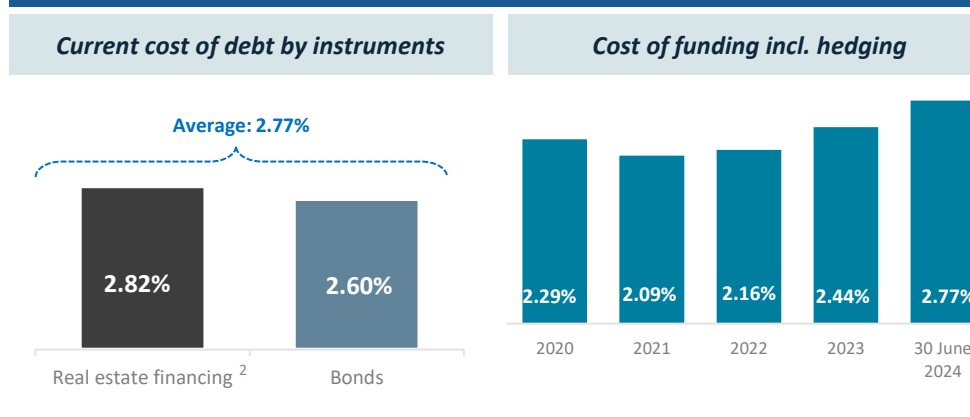
Overview of the debt structure



1) 97.6% of which are hedged

2) Incl. hedging

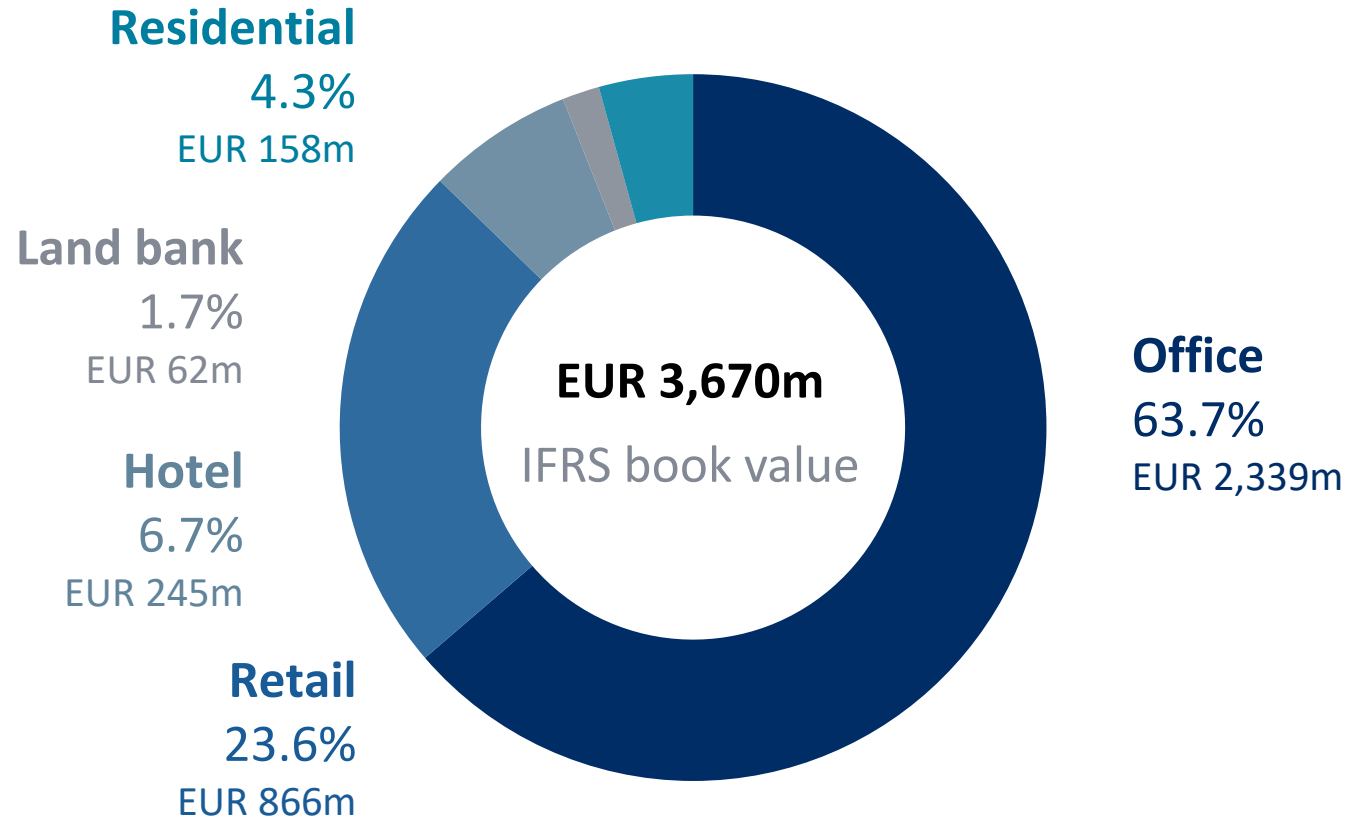
Average cost of funding



PORTFOLIO



DIVERSIFIED PORTFOLIO BOOK VALUE BY TYPES OF USE¹⁾



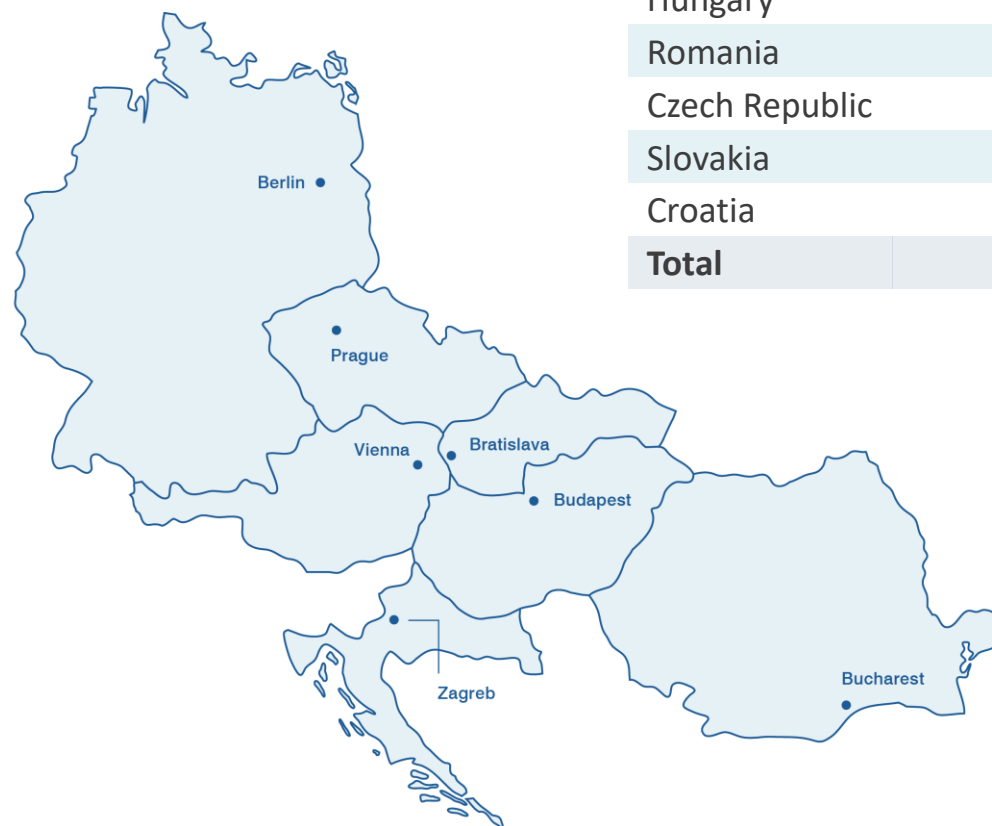
Einsteinova Business Center
Bratislava, Slovakia

1) As of 30 June 2024

GENERATING STRONG EARNINGS AND CASH FLOW



Country	Book value portfolio (EUR m)	Total revenues (EUR m)	Gross leasable area (m ²) ¹
Austria	737.7	44.9	232,646
Germany	302.7	18.1	189,302
Hungary	706.0	53.0	297,846
Romania	523.7	34.8	209,545
Czech Republic	1,170.5	36.7	333,988
Slovakia	152.8	7.3	85,888
Croatia	76.5	4.7	40,539
Total	3,670.0	199.6	1,389,752



Thirteen Globe
Budapest, Hungary

1) Excluding owner-operated hotels

PORTFOLIO OVERVIEW

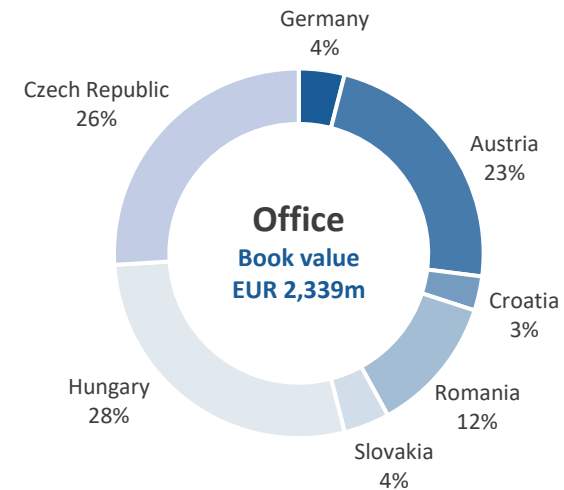
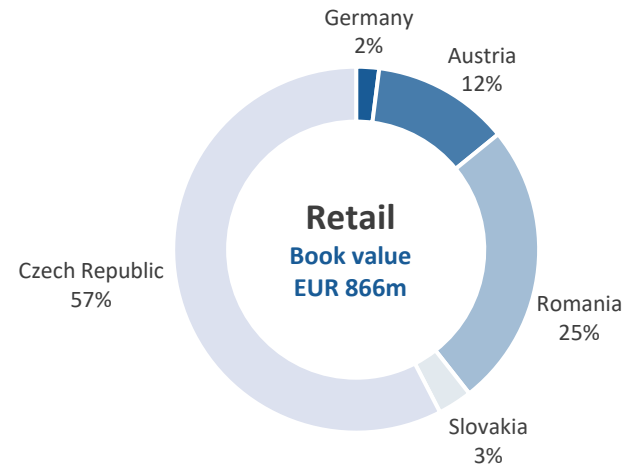
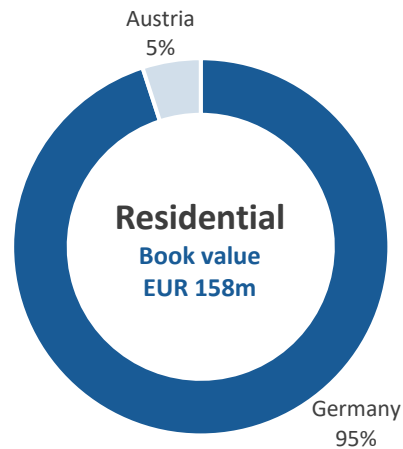
Portfolio structure by type of use¹⁾

as of 30 June 2024	Office	Residential	Retail	Hotel ²⁾	Total
Gross leasable area (m ²)	987,895	106,522	305,239	60,228	1,459,883
Portfolio occupancy rate (%)	88.7	84.9	97.3	99.2	90.7
Rental yield (%)	6.8	5.2	7.2	7.2	6.9

¹⁾ Classification by main type of use

²⁾ Excluding owner-operated hotels

Portfolio breakdown by country

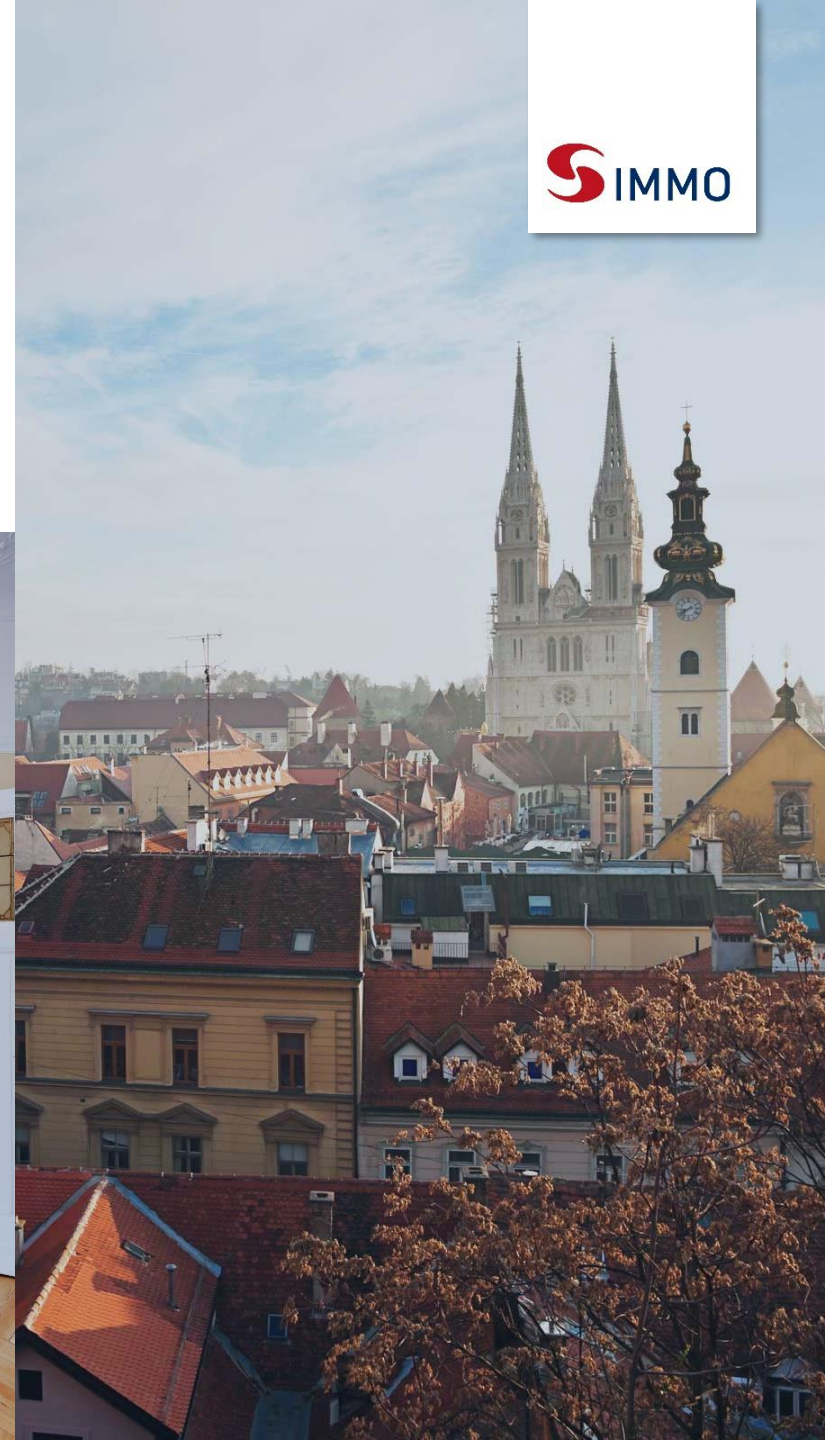
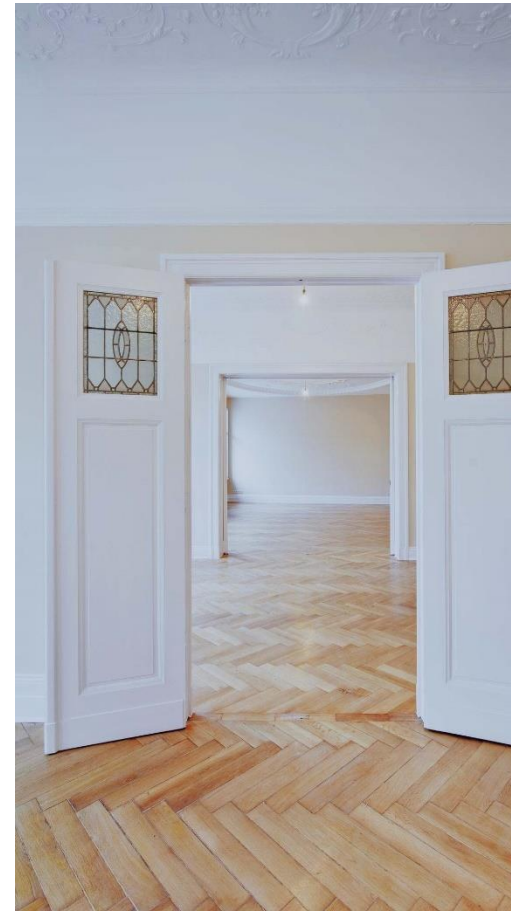


ACQUISITIONS AND SALES



SALES

- » Germany: Sale of a portfolio consisting of 18 German retail and one residential property with a transaction volume of EUR 255m and a lettable area of around 145,000 m² completed in May 2024
 - » Total volume of sales to date slightly below EUR 1bn
 - » Less than EUR 100m remaining portfolio
- » Strategic decision in March 2024 to gradually realign the portfolio, primarily selling small and medium-sized office properties with limited development potential - mainly in Croatia, Slovakia and Austria
- » Contracts for the sale of the Zagrebtower and the HOTO Tower in Zagreb signed in the first half of 2024



ACQUISITIONS CZECH REPUBLIC

- »» Acquisition of a portfolio consisting of four office and four commercial properties in April 2024
- »» Gross leasable area of around 136,000 m²
- »» Annual rental income of around EUR 28.3m
- »» Property value of around EUR 463m



THANK YOU FOR YOUR ATTENTION!



APPENDIX



FINANCIAL CALENDAR 2024



JAN

FEB

MAR

APR

MAY

JUN

JUL

AUG

SEP

OCT

NOV

DEC

25 March 2024
Annual results 2023

03 May 2024
Annual General Meeting

27 May 2024
Q1 2024 results

28 August 2024
HY 2024 results

28 November 2024
Q3 2024 results

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