



# EPRA REPORT 2022


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# I INTRODUCTION

HAMBORNER REIT AG is distinguished by its long years of experience on the property and capital markets and its lean and transparent structure. As a long-term holder of commercial properties, the company has a diversified portfolio distributed throughout Germany and representing a total value of approximately €1.6 billion. The HAMBORNER REIT AG portfolio focuses primarily on modern office properties in established locations and on attractive local supply properties, such as large-scale retail properties, specialist retail centres and DIY stores in city centre locations, district centres and heavily frequented suburban locations in large and medium-sized German cities.

HAMBORNER assumes social and ecological responsibility in the conduct of its business activities. The company's aspiration is to actively consider the growing trend toward the integration of sustainability criteria on the corporate, property and investment side and to take social and ecological aspects into account as part of the value creation mission.

Among other measures to satisfy the demands for transparency of internal and external stakeholders, HAMBORNER publishes its annual **Sustainability Report** , which is based on the standards of the Global Reporting Initiative (GRI) and on industry- and business model-specific criteria. As the company is a member of EPRA (European Public Real Estate Association), it also issues this EPRA Performance Measures report based on the EPRA "Sustainability Best Practices Recommendations".

## EUROPEAN PUBLIC REAL ESTATE ASSOCIATION (EPRA)

As a non-profit organisation, EPRA represents the interests of European listed real estate companies. Financial analysts, investors, chartered public accountants and consultants as well as companies are represented in the association. EPRA publishes the "Sustainability Best Practices Recommendations" as a reference framework for sustainability management and reporting in the real estate industry.

This report has been prepared in accordance with issue #3 of the "Sustainability Best Practices Recommendations" for HAMBORNER REIT AG's 2021 and 2022 fiscal years. It includes both the Overarching Recommendations and the major "Sustainability Best Practices Recommendations" performance tables.



# I FUNDAMENTAL STRUCTURE OF EPRA REPORTING

## Organisational boundaries and coverage

The performance measures shown below relate to assets that were held and owned continuously by HAMBORNER REIT AG in the reporting periods (2021 and 2022 calendar years). The key figures for 2022 relate to 64 (97.0 per cent) of a total of 66 assets that were in the HAMBORNER REIT AG portfolio as at the reporting date of 31 December 2022. For the year 2021, the key figures relate to 65 (95.6 per cent) of a total of 68 assets owned by the company at the reporting date of 31 December 2021.

## Estimation of landlord-obtained utility consumption

The data on energy consumption documented in this report were compiled on the basis of actual meter readings, information from metering point operators, binding information from tenants and/or information from utilities.

Estimations in this report were carried out solely when complete data from one of the previous years were available. Further estimations for assets with an incomplete database were carried out solely as part of the data processing for the GRI reporting (see **Sustainability Report 2022** [🔗](#)). These estimations are not mapped in this EPRA report.

## Boundaries to the reporting on landlord and tenant utility consumption

The Performance Measures for electricity and heating and the data on water consumption and the amounts of waste generated at the pertinent portfolio were determined on the basis of specific meter readings, information from metering point operators, binding information from tenants and/or information from utilities and waste disposal companies.

When recording the consumption data and the resulting CO<sub>2</sub>e emissions, no distinction was made between common and tenant parts. Furthermore, only those assets for which all electricity and heating consumption data were available for at least one of the past three years were considered.

It follows that even if consumption data for the common parts are available, they are not shown unless corresponding tenant-obtained data are also available. For example, as the owner, the company purchased general electricity for 40 of 64 assets under consideration in 2022. In this report, however, only the general electricity consumption for 22 assets is shown as the tenant-obtained consumption for the remaining 18 assets was not available or was incomplete at the editorial deadline.

## Disclosure on own office

According to EPRA's "Sustainability Best Practices Recommendations", reporting companies should report on the environmental impacts of their own occupation at their locations in addition to the key figures for the portfolio assets. In compliance with this recommendation, key figures at the company's own office are disclosed below in supplement to the indicators for the asset portfolio for the 2021 and 2022 fiscal years. The administration building is owned by the company but is not included in the portfolio assets. More detailed information about environmental management and climate protection at the Duisburg administrative site can be found in the corresponding chapter of the latest **Sustainability Report 2022** [🔗](#) of HAMBORNER REIT AG.

## Normalisation

The total usable areas (sum of all common and tenant areas, excluding parking areas) were used for determination of the following (intensity) indicators. No consideration was given to the single-area level. Accordingly, all tenant-obtained and owner-obtained energy consumption was set in relation to the total usable area. The consistent utilisation of the total usable area at the asset level ensures the comparability of the intensity indicators for energy and water consumption, CO<sub>2</sub>e emissions and waste generation.

More detailed information about the methodological capture, plausibility check and presentation of quantitative and qualitative ESG indicators (including social and employee indicators and sustainability-relevant governance information) can be found in the corresponding chapters of the latest **Sustainability Report 2022** [🔗](#).

## Materiality

More detailed information about the determination and definition of the material sustainability issues and fields of action for HAMBORNER REIT AG can be found in the chapter "Materiality" of the **Sustainability Report 2022** [🔗](#).

## Third-party assurance

The Sustainability Report and this EPRA report were prepared with the support of external consultants and service providers. No further assurance by third parties was obtained.

# I EPRA SUSTAINABILITY PERFORMANCE MEASURES

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## PORTFOLIO

### ENVIRONMENTAL KEY FIGURES | CATEGORY ENERGY

PERFORMANCE MEASURE	UNIT	GRI <sup>1</sup>	TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO		
			2022	2021	DIFFERENCE	2022	2021	DIFFERENCE	2022	2021	DIFFERENCE
<b>Total electricity consumption</b>											
Landlord-obtained	kWh/year	302-1	3,657,692.5	3,984,111.2	-8.2%	1,841,714.3	2,056,090.4	-10.4%	1,815,978.1	1,928,020.8	-5.8%
Share of renewable energy	%	302-1	99.5%	94.0%	+5.9%	99.2%	92.6%	+7.1%	99.8%	95.5%	+4.6%
Number of analysed properties		302-1	22 out of 40	23 out of 40		10 out of 16	12 out of 18		12 out of 24	11 out of 22	
Analysed area	m <sup>2</sup>	302-1	197,625.1	230,165.4	-14.1%	102,744.7	131,540.0	-21.9%	94,880.4	98,625.4	-3.8%
Proportion of total area	%	302-1	50.3%	59.2%	-15.1%	53.1%	65.3%	-18.7%	47.6%	52.6%	-9.6%
Tenant-obtained	kWh/year	302-2	33,712,563.0	41,248,444.3	-18.3%	29,785,086.7	37,339,440.9	-20.2%	3,927,476.3	3,909,003.4	+0.5%
Share of renewable energy	%	302-2	11.8%	5.5%	+116.5%	11.1%	4.4%	+151.9%	16.9%	15.3%	+10.4%
Number of analysed properties		302-2	39 out of 64	45 out of 65		25 out of 36	32 out of 40		14 out of 28	13 out of 25	
Analysed area	m <sup>2</sup>	302-2	363,842.1	432,140.4	-15.8%	255,780.7	320,334.0	-20.2%	108,061.4	111,806.4	-3.3%
Proportion of total area	%	302-2	59.9%	71.3%	-16.0%	67.4%	80.7%	-16.5%	47.4%	53.5%	-11.3%
Whole building	kWh/year	302-1/302-2	37,370,255.5	45,232,555.5	-17.4%	31,626,801.0	39,395,531.3	-19.7%	5,743,454.5	5,837,024.2	-1.6%
Share of renewable energy	%	302-1/302-2	20.4%	13.3%	+53.9%	16.3%	9.0%	+80.3%	43.1%	41.8%	+3.2%
Number of analysed properties		302-1/302-2	39 out of 64	45 out of 65		25 out of 36	32 out of 40		14 out of 28	13 out of 25	
Analysed area	m <sup>2</sup>	302-1/302-2	363,842.1	432,140.4	-15.8%	255,780.7	320,334.0	-20.2%	108,061.4	111,806.4	-3.3%
Proportion of total area	%	302-1/302-2	59.9%	71.3%	-16.0%	67.4%	80.7%	-16.5%	47.4%	53.5%	-11.3%
<b>Like-for-like electricity consumption</b>											
Landlord-obtained	kWh/year	302-1	3,568,608.4	3,549,711.2	+0.5%	1,841,714.3	1,974,466.4	-6.7%	1,726,894.1	1,575,244.8	+9.6%
Share of renewable energy	%	302-1	99.5%	97.3%	+2.2%	99.2%	95.2%	+4.2%	99.8%	100.0%	-0.2%
Number of analysed properties		302-1	20 out of 38	20 out of 38		10 out of 16	10 out of 16		10 out of 22	10 out of 22	
Analysed area	m <sup>2</sup>	302-1	189,126.1	189,126.1	-	102,744.7	102,744.7	-	86,381.4	86,381.4	-
Proportion of total area	%	302-1	49.6%	49.6%	-	53.1%	53.1%	-	46.1%	46.1%	-
Tenant-obtained	kWh/year	302-2	33,442,773.8	31,369,026.4	+6.6%	29,785,086.7	27,769,423.0	+7.3%	3,657,687.1	3,599,603.4	+1.6%
Share of renewable energy	%	302-2	11.9%	4.3%	+174.3%	11.1%	3.9%	+188.6%	18.2%	8.0%	+125.7%
Number of analysed properties		302-2	37 out of 61	37 out of 61		25 out of 36	25 out of 36		12 out of 25	12 out of 25	
Analysed area	m <sup>2</sup>	302-2	355,343.1	355,343.1	-	255,780.7	255,780.7	-	99,562.4	99,562.4	-
Proportion of total area	%	302-2	60.4%	60.4%	-	67.4%	67.4%	-	47.6%	47.6%	-
Whole building	kWh/year	302-1/302-2	37,011,382.3	34,918,737.6	+6.0%	31,626,801.0	29,743,889.4	+6.3%	5,384,581.2	5,174,848.2	+4.1%
Share of renewable energy	%	302-1/302-2	20.4%	13.8%	+47.6%	16.3%	9.9%	+64.0%	44.4%	36.0%	+23.1%
Number of analysed properties		302-1/302-2	37 out of 61	37 out of 61		25 out of 36	25 out of 36		12 out of 25	12 out of 25	
Analysed area	m <sup>2</sup>	302-1/302-2	355,343.1	355,343.1	-	255,780.7	255,780.7	-	99,562.4	99,562.4	-
Proportion of total area	%	302-1/302-2	60.4%	60.4%	-	67.4%	67.4%	-	47.6%	47.6%	-

1) We use the GRI Standard 2016 here in accordance with the current publication of the EPRA Sustainability Best Practices Recommendations Guidelines from 2017.

Differences refer to unrounded values

## PORTFOLIO

## ENVIRONMENTAL KEY FIGURES | CATEGORY ENERGY

PERFORMANCE MEASURE	UNIT	GRI <sup>1</sup>	TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO		
			2022	2021	DIFFERENCE	2022	2021	DIFFERENCE	2022	2021	DIFFERENCE
<b>Total district heating &amp; cooling consumption</b>											
<b>Landlord-obtained</b>	<b>kWh/year</b>	<b>302-1</b>	<b>7,035,899.8</b>	<b>7,633,910.2</b>	<b>-7.8%</b>	<b>2,955,083.0</b>	<b>2,924,100.0</b>	<b>+1.1%</b>	<b>4,080,816.8</b>	<b>4,709,810.2</b>	<b>-13.4%</b>
Share of renewable energy	%	302-1	0.0%	0.0%	-	0.0%	0.0%	-	0.0%	0.0%	-
Number of analysed properties		302-1	9 out of 18	9 out of 17		3 out of 4	3 out of 5		6 out of 14	6 out of 12	
Analysed area	m <sup>2</sup>	302-1	122,030.4	131,075.4	-6.9%	55,535.0	55,535.0	-	66,495.4	75,540.4	-12.0%
Proportion of total area	%	302-1	62.3%	69.1%	-9.8%	91.2%	82.1%	+11.1%	49.3%	61.9%	-20.3%
<b>Tenant-obtained</b>	<b>kWh/year</b>	<b>302-2</b>	<b>474,492.0</b>	<b>990,754.0</b>	<b>-52.1%</b>	<b>474,492.0</b>	<b>990,754.0</b>	<b>-52.1%</b>	-	-	-
Share of renewable energy	%	302-2	0.0%	0.0%	-	0.0%	0.0%	-	0.0%	0.0%	-
Number of analysed properties		302-2	1 out of 2	2 out of 3		1 out of 1	2 out of 2		0 out of 1	0 out of 1	
Analysed area	m <sup>2</sup>	302-2	11,269.0	30,324.0	-62.8%	11,269.0	30,324.0	-62.8%	-	-	-
Proportion of total area	%	302-2	44.9%	68.6%	-34.7%	100.0%	100.0%	-	0.0%	0.0%	-
<b>Whole building</b>	<b>kWh/year</b>	<b>302-1/302-2</b>	<b>7,510,391.8</b>	<b>8,624,664.2</b>	<b>-12.9%</b>	<b>3,429,575.0</b>	<b>3,914,854.0</b>	<b>-12.4%</b>	<b>4,080,816.8</b>	<b>4,709,810.2</b>	<b>-13.4%</b>
Share of renewable energy	%	302-1/302-2	0.0%	0.0%	-	0.0%	0.0%	-	0.0%	0.0%	-
Number of analysed properties		302-1/302-2	10 out of 20	10 out of 19		4 out of 5	4 out of 6		6 out of 15	6 out of 13	
Analysed area	m <sup>2</sup>	302-1/302-2	133,299.4	142,344.4	-6.4%	66,804.0	66,804.0	-	66,495.4	75,540.4	-12.0%
Proportion of total area	%	302-1/302-2	60.3%	66.2%	-8.9%	92.6%	84.6%	+9.4%	44.7%	55.6%	-19.5%
<b>Like-for-like district heating &amp; cooling consumption</b>											
<b>Landlord-obtained</b>	<b>kWh/year</b>	<b>302-1</b>	<b>6,930,199.8</b>	<b>6,987,976.2</b>	<b>-0.8%</b>	<b>2,955,083.0</b>	<b>2,924,100.0</b>	<b>+1.1%</b>	<b>3,975,116.8</b>	<b>4,063,876.2</b>	<b>-2.2%</b>
Share of renewable energy	%	302-1	0.0%	0.0%	-	0.0%	0.0%	-	0.0%	0.0%	-
Number of analysed properties		302-1	8 out of 16	8 out of 16		3 out of 4	3 out of 4		5 out of 12	5 out of 12	
Analysed area	m <sup>2</sup>	302-1	118,831.4	118,831.4	-	55,535.0	55,535.0	-	63,296.4	63,296.4	-
Proportion of total area	%	302-1	64.9%	64.9%	-	91.2%	91.2%	-	51.8%	51.8%	-
<b>Tenant-obtained</b>	<b>kWh/year</b>	<b>302-2</b>	<b>474,492.0</b>	<b>629,584.0</b>	<b>-24.6%</b>	<b>474,492.0</b>	<b>629,584.0</b>	<b>-24.6%</b>	-	-	-
Share of renewable energy	%	302-2	0.0%	0.0%	-	0.0%	0.0%	-	0.0%	0.0%	-
Number of analysed properties		302-2	1 out of 2	1 out of 2		1 out of 1	1 out of 1		0 out of 1	0 out of 1	
Analysed area	m <sup>2</sup>	302-2	11,269.0	11,269.0	-	11,269.0	11,269.0	-	-	-	-
Proportion of total area	%	302-2	44.9%	44.9%	-	100.0%	100.0%	-	0.0%	0.0%	-
<b>Whole building</b>	<b>kWh/year</b>	<b>302-1/302-2</b>	<b>7,404,691.8</b>	<b>7,617,560.2</b>	<b>-2.8%</b>	<b>3,429,575.0</b>	<b>3,553,684.0</b>	<b>-3.5%</b>	<b>3,975,116.8</b>	<b>4,063,876.2</b>	<b>-2.2%</b>
Share of renewable energy	%	302-1/302-2	0.0%	0.0%	-	0.0%	0.0%	-	0.0%	0.0%	-
Number of analysed properties		302-1/302-2	9 out of 18	9 out of 18		4 out of 5	4 out of 5		5 out of 13	5 out of 13	
Analysed area	m <sup>2</sup>	302-1/302-2	130,100.4	130,100.4	-	66,804.0	66,804.0	-	63,296.4	63,296.4	-
Proportion of total area	%	302-1/302-2	62.5%	62.5%	-	92.6%	92.6%	-	46.6%	46.6%	-

1) We use the GRI Standard 2016 here in accordance with the current publication of the EPRA Sustainability Best Practices Recommendations Guidelines from 2017. Differences refer to unrounded values

## PORTFOLIO

## ENVIRONMENTAL KEY FIGURES | CATEGORY ENERGY

PERFORMANCE MEASURE	UNIT	GRI <sup>1</sup>	TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO		
			2022	2021	DIFFERENCE	2022	2021	DIFFERENCE	2022	2021	DIFFERENCE
<b>Total fuel consumption</b>											
landlord-obtained	kWh/year	302-1	3,265,973.5	4,313,445.0	-24.3%	1,326,113.0	1,606,102.0	-17.4%	1,939,860.5	2,707,343.0	-28.3%
Share of renewable energy	%	302-1	0.0%	0.0%	-	0.0%	0.0%	-	0.0%	0.0%	-
Number of analysed properties		302-1	11 out of 18	10 out of 18		4 out of 7	4 out of 8		7 out of 11	6 out of 10	
Analysed area	m <sup>2</sup>	302-1	64,303.7	59,003.7	+9.0%	25,380.7	25,380.7	-	38,923.0	33,623.0	+15.8%
Proportion of total area	%	302-1	42.4%	40.2%	+5.5%	30.9%	30.5%	+1.3%	55.9%	52.8%	+5.9%
tenant-obtained	kWh/year	302-2	7,221,491.2	12,526,474.8	-42.4%	7,071,021.2	12,319,268.2	-42.6%	150,470.0	207,206.6	-27.4%
Share of renewable energy	%	302-2	0.0%	0.0%	-	0.0%	0.0%	-	0.0%	0.0%	-
Number of analysed properties		302-2	17 out of 26	23 out of 28		16 out of 25	22 out of 27		1 out of 1	1 out of 1	
Analysed area	m <sup>2</sup>	302-2	156,025.7	198,317.0	-21.3%	153,382.7	195,674.0	-21.6%	2,643.0	2,643.0	-
Proportion of total area	%	302-2	59.7%	73.2%	-18.4%	59.3%	72.9%	-18.7%	100.0%	100.0%	-
whole building	kWh/year	302-1/302-2	10,487,464.7	16,839,919.8	-37.7%	8,397,134.2	13,925,370.2	-39.7%	2,090,330.5	2,914,549.6	-28.3%
Share of renewable energy	%	302-1/302-2	0.0%	0.0%	-	0.0%	0.0%	-	0.0%	0.0%	-
Number of analysed properties		302-1/302-2	27 out of 41	32 out of 43		19 out of 29	19 out of 29		7 out of 11	7 out of 11	
Analysed area	m <sup>2</sup>	302-1/302-2	213,836.7	250,828.0	-14.7%	172,270.7	214,562.0	-19.7%	41,566.0	36,266.0	+14.6%
Proportion of total area	%	302-1/302-2	58.9%	68.2%	-13.6%	52.5%	52.5%	-	54.7%	54.7%	-
<b>Like-for-like total fuel consumption</b>											
landlord-obtained	kWh/year	302-1	3,197,479.5	4,313,445.0	-25.9%	1,326,113.0	1,606,102.0	-17.4%	1,871,366.5	2,707,343.0	-30.9%
Share of renewable energy	%	302-1	0.0%	0.0%	-	0.0%	0.0%	-	0.0%	0.0%	-
Number of analysed properties		302-1	10 out of 17	10 out of 17		4 out of 7	4 out of 7		6 out of 10	6 out of 10	
Analysed area	m <sup>2</sup>	302-1	59,003.7	59,003.7	-	25,380.7	25,380.7	-	33,623.0	33,623.0	-
Proportion of total area	%	302-1	40.5%	40.5%	-	30.9%	30.9%	-	52.8%	52.8%	-
tenant-obtained	kWh/year	302-2	7,221,491.2	8,640,034.5	-16.4%	7,071,021.2	8,432,827.9	-16.1%	150,470.0	207,206.6	-27.4%
Share of renewable energy	%	302-2	0.0%	0.0%	-	0.0%	0.0%	-	0.0%	0.0%	-
Number of analysed properties		302-2	17 out of 26	17 out of 26		16 out of 25	16 out of 25		1 out of 1	1 out of 1	
Analysed area	m <sup>2</sup>	302-2	156,025.7	156,025.7	-	153,382.7	153,382.7	-	2,643.0	2,643.0	-
Proportion of total area	%	302-2	59.7%	59.7%	-	59.3%	59.3%	-	100.0%	100.0%	-
whole building	kWh/year	302-1/302-2	10,418,970.7	12,953,479.5	-19.6%	8,397,134.2	10,038,929.9	-16.4%	2,021,836.5	2,914,549.6	-30.6%
Share of renewable energy	%	302-1/302-2	0.0%	0.0%	-	0.0%	0.0%	-	0.0%	0.0%	-
Number of analysed properties		302-1/302-2	26 out of 40	26 out of 40		19 out of 29	19 out of 29		7 out of 11	7 out of 11	
Analysed area	m <sup>2</sup>	302-1/302-2	215,029.5	215,029.5	-	178,763.5	178,763.5	-	36,266.0	36,266.0	-
Proportion of total area	%	302-1/302-2	52.8%	52.8%	-	52.5%	52.5%	-	54.7%	54.7%	-

1) We use the GRI Standard 2016 here in accordance with the current publication of the EPRA Sustainability Best Practices Recommendations Guidelines from 2017.

Differences refer to unrounded values

## PORTFOLIO

## ENVIRONMENTAL KEY FIGURES | CATEGORY ENERGY

PERFORMANCE MEASURE	UNIT	GRI <sup>1</sup>	TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO		
			2022	2021	DIFFERENCE	2022	2021	DIFFERENCE	2022	2021	DIFFERENCE
<b>Building energy intensity</b>											
landlord-obtained	kWh/m <sup>2</sup> /year	302-3	67.1	66.2	+1.3%	59.6	50.1	+19.0%	74.3	85.6	-13.2%
Share of renewable energy	%	302-3	26.1%	23.5%	+10.9%	29.8%	28.9%	+3.2%	23.1%	19.7%	+17.4%
Number of analysed properties		302-3	23 out of 43	24 out of 42		10 out of 16	12 out of 18		13 out of 27	12 out of 24	
Analysed area	m <sup>2</sup>	302-3	208,163.1	240,703.4	-13.5%	102,744.7	131,540.0	-21.9%	105,418.4	109,163.4	-3.4%
Proportion of total area	%	302-3	49.7%	59.0%	-15.8%	53.1%	65.3%	-18.7%	46.8%	52.9%	-11.5%
<b>tenant-obtained</b>											
Share of renewable energy	%	302-3	9.6%	4.1%	+134.0%	8.9%	3.3%	+172.6%	16.3%	14.6%	+12.0%
Number of analysed properties		302-3	39 out of 64	45 out of 65		25 out of 36	32 out of 40		14 out of 28	13 out of 25	
Analysed area	m <sup>2</sup>	302-3	363,842.1	432,140.4	-15.8%	255,780.7	320,334.0	-20.2%	108,061.4	111,806.4	-3.3%
Proportion of total area	%	302-3	59.9%	71.3%	-16.0%	67.4%	80.7%	-16.5%	47.4%	53.5%	-11.3%
<b>whole building</b>											
Share of renewable energy	%	302-3	13.8%	8.5%	+62.4%	11.8%	6.2%	+90.6%	20.8%	18.1%	+14.7%
Number of analysed properties		302-3	39 out of 64	45 out of 65		25 out of 36	32 out of 40		14 out of 28	13 out of 25	
Analysed area	m <sup>2</sup>	302-3	363,842.1	432,140.4	-15.8%	255,780.7	320,334.0	-20.2%	108,061.4	111,806.4	-3.3%
Proportion of total area	%	302-3	59.9%	71.3%	-16.0%	67.4%	80.7%	-16.5%	47.4%	53.5%	-11.3%

EPRA CODE: ENERGY-INT

1) We use the GRI Standard 2016 here in accordance with the current publication of the EPRA Sustainability Best Practices Recommendations Guidelines from 2017. Differences refer to unrounded values



## PORTFOLIO

## ENVIRONMENTAL KEY FIGURES | CATEGORY EMISSIONS

PERFORMANCE MEASURE	UNIT	GRI <sup>1</sup>	TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO		
			2022	2021	DIFFERENCE	2022	2021	DIFFERENCE	2022	2021	DIFFERENCE
<b>EPRA CODE: GHG-DIR-ABS</b>											
<b>Total direct GHG-emissions</b>											
<b>Scope 1 (location-based)</b>	t CO <sub>2</sub> e/year	<b>305-1</b>	<b>659.7</b>	<b>871.1</b>	<b>-24.3%</b>	<b>267.9</b>	<b>324.4</b>	<b>-17.4%</b>	<b>391.9</b>	<b>546.8</b>	<b>-28.3%</b>
Number of analysed properties		305-1	11 out of 18	10 out of 18		4 out of 7	4 out of 8		7 out of 11	6 out of 10	
Analysed area	m <sup>2</sup>	305-1	64,303.7	59,003.7	+9.0%	25,380.7	25,380.7	–	38,923.0	33,623.0	+15.8%
Proportion of total area	%	305-1	42.4%	40.2%	+5.5%	30.9%	30.5%	+1.3%	55.9%	52.8%	+5.9%
<b>Total indirect GHG-emissions</b>											
<b>Scope 2 (location-based)</b>	t CO <sub>2</sub> e/year	<b>305-2</b>	<b>3,005.0</b>	<b>3,211.7</b>	<b>-6.4%</b>	<b>1,397.2</b>	<b>1,457.1</b>	<b>-4.1%</b>	<b>1,607.8</b>	<b>1,754.7</b>	<b>-8.4%</b>
Number of analysed properties		305-2	23 out of 43	24 out of 42		10 out of 16	12 out of 18		13 out of 27	12 out of 24	
Analysed area	m <sup>2</sup>	305-2	208,163.1	240,703.4	-13.5%	102,744.7	131,540.0	-21.9%	105,418.4	109,163.4	-3.4%
Proportion of total area	%	305-2	49.7%	59.0%	-15.8%	53.1%	65.3%	-18.7%	46.8%	52.9%	-11.5%
<b>Scope 2 (market-based)</b>	t CO <sub>2</sub> e/year	<b>305-2</b>	<b>890.9</b>	<b>1,379.4</b>	<b>-35.4%</b>	<b>356.3</b>	<b>432.7</b>	<b>-17.7%</b>	<b>534.6</b>	<b>946.7</b>	<b>-43.5%</b>
Number of analysed properties		305-2	23 out of 43	24 out of 42		10 out of 16	12 out of 18		13 out of 27	12 out of 24	
Analysed area	m <sup>2</sup>	305-2	208,163.1	240,703.4	-13.5%	102,744.7	131,540.0	-21.9%	105,418.4	109,163.4	-3.4%
Proportion of total area	%	305-2	49.7%	59.0%	-15.8%	53.1%	65.3%	-18.7%	46.8%	52.9%	-11.5%
<b>Scope 3 (location-based)</b>	t CO <sub>2</sub> e/year	<b>305-3</b>	<b>16,537.0</b>	<b>20,672.8</b>	<b>-20.0%</b>	<b>14,759.1</b>	<b>18,942.0</b>	<b>-22.1%</b>	<b>1,777.9</b>	<b>1,730.8</b>	<b>+2.7%</b>
Number of analysed properties		305-3	39 out of 64	45 out of 65		25 out of 36	32 out of 40		14 out of 28	13 out of 25	
Analysed area	m <sup>2</sup>	305-3	363,842.1	432,140.4	-15.8%	255,780.7	320,334.0	-20.2%	108,061.4	111,806.4	-3.3%
Proportion of total area	%	305-3	59.9%	71.3%	-16.0%	67.4%	80.7%	-16.5%	47.4%	53.5%	-11.3%
<b>Scope 3 (market-based)</b>	t CO <sub>2</sub> e/year	<b>305-3</b>	<b>14,399.9</b>	<b>19,289.3</b>	<b>-25.3%</b>	<b>12,915.7</b>	<b>17,817.6</b>	<b>-27.5%</b>	<b>1,484.2</b>	<b>1,471.7</b>	<b>+0.8%</b>
Number of analysed properties		305-3	39 out of 64	45 out of 65		25 out of 36	32 out of 40		14 out of 28	13 out of 25	
Analysed area	m <sup>2</sup>	305-3	363,842.1	432,140.4	-15.8%	255,780.7	320,334.0	-20.2%	108,061.4	111,806.4	-3.3%
Proportion of total area	%	305-3	59.9%	71.3%	-16.0%	67.4%	80.7%	-16.5%	47.4%	53.5%	-11.3%
<b>EPRA CODE: GHG-INDIR-ABS</b>											
<b>GHG-emissions intensity from building energy consumption (location-based)</b>											
Landlord-obtained	kg CO <sub>2</sub> e/	305-4	17.6	17.0	+3.8%	16.2	13.5	+19.7%	19.0	21.1	-10.0%
Tenant-obtained	m <sup>2</sup> /year	305-4	45.5	47.8	-5.0%	57.7	59.1	-2.4%	16.5	15.5	+6.3%
Whole building		305-4	55.5	57.3	-3.1%	64.2	64.7	-0.7%	35.0	36.1	-3.1%
<b>GHG-emissions intensity from building energy consumption (market-based)</b>											
Landlord-obtained	kg CO <sub>2</sub> e/	305-4	7.4	9.4	-20.3%	6.1	5.8	+5.6%	8.8	13.7	-35.8%
Tenant-obtained	m <sup>2</sup> /year	305-4	39.6	44.6	-11.3%	50.5	55.6	-9.2%	13.7	13.2	+4.3%
Whole building		305-4	43.8	49.8	-12.0%	52.9	58.0	-8.7%	22.3	26.5	-15.9%
<b>EPRA CODE: GHG-INT</b>											

1) We use the GRI Standard 2016 here in accordance with the current publication of the EPRA Sustainability Best Practices Recommendations Guidelines from 2017. Differences refer to unrounded values



## PORTFOLIO

## ENVIRONMENTAL KEY FIGURES | CATEGORY WATER

PERFORMANCE MEASURE	UNIT	GRI <sup>1</sup>	TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO		
			2022	2021	DIFFERENCE	2022	2021	DIFFERENCE	2022	2021	DIFFERENCE
<b>Water consumption</b>											
<b>Total water consumption</b>	<b>m<sup>3</sup>/year</b>	<b>303-3/303-5</b>	<b>203,950.1</b>	<b>145,417.9</b>	<b>+40.3%</b>	<b>149,366.0</b>	<b>103,535.5</b>	<b>+44.3%</b>	<b>54,584.0</b>	<b>41,882.4</b>	<b>+30.3%</b>
Number of analysed properties		303-3/303-5	60 out of 64	61 out of 65		32 out of 36	36 out of 40		28 out of 28	25 out of 25	
Analysed area	m <sup>2</sup>	303-3/303-5	575,646.1	559,263.4	+2.9%	347,896.7	350,216.0	-0.7%	227,749.4	209,047.4	+8.9%
Proportion of total area	%	303-3/303-5	94.8%	92.3%	+2.7%	91.6%	88.2%	+3.9%	100.0%	100.0%	-
<b>Like-for-like total water consumption</b>	<b>m<sup>3</sup>/year</b>	<b>303-3/303-5</b>	<b>181,411.1</b>	<b>138,894.6</b>	<b>+30.6%</b>	<b>129,756.0</b>	<b>97,012.2</b>	<b>+33.8%</b>	<b>51,655.0</b>	<b>41,882.4</b>	<b>+23.3%</b>
Number of analysed properties		303-3/303-5	55 out of 61	55 out of 61		30 out of 36	30 out of 36		25 out of 25	25 out of 25	
Analysed area	m <sup>2</sup>	303-3/303-5	532,561.1	532,561.1	-	323,513.7	323,513.7	-	209,047.4	209,047.4	-
Proportion of total area	%	303-3/303-5	90.5%	90.5%	-	85.2%	85.2%	-	100.0%	100.0%	-
<b>Building water intensity</b>	<b>m<sup>3</sup>/m<sup>2</sup>/year</b>	<b>303-3/303-5</b>	<b>0.354</b>	<b>0.260</b>	<b>+36.3%</b>	<b>0.257</b>	<b>0.177</b>	<b>+44.8%</b>	<b>0.079</b>	<b>0.062</b>	<b>+26.8%</b>
Number of analysed properties		303-3/303-5	60 out of 64	61 out of 65		32 out of 36	36 out of 40		28 out of 28	25 out of 25	
Analysed area	m <sup>2</sup>	303-3/303-5	575,646.1	559,263.4	+2.9%	347,896.7	350,216.0	-0.7%	227,749.4	209,047.4	+8.9%
Proportion of total area	%	303-3/303-5	94.8%	92.3%	+2.7%	91.6%	88.2%	+3.9%	100.0%	100.0%	-

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Differences refer to unrounded values

## PORTFOLIO

## ENVIRONMENTAL KEY FIGURES | CATEGORY WASTE

PERFORMANCE MEASURE	UNIT	GRI <sup>1</sup>	TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO		
			2022	2021	DIFFERENCE	2022	2021	DIFFERENCE	2022	2021	DIFFERENCE
<b>Total weight of waste by disposal route</b>											
<b>Total</b>	<b>t/year</b>	<b>306-3</b>	<b>2,938.1</b>	<b>2,793.9</b>	<b>+5.2%</b>	<b>1,235.8</b>	<b>1,215.7</b>	<b>+1.7%</b>	<b>1,702.3</b>	<b>1,578.1</b>	<b>+7.9%</b>
Proportion reused	%	306-4	0.0%	0.0%	–	0.0%	0.0%	–	0.0%	0.0%	–
Proportion recycled	%	306-4	55.8%	55.5%	+0.6%	73.2%	72.0%	+1.7%	43.2%	42.7%	+1.0%
Proportion composting	%	306-4	0.0%	0.0%	–	0.0%	0.0%	–	0.0%	0.0%	–
Proportion of material recovery	%	306-4	0.0%	0.0%	–	0.0%	0.0%	–	0.0%	0.0%	–
Proportion incinerated (with and without energy recovery)	%	306-4/306-5	43.9%	44.0%	–0.3%	26.1%	26.9%	–2.9%	56.8%	57.3%	–0.8%
Proportion of landfill (with and without energy recovery)	%	306-5	0.3%	0.5%	–41.9%	0.6%	1.1%	–41.1%	0.0%	0.0%	–
Proportion of other disposal methods	%	306-4/306-5	0.0%	0.0%	–	0.0%	0.0%	–	0.0%	0.0%	–
<b>Like-for-like total weight of waste by disposal route</b>											
<b>Total</b>	<b>t/year</b>	<b>306-3</b>	<b>2,435.6</b>	<b>2,392.5</b>	<b>+1.8%</b>	<b>837.2</b>	<b>837.2</b>	<b>–</b>	<b>1,598.4</b>	<b>1,555.3</b>	<b>+2.8%</b>
Proportion reused	%	306-4	0.0%	0.0%	–	0.0%	0.0%	–	0.0%	0.0%	–
Proportion recycled	%	306-4	56.0%	55.7%	+0.6%	80.0%	80.0%	–	43.5%	42.6%	+2.1%
Proportion composting	%	306-4	0.0%	0.0%	–	0.0%	0.0%	–	0.0%	0.0%	–
Proportion of material recovery	%	306-4	0.0%	0.0%	–	0.0%	0.0%	–	0.0%	0.0%	–
Proportion incinerated (with and without energy recovery)	%	306-4/306-5	43.8%	44.2%	–0.8%	19.6%	19.6%	–	56.5%	57.4%	–1.5%
Proportion of landfill (with and without energy recovery)	%	306-5	0.2%	0.2%	–1.7%	0.4%	0.4%	–	0.0%	0.0%	–
Proportion of other disposal methods	%	306-4/306-5	0.0%	0.0%	–	0.0%	0.0%	–	0.0%	0.0%	–

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## PORTFOLIO

## ENVIRONMENTAL KEY FIGURES | CATEGORY CERTIFICATES

PERFORMANCE MEASURE	UNIT	GRI <sup>1</sup>	TOTAL PORTFOLIO		
			2022	2021	DIFFERENCE
<b>Sustainably certified assets</b>					
<b>Total number</b>			<b>5 out of 64</b>	<b>5 out of 65</b>	
Total area	m <sup>2</sup>		607,448	606,180	+0.2%
Total net capital value at the end of the year	€		1,559,300,000	1,521,160,000	+2.5%
<b>Number of DGNB Gold</b>			<b>1</b>	<b>1</b>	–
Proportion of total area	%		1.7%	1.7%	–0.2%
Proportion of total net capital value	%		2.1%	2.3%	–6.2%
<b>Number of DGNB Platinum</b>			<b>1</b>	<b>1</b>	–
Proportion of total area	%		0.9%	0.9%	–0.2%
Proportion of total net capital value	%		1.1%	1.1%	–4.7%
<b>Number of LEED Platinum</b>			<b>3</b>	<b>3</b>	–
Proportion of total area	%		5.7%	5.7%	–0.2%
Proportion of total net capital value	%		11.7%	12.7%	–7.6%

EPRA CODE: CERT-TOT

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## ADMINISTRATION SITE DUISBURG

## ENVIRONMENTAL KEY FIGURES

CATEGORY	EPRA CODE	PERFORMANCE MEASURE	UNIT	GRI <sup>1</sup>	TOTAL PORTFOLIO		
					2022	2021	DIFFERENCE
Energy	ELEC-ABS/ELEC-LFL	<b>Total electricity consumption - administration site</b>	kWh/year	302-1	113,882.0	110,957.0	+2.6%
		Share of renewable energy	%	302-1	100.0%	100.0%	–
	DH&C-ABS/DH&C-LFL	<b>Total district heating &amp; cooling consumption - administration site</b>	kWh/year	302-1	0.0	0.0	–
		Share of renewable energy	%	302-1	0.0%	0.0%	–
	FUELS-ABS/FUELS-LFL	<b>Total fuel consumption - administration site</b>	kWh/year	302-1	35,086.0	49,083.0	–28.5%
		Share of renewable energy	%	302-1	0.0%	0.0%	–
ENERGY-INT	<b>Building energy intensity - administration site</b>	kWh/m <sup>2</sup> /year	302-3	91.4	98.2	–6.9%	
	Analysed area	m <sup>2</sup>	302-3	1,630.0	1,630.0	–	
Emissions	GHG-DIR-ABS	<b>Total direct GHG-emissions</b>					
		Scope 1 (location-based)	t CO <sub>2</sub> e/year	305-1	7,086.0	9,816.6	–27.8%
	GHG-INDIR-ABS	<b>Total indirect GHG-emissions</b>					
		Scope 2 (location-based)	t CO <sub>2</sub> e/year	305-2	50,335.8	47,711.5	+5.5%
		Scope 2 (market-based)	t CO <sub>2</sub> e/year	305-2	0.0	0.0	–
		Scope 3.13 (location-based)	t CO <sub>2</sub> e/year	305-3	0.0	0.0	–
	Scope 3.13 (market-based)	t CO <sub>2</sub> e/year	305-3	0.0	0.0	–	
GHG-INT	<b>GHG-emissions intensity from building energy consumption</b>						
	(location-based) - administration site	t CO <sub>2</sub> e/m <sup>2</sup> /year	305-4	35.2	35.3	–0.1%	
	(market-based) - administration site	t CO <sub>2</sub> e/m <sup>2</sup> /year	305-4	4.3	6.0	–27.8%	
Water	WATER-ABS/WATER-LFL	<b>Total water consumption</b>	m <sup>3</sup> /year	303-3/303-5	316.0	720.0	–56.1%
	WATER-INT	<b>Building water intensity</b>	m <sup>3</sup> /m <sup>2</sup> /year	303-3/303-5	0.2	0.4	–56.1%
		Analysed area	m <sup>2</sup>	303-3/303-5	1,630.0	1,630.0	–
Waste	WASTE-ABS/WASTE-LFL	<b>Total weight of waste</b>	t/year	306-3	13.9	13.9	–
		Proportion reused	%	306-4	41.0%	41.0%	–
		Proportion recycled	%	306-4	12.3%	12.3%	–
		Proportion composting	%	306-4	0.0%	0.0%	–
		Proportion of material recovery	%	306-4	0.0%	0.0%	–
		Proportion incinerated (with and without energy recovery)	%	306-4/306-5	46.6%	46.6%	–
		Proportion of landfill (with and without energy recovery)	%	306-5	0.0%	0.0%	–
		Proportion of other disposal methods	%	306-4/306-5	0.0%	0.0%	–
Certificates	CERT-TOT	<b>Type and number of sustainably certified assets</b>			0	0	–

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Differences refer to unrounded values

## HAMBORNER REIT AG

## SOCIAL KEY FIGURES | CATEGORY EMPLOYEES

EPRA CODE	PERFORMANCE MEASURE	UNIT	GRI <sup>1</sup>	TOTAL PORTFOLIO		
				2022	2021	DIFFERENCE
	<b>Employee gender diversity</b>					
DIVERSITY-EMP	Supervisory Board, percentage of female employees	%	405-1	33.3%	33.3%	–
	Supervisory Board, percentage of male employees	%	405-1	76.7%	76.7%	–
	Management Board, percentage of female employees	%	405-1	33.3%	0.0%	–
	Management Board, percentage of male employees	%	405-1	76.7%	100.0%	–23.3%
	Second management level, percentage of female employees	%	405-1	0.0%	0.0%	–
	Second management level, percentage of male employees	%	405-1	100.0%	100.0%	–
	Employees without management duties, percentage of female employees	%	405-1	60.5%	59.5%	+1.6%
	Employees without management duties, percentage of male employees	%	405-1	39.5%	40.5%	–2.3%
	Employees below Management Board level, percentage of female employees	%	405-1	52.0%	51.0%	+1.9%
	Employees below Management Board level, percentage of male employees	%	405-1	48.0%	49.0%	–2.0%
	<b>Gender pay gap of female vs. male employees</b>					
DIVERSITY-PAY	Management Board	%	405-2	–26.0%	–	–
	Second management level	%	405-2	n/a	n/a	–
	Employees without management duties	%	405-2	–16.1%	–17.5%	–7.9%
	Employees with similar tasks	%	405-2	n/a	n/a	–
	<b>Training</b>					
EMP-TRAINING	Average number of training hours per employee	hours/year	404-1	55.3	22.1	+150.2%
	<b>Appraisals</b>					
EMP-DEV	Proportion of employees with regular performance appraisals	%	404-3	98.1%	78.4%	+25.1%
	<b>Employee turnover</b>					
EMP-TURNOVER	Number of new hires		401-1	4.0	6.0	–33.3%
	Proportion of new hires	%	401-1	7.5%	11.8%	–35.8%
	Number of employees leaving the company		401-1	2.0	4.0	–50.0%
	Proportion of employees leaving	%	401-1	3.8%	7.8%	–51.9%
	<b>Employee health and safety</b>					
H&S-EMP	Injury rate	%	403-2	0.0%	0.0%	–
	Lost day rate	%	403-2	0.0%	0.0%	–
	Absentee rate	%	403-2	3.3%	2.7%	+22.2%
	Number of work-related fatalities		403-2	0.0	0.0	–

1) We use the GRI Standard 2016 here in accordance with the current publication of the EPRA Sustainability Best Practices Recommendations Guidelines from 2017.

Differences refer to unrounded values

## HAMBORNER REIT AG

## SOCIAL KEY FIGURES | CATEGORY ASSETS

EPRA CODE	PERFORMANCE MEASURE	UNIT	GRI <sup>1</sup>	TOTAL PORTFOLIO		
				2022	2021	DIFFERENCE
H&S-ASSET	Asset health and safety assessments	%	416-1	0.0%	0.0%	–
H&S-COMP	Asset health and safety compliance		416-2	n/a	n/a	–
COMTY-ENG	Assets with implemented community engagement, impact assessments and development programs		413-1	n/a	n/a	–

## HAMBORNER REIT AG

## KEY FIGURES GOVERNANCE

EPRA CODE	PERFORMANCE MEASURE	UNIT	GRI <sup>1</sup>	TOTAL PORTFOLIO		
				2022	2021	DIFFERENCE
GOV-BOARD	Number of Supervisory Board members		102-22	9.0	9.0	–
	Number of Management Board members		102-22	3.0	2.0	+50.0%
	Average tenure of members on the Supervisory Board	years	102-22	6.4	5.4	+18.4%
	Average tenure of members on the Management Board	years	102-22	6.3	8.0	–20.8%
	Number of Supervisory Board members with competencies relating to environmental and social topics,		102-22	3 out of 6	3 out of 6	–
GOV-SELECT	Procedures for nomination and selection of the Supervisory Board	Process description	102-24	Rules of Procedure § 1, § 2	Rules of Procedure § 1, § 2	–
GOV-COL	Procedures for managing conflicts of interest of the Supervisory Board	Process description	102-25	Rules of Procedure § 4	Rules of Procedure § 4	–

1) We use the GRI Standard 2016 here in accordance with the current publication of the EPRA Sustainability Best Practices Recommendations Guidelines from 2017.

2) Related to shareholder representatives.

Differences refer to unrounded values

# I LEGAL INFORMATION

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**Forward-looking statements**

This report contains forward-looking statements. These statements relate to estimates, opinions and predictions relating to the expected future development of HAMBORNER REIT AG, which are based on current assumptions and estimates by the Management Board and were based on information available at the current time. Forward-looking statements should therefore not be taken as a guarantee of future performance or results and are not necessarily accurate indicators that the forecast developments will occur or that the expected results will be achieved. Future performance and results depend on a variety of factors. These include various risks which have been described in detail in the risk report in the latest annual report. HAMBORNER REIT AG assumes no obligation to update the information, forward-looking statements or conclusions contained in this report or to correct or include subsequent events or circumstances, or to correct any inaccuracies, that become evident following the date of publication of this report. This report does not constitute an offer or call to buy or sell securities of HAMBORNER REIT AG.



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