



STAYING THE COURSE.

SUSTAINABILITY REPORT 2022

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GRI 2-1, 2-6

HAMBORNER REIT AG boasts many years of experience in the real estate and capital markets, as well as a lean and transparent corporate structure. In conducting our business activities, we are committed to meeting our social and environmental responsibilities. To deliver on this commitment, we focus on material action areas and subject our strategic decisions and measures to thorough scrutiny. The aim is to maintain our own competitiveness and future viability, as well as contributing to the transformation process of our industry and boosting stakeholder confidence.

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Links to sources and further information



Supplementary explanations of technical terminology can be found in the online glossary at:
www.hamborner.de/en/glossary/

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FOREWORD BY THE MANAGEMENT BOARD

DEAR READERS,

GRI 2-1, 2-12, 2-13, 2-22, 2-23

The last report on the sustainability activities of HAMBORNER REIT AG, both within the company and beyond, was released in autumn 2022. To meet increasing transparency expectations and future reporting obligations, we have decided that our sustainability reports will now be released considerably earlier in the financial year. There is however no change in the form of the report, which provides an update on progress on the implementation of our sustainability strategy.

The 2022 reporting year was characterised by great uncertainty and numerous adverse factors. The impacts of the war in Ukraine, significant increases in the rate of inflation and the changing interest-rate environment have significantly affected both the property and capital markets.

The international community will be dealing with the effects of the tragic situation in Ukraine for many years to come. The same goes for climate change, which made itself felt in many ways during the 2022 year. This mix of overlapping geopolitical, economic and environmental challenges is a major stress for all of us, and for the organisations in which we work. Our company sees itself as part of this

critical overall situation, and we are determined to face up to our responsibilities and to play our part in building a positive future.

Sustainability aspects already play a central role in many areas of implementation of our business model, and we draw confidence from the positive feedback received regarding our activities. The important decisions made by management for implementation of the company's sustainability strategy are endorsed by the Supervisory Board of HAMBORNER REIT AG, and in a survey conducted in early 2023, key external stakeholders have also indicated their approval of the topics and action areas identified as material within our sustainability management plan.

These action areas will see significant investment in further instruments and management systems for the ongoing tracking of progress towards our strategic sustainability goals. Such initiatives include the recent start made on implementing an ESG data management system for the collection and analysis of property-specific sustainability data, as the basis for further refining our strategic goals and reliably measuring the results achieved.

The focus will remain on the environmental impacts of our core business, and in particular on minimising the CO₂ emissions related to the operation of our properties. As a key step towards this objective, in 2022 we introduced energy assessment and CO₂ auditing across our entire property portfolio. Over the next few months, the data collected will be input into our new data management system, providing a solid foundation for formulating a climate strategy with concrete CO₂ reduction targets and for aligning our future portfolio strategy accordingly.

Working in partnership with our external stakeholders remains a key factor in this equation. Without effective communication and cooperation with these stakeholders, particularly our tenants, we will not be able to meet our sustainability goals. During 2022, we therefore also entered into direct dialogue with our stakeholders, focusing on smart metering, "green lease" agreements and joint activities for optimising the environmental footprint from the use of our properties.

Our aim is to lead by example, and to continue to play an active role in the property industry's transformation towards sustainability. ➤

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We are therefore taking further steps to build company-wide ESG know-how through training and development of our employees and intend to form collaborations with selected partners. For, despite all the progress made to date, we are well aware of the further efforts still required to optimise the environmental and social impacts of our business. Those efforts will enable us to make an active contribution to the transformation, and to hold to the sustainability course we have set for our company.

We wish you an interesting and enjoyable reading experience.

Niclas Karoff

Sarah Verheyen



NICLAS KAROFF
Chief Executive Officer of
HAMBORNER REIT AG

SARAH VERHEYEN
Member of the Board of
HAMBORNER REIT AG

FOREWORD BY THE SUPERVISORY BOARD

DEAR READERS,

GRI 2-9, 2-10, 2-11, 2-12, 2-13, 2-14, 2-16, 2-17, 2-23

The HAMBORNER REIT AG Supervisory Board advised and continuously supervised the Management Board in its management of the company in the 2022 reporting cycle. The increasing importance of sustainability aspects was once again clearly evident. Many of our discussions within the Board were focused on the current sustainability strategy, its integration into the overall company strategy and its operational implementation in the specified action areas.

The Supervisory Board's advisory and monitoring role must now also extend into the material ESG action areas. In performing this function, the Board will be guided in particular by the recommendations on the monitoring of sustainability risks set out in the current text of the German Corporate Governance Code. During the past year, the scope of the Board's role was widened accordingly, and steps were taken to build up additional expertise. This process of building up our ESG competence is continuing in the current year. The focus will be on the regulatory functions and reporting standards that are set to become mandatory for HAMBORNER REIT AG within the next few years.

The company also took further organisational steps to boost its ESG capability during the 2022 financial year. These included the establishment of a dedicated ESG committee within the Supervisory Board. This committee now meets at regular intervals, complementing the discussions at full Board meetings, where ESG items have recently featured on the agenda. Examples of these include key sustainability aspects such as the verification of topics and action areas defined as material as part of a further materiality review.

Another focus of the Supervisory Board's deliberations was the development of the decarbonisation strategy and the discussion of social and societal aspects of sustainability. Meetings also addressed the governance perspective, in particular, topics such as transparency and reporting standards and the development of key ESG ratings.

This report provides a compact overview of HAMBORNER REIT AG's ongoing progress in the area of sustainability management, as well as evidence of its heightened focus on environmental and social compatibility within its business model.

The Supervisory Board will continue its constructive dialogue with the company in the current financial year and continue to support the Management Board on its chosen course.

Dr. Andreas Mattner



DR. ANDREAS MATTNER
Chairman of the Supervisory Board of
HAMBORNER REIT AG

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ABOUT THIS REPORT

GRI 2-2, 2-3, 2-4, 2-5, 2-9

To meet our stakeholders' increasing expectations for transparency, we treat reporting as a key action area and as an integral component of our overall sustainability management system. For many years now, this reporting has been based on internationally standardised comparison frameworks. All external reports are however geared towards the specific activities undertaken within our strategic and operational sustainability management system. The materiality principle is strictly applied in both the management system and external reporting, and we dispense with any information that is not relevant to our business model and value-adding activities.

This document is the eleventh sustainability report to be issued by HAMBORNER REIT AG. Our sustainability reports are published annually and provide non-financial information that supplements the annual reports that we publish in the first quarter of every calendar year. Accordingly, this document refers to the most recent annual report.

The 2022 sustainability report provides facts and figures for the period from 1 January to 31 December 2022 as well as comparative figures from previous reporting cycles (publication date of the previous report: October 2022). It is being released earlier than the reports for prior years and, as the title indicates, now clearly relates to a one-year reporting period. These changes signal that the relevant quantitative data in this report refer to the past full financial year in exactly the same way as financial reporting (with the exception of a small amount non-annual data). Some additional current-year information received prior to the cut-off date in May 2023 has however been included in this report where deemed relevant and meaningful in the given context.

We track sustainability indicators across our entire business model. Firstly, we determine key indicators for our administrative operations that take into account all business activities at our company headquarters, such as use of the vehicle fleet and travel. And secondly, we report separate key figures for our real estate portfolio.


The tasks of collecting and evaluating environmental indicators and consumption data and reliably auditing CO₂e emissions across our real estate portfolio remain uniquely challenging. To ensure that these data are documented as completely as possible, we continuously optimise our collection methodology (see p. 24, "Management of property-related ESG data"). Moreover, while we report absolute key figures for the past financial year, we also provide series of figures for our real estate portfolio on a like-for-like basis; that is, on properties that the company owned for the entire year in both 2022 and 2021. Properties acquired or sold during the reporting period are not included in these figures. This ensures that the data series always relate to exactly the same portfolio from one year to the next, guaranteeing comparability.


In preparing this report, we have again followed the internationally recognised Sustainability Reporting Standards of the Global Reporting Initiative (GRI). This report has been prepared in accordance with the GRI Standards as updated in 2021. At the same time, as part >

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of this year's report, we are once again providing the reader with sustainability information that goes well beyond the optional disclosures of the GRI framework.

As in previous years, further reference points for our sustainability management and external reporting were the Sustainability Best Practices Recommendations (SBPR) of the European Public Real Estate Association (EPRA), the German Property Federation (ZIA) CSR Practice Guide as updated in 2022, the German Corporate Governance Code (DCGK), and the recommendations of the Institute for Corporate Governance in the German Real Estate Industry (ICG). Moreover, in the current report we again refer to three selected United Nation Sustainable Development Goals (SDGs) that we at HAMBORNER REIT AG consider to be material in the context of our business activities.

We prepared this report with expert support from an independent consulting firm. No external assurance was undertaken beyond this. This report is available in both German and English and is published exclusively in PDF format on our **company website** .

In this year's sustainability report, we have refrained from integrating a glossary of technical terms. Instead, we offer our stakeholders an **online glossary**  that we can also update during the year as needed. We use the acronym "ESG" (Environmental, Social, Governance) in this report occasionally, as it is now well established in the industry and among all financial market participants.

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GOVERNANCE & COMPLIANCE

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CORPORATE GOVERNANCE

GRI 2-9, 2-13, 2-16, 2-23, 2-27

At HAMBORNER REIT AG, corporate governance stands for strict principles and a clear framework of rules for the management and supervision of the company. In addition to the implementation and monitoring of compliance with guidelines, laws and rules of conduct, our corporate governance system includes transparent internal decision-making processes.

In our view, good corporate governance is not limited purely to accountability in terms of organisational structure and compliance management; it also includes vigilance on the part of the company's management and supervisory bodies with regard to new opportunities and risks for our business model arising in conjunction with ESG criteria. Accordingly, we are not complacent about our existing governance structures and mechanisms, but instead are constantly developing them further. We are also actively involved in furthering this process in our industry, as exemplified by our collaboration with the Institute for Corporate Governance in the German Real Estate Industry. >

MANAGEMENT STRUCTURE OF HAMBORNER REIT AG*



* Reporting date: March 31, 2023

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In addition, we comply with the requirements and recommendations of the Government Commission for the German Corporate Governance Code (DCGK), whereby our Management Board and Supervisory Board carefully review every amendment to the Code in terms of its implementation implications prior to issuing a declaration of conformity. Management of HAMBORNER REIT AG applies sustainability criteria in line with the recommendations in the current text of the DCGK. These include the identification of social and environmental factors along with the associated risks and opportunities, and the assessment of external environmental and social impacts from our business activities.

For us, effective corporate governance structures are an important means to secure our competitiveness long term. They give us the confidence that we will master any future challenges on the real estate, capital and labour markets.

Further information about our corporate governance structures, the composition and working methods of our Management Board and Supervisory Board and our corporate governance practices can be found in our corporate governance declaration.

Values-based management

GRI 2-23

Corporate management at HAMBORNER REIT AG is focused not only on implementing and monitoring compliance with all relevant guidelines, laws and codes of conduct, but also on creating a shared understanding of the values of transparency and integrity within the company. This is achieved through clear communication and management structures with flat hierarchies.

Sustainability-oriented management requires organisational structures that embed our values-based approach in day-to-day opera-

tions. This management approach also involves promoting a shared understanding of sustainability and defining overarching standards for our company and business partners, so as to encourage transparent and efficient decision-making processes that are aligned with sustainable value creation.

Our values and aspirations are centred around an uncompromising respect for human rights, ensuring equal opportunities for all, zero tolerance of discrimination, and clear policies and actions against all forms of bribery and corruption – across all our own activities and in dealings with our stakeholders. Standards for values-based business operation at HAMBORNER REIT AG are set down in the form of binding policies backed by ongoing compliance monitoring (*see p. 10, “Compliance”*). Appropriate organisational and management structures have been put in place to ensure that these standards and policies are duly implemented in practice.

Transparency

GRI 2-3

Regular reporting on our **business performance** and transparent communication on the ongoing development and implementation of our **sustainability strategy** are integral components of our corporate-governance-system. Further business and sustainability topics are covered in **guidelines, codes of conduct and rules**, all of which are available for downloading from our corporate website. These provide management, employees and partners across our entire value chain with essential information on the company, as well as clear definitions of what ethical and sustainable business practice entails.

We also have a strong focus on ongoing active and transparent communication with all our stakeholders. And as part of our investor relations activities, we provide regular updates on the company's strategy, business performance and future outlook. This is aimed at

giving our stakeholders an accurate and transparent view of the company, providing the basis for a fair appraisal of our value, and further increasing their confidence in HAMBORNER REIT AG.

During the 2022 reporting year, we again conducted a series of in-person and virtual roadshows in Germany and at financial capitals elsewhere in Europe. We also attended a number of capital market and industry conferences in Germany and abroad. This provides opportunities for direct dialogue between investors and Management Board members, in the form of one-on-one conversations and group meetings. Management Board members and investor relations staff were also able to engage with potential investors and stakeholders at numerous other meetings.

The contents of our financial and interim reports published at regular intervals are supplemented in the **investor relations area** of our website with regular additional financial and non-financial information.

As recommended in the DCGK, we also organise regular corporate governance roadshows, with active involvement by the chair of our Supervisory Board, and keep selected investors and stakeholders updated on sustainability-related topics. A summary of the content compiled for the roadshows is also provided on our website.

I COMPLIANCE

GRI 2-27, 205-2

HAMBORNER REIT AG is subject to a wide range of industry-specific and cross-industry laws and regulations. All employees abide strictly by all such provisions as a matter of course. We keep a close eye on new and amended German legislation, such as the Building Energy Act (GEG), the Climate Protection Act (KSG) and the Circular Economy Act (KrWG), as well as on EU legislation (e.g., regulations on sustainability reporting). This allows timely allocation of the resources and systems needed for compliance with new requirements.

But compliance for us is much more than merely observing a body of laws and regulations. Our corporate ethos and our success as an employer and a listed real estate company are built on a commitment to values and behaviours that are not imposed on us from the outside by laws or regulatory requirements. These include values such as honesty, integrity, reliability and credibility.

Another facet of compliance for HAMBORNER REIT AG involves instilling in our business processes a shared understanding of sustainability, as reflected in criteria and policies that are consistently applied in day-to-day work operations. The regulatory requirements around what constitutes a sustainable business operation are becoming ever more complex. Our recipe for effectively managing the resulting challenges is close cooperation between the Management Board, department managers, the risk management team and our sustainability officer and committee at corporate headquarters (*see p. 15, "Organisational structures"*).

At HAMBORNER REIT AG, day-to-day compliance with laws and regulations is also systematically ensured by a compliance management system that includes the processes, aspects and mechanisms outlined in the sections which follow.

Compliance management system (CMS)

GRI 2-12, 2-27, 205-2

We are constantly reviewing and expanding our compliance management system. This involves discussing compliance-relevant topics as well as anti-discrimination and anti-corruption mechanisms with input from the departments concerned and preparing appropriate measures. Being part of operational risk management, the company's in-house compliance systems and associated organisational structures and processes are subject to regular monitoring to ensure the identification of potential risks and timely initiation of preventive measures. The Management Board informs the Supervisory Board about material compliance measures as part of its regular reporting.

Preventive measures

GRI 205-2

We have taken appropriate preventive measures to safeguard against non-compliance risks. To this end, all industry-specific and relevant cross-industry regulations and laws are taken into account and summarised in a comprehensive compliance policy to which all personnel, including the Management Board, are subject. Furthermore, regular staff training on compliance topics and legislative developments is one of the standard elements of our training curriculum. Our activities in this regard ensure that compliance with laws and regulations is firmly anchored in the everyday work of our employees.

Whistleblower system

GRI 2-27

An electronic whistleblower system was implemented at HAMBORNER REIT AG back in 2017. This system can be used by the company's own employees and by external parties to unbureaucratically and anonymously report to an external ombudsperson any potential

violations of compliance rules or any legal misconduct within the company's sphere of influence.

Monitoring and sanctions

GRI 2-27

Responding to potential compliance violations is the responsibility of the Management Board and requires a full investigation and complete clarification of all matters – with the involvement of the external ombudsperson, if necessary. This may lead to disciplinary action in accordance with clearly defined rules in the company's compliance policy. Any action taken depends on the severity of the potential violation, the damage caused to the company and the legal circumstances of the case.

No compliance violations at HAMBORNER REIT AG were reported in the 2022 reporting year, nor indeed in the prior year. Consequently, dealing with non-compliances did not represent a critical issue for HAMBORNER REIT AG in either reporting cycle.

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RISK MANAGEMENT

GRI 2-23

As a real estate company operating throughout Germany, HAMBORNER REIT AG is exposed to risks with the potential to impact negatively on its net assets, financial position and results of operations. The overarching objective of our risk strategy is the elimination and mitigation of risks of this nature.

HAMBORNER REIT AG has therefore focused its business policy on avoiding from the outset any involvement in business areas of a highly speculative nature. A comprehensive risk management system has been implemented for the timely identification and containment of risks with the potential for a major impact on our economic viability.

Detailed information on the principles of our risk management and internal control systems can be found in the risk reporting section of the current annual report (*see Annual Report 2022, pp. 63-68*).

Information on our systematic approach to addressing ESG-relevant risks can be found under “ESG-relevant management systems & approaches” (*p. 23*) and “Climate risk assessment” (*p. 41*).

DATA PROTECTION & IT SECURITY

The legally compliant and responsible handling of the data of our tenants, business partners and employees is of fundamental importance to our business model (see p. 23, “ESG-relevant management systems & approaches”). Accordingly, the Management Board bears responsibility for these matters also. The Board is supported in this by a data protection officer appointed specifically for this purpose. The data protection officer has had a direct reporting line to the Management Board since 2011 and is involved in all data processing processes. The data protection officer advises and supports all company divisions in the day-to-day implementation of data protection requirements and is available as a contact for internal and external stakeholders in the event of complaints or indications of possible data protection violations.

For the further optimisation of our data protection management system, a software package will be implemented during the current financial year for mapping and managing all our data protection processes. This will provide reliable audit documentation of all activities and will ensure that HAMBORNER is able at any time to demonstrate compliance with all its data protection obligations.

We aspire to guarantee the protection of personal and company-related data at all times amid the growing digitalisation of our business processes and therefore attach especially high priority to IT security. This led us to appoint an IT security officer, with effect on 1 January 2022. This specially trained and certified employee contin-

uously reviews our IT security standards, adapts them to dynamically developing circumstances and requirements and, if necessary, takes appropriate technical and organisational measures to effectively limit or prevent potential IT risks.

We established a training programme aimed at preventing risks of this nature in 2022. Under this programme, all employees, including the members of the Management Board, are required to participate in a comprehensive training course covering all material IT topics relevant to security.

We also take extensive security precautions at the system level. In 2022, we engaged an external expert to support us in our first-ever conduct of a penetration test, which involved a simulated cyberattack on our IT infrastructure. We will repeat these reviews of our security standards on an annual basis in the future.

In 2023, to supplement our existing data protection policy, we will adopt a corresponding internal IT security policy that will document the current rules and ensure robust and orderly IT operations.

Thanks to the observance of our high data protection and IT security standards, no breaches of data protection regulations, data losses or relevant IT security incidents were identified in the 2022 reporting cycle.

ALLIANCE FOR CYBER SECURITY

GRI 2-28

We have been a member of the Alliance for Cyber Security in Germany since the spring of 2021 and, together with experts from other companies and organisations, are pursuing the goal of shaping and further strengthening IT security in Germany and, ultimately, within our company.

The Alliance for Cyber Security is an initiative by Germany’s Federal Office for Information Security (BSI) that was founded in 2012. It offers companies, industry associations, government authorities and organisations a cooperative platform for sharing information on current threat situations and practical cybersecurity measures. Members benefit from the expertise of the many committed partners and from the opportunity to significantly improve the protection of their own IT infrastructure.

www.allianz-fuer-cybersicherheit.de



STRATEGY & MANAGEMENT

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SUSTAINABILITY STRATEGY

GRI 2-22, 3-3

The fundamental principles of HAMBORNER REIT AG's strategic orientation remain unchanged: on behalf of our shareholders, we pursue added-value growth through the continued optimisation and yield-oriented expansion of our property portfolio. In addition to classic factors such as risk and return, our strategy has for years increasingly taken into account sustainability aspects that are essential for the future success of our business model. As in the past, when establishing and expanding our sustainability management, we consistently focus on the feasibility of the planned measures and on targeted internal resource planning. We always strive to bring our own resources to bear wherever we have direct influence and effective levers for improving our sustainability performance.

Our strategic approach to the steadily increasing requirements around ESG management has served us well, as can be seen from the fact that we have already partially or fully achieved a number of the goals set forth in our operational sustainability programme (*see p. 26, "Strategic sustainability programme"*).

Nevertheless, we are constantly reviewing our sustainability strategy and its associated measures in order to identify further scope for optimisation and, ultimately, deploy our resources in the area of sustainability management in a well-targeted manner. As part of this, we carry out a regular materiality analysis (*see p. 22, "Materiality"*).

This is a review of our existing action areas defined as "material", with the involvement of relevant internal and external stakeholders. The analysis also identifies potential new sustainability-relevant topics and, if necessary, reallocates priorities to existing issues. Reprioritisation is particularly relevant in the "environmental management and climate protection" action area, especially for the topics of energy consumption and CO₂e emissions, to which we are currently devoting special attention.

As announced in last year's report, we are working on the development of a comprehensive and well-founded climate strategy which meets nationally and internationally recognised standards and >

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which is aimed at securing the performance and viability of our business model in the long term. Accordingly, during the reporting period, we systematised the recording and analysis of tenant and landlord energy and water consumption and waste generation and created our first comprehensive CO₂e inventory for the properties in our portfolio (*see p. 46, Emission data of the total portfolio*). For this, we drew on the experience and findings from the CO₂e audit project carried out at our administrative headquarters in 2021. Our short-term goal is now to systematically evaluate the CO₂e audit data, to derive potential cross-portfolio measures and/or alternative courses of action and to create a reliable decision-making basis for the formulation of a decarbonisation strategy.

Data on energy consumption and CO₂e emissions within our real estate portfolio will in future have a major bearing on our strategic planning. However, collecting reliable data is itself merely the basis for a successful strategy. Various key questions also need to be asked. Where are energy optimisation measures needed, and how will they be financed? Do the new strategic goals necessitate changes within our real estate portfolio? Going forward, what landlord-tenant apportionment of the costs of the various measures will be justifiable and feasible? To what extent will there be changes in the requirements that must be taken into account during the valuation of potential new properties to ensure they align with our future portfolio strategy?

In addition to these key questions and the related tasks, the sustainability agenda of HAMBORNER REIT AG includes the topics the company has classified as material (*see p. 26, "Strategic sustainability programme"*). In addition to maintaining and further optimising our consistently high corporate governance standards and fulfilling our transparency obligations concerning various sustainability topics as required in this context, we as a responsible employer remain focused on developing our employees, optimising our real estate portfolio and expanding our environmental management efforts. At the same time, we are constantly working on optimising and digitalising our sustainability-related work processes. We are realising all of these measures with the intention of continuously becoming more efficient in our sustainability management.

SUSTAINABILITY MANAGEMENT

Organisational structures

GRI 2-12, 2-13, 3-3

The company also made further adjustments at the organisational level during the 2022 financial year. This included the establishment within the Supervisory Board of an ESG committee to advise the Management Board and the company on key sustainability issues, focusing in particular on the integration of sustainability into the company strategy, on defining sustainability goals, reporting, the risk management system, and on material organisational and process topics.

Another important step was the creation of a corporate support role dedicated exclusively to overseeing sustainability-relevant topics. This role involves bringing together all the knowledge and expertise available within the company on these topics and taking responsibility for interdisciplinary and cross-departmental sustainability projects.

We also increased the number of sustainability officers in the relevant corporate divisions as a means of optimising the management of internal departmental sustainability activities, the necessary data management and cross-departmental processes. In the course of this, the interfaces necessary for reporting were created, and internal reporting lines were adapted. Another important personnel step for our sustainability management was the appointment of our new Management Board member, Ms Sarah Verheyen, who joined the Sustainability Committee immediately upon taking up her duties on 1 October 2022 and who now shares Board-level responsibility for ESG with our CEO. >

SUSTAINABILITY COMMITTEE

The internal Sustainability Committee of HAMBORNER REIT AG, which was established in 2020, comprises the Management Board and the key officers of selected corporate divisions. The Sustainability Committee regularly addresses relevant environmental, social and governance issues and is responsible for the integration and strengthening of ESG criteria in the business activities of HAMBORNER REIT AG. The committee is directly involved in strategy development and materiality processes and formulates specific topics and action areas within the framework of sustainability management. In addition, the committee oversees the performance of company-wide sustainability activities.



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Stakeholder engagement

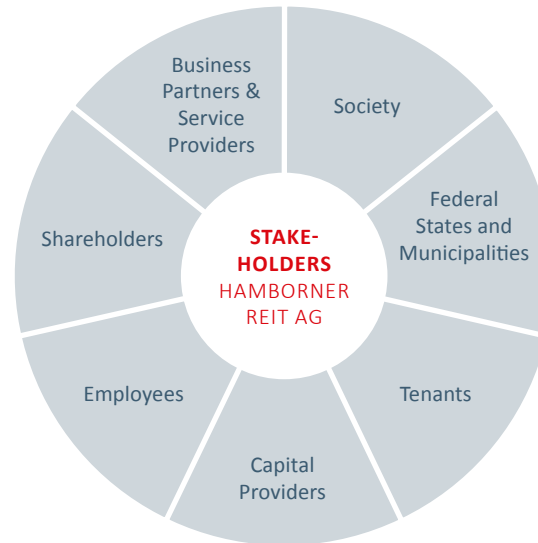
GRI 2-29

Our systematic stakeholder management approach remains an essential component of our sustainability management system, which can only be successfully implemented in cooperation with our external stakeholders. We continue to review the expectations of our key stakeholders and to use all appropriate communication channels as we work together to achieve sustainability goals.

In 2022, we further stepped up our engagement with our key stakeholders. In each case, this was a mutual initiative. In the course of this engagement, it became clear that various stakeholders' expectations around sustainable processes, services and properties had increased significantly and that dialogue regarding a possible need for transformation was in the shared interests of all parties.

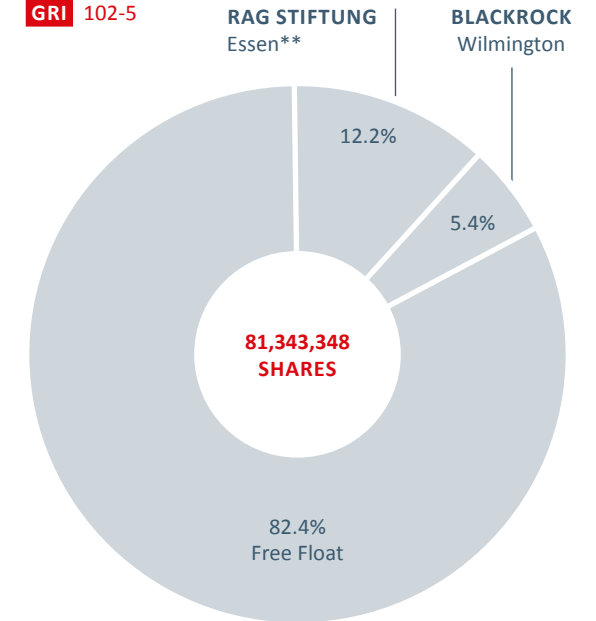
In our engagement with our shareholders, we are increasingly focusing on sustainability-relevant aspects. In the course of this, we are noticing a clearly growing tendency among capital market participants to take sustainability criteria into account in their decision-making processes. Accordingly, in our investor relations activities, we will continue to satisfy these additional information requirements, and we will include relevant sustainability topics in our communications with investors. >

STAKEHOLDERS OF HAMBORNER REIT AG



SHAREHOLDER STRUCTURE*

GRI 102-5



* As at 31 march 2023


** Of which 2.6% via RAG AG

Our asset management and technical departments are in constant dialogue with our tenants, and in recent times sustainability issues have been increasingly part of these discussions. The discussions have focused in particular on the sharing of property-related consumption data. Social aspects also feature in our communications with the users of our properties. These include aspects such as amenity values, accessibility and family-friendly infrastructure.

Direct interaction with our tenants remains a success factor in our business. Potential new tenants participate in a systematic “know-your-customer” process as part of the lease negotiations. This involves reviewing social, environmental and governance-related aspects in addition to the usual questions of corporate structure, business model and creditworthiness. Lease negotiations also regularly touch on the subject of “green lease” clauses, which are now included in the majority of our leases.

Familiarity and trust also feature strongly in our dialogue with our employees at HAMBORNER REIT AG. In 2022, as in the prior year, there were multiple staff meetings and numerous one-on-one discussions on topics such as vocational training and professional development, occupational health and safety and further flexibilisation of our work model. In addition, our annual employee survey (*see p. 63, “Sustainable employer”*) once again yielded valuable insights that will help us improve working conditions and further enhance HAMBORNER’s attractiveness as an employer. In spring 2023, we also conducted our first employee survey on ESG topics, eliciting an objective assessment of our company’s sustainability performance.

GRI 2-23

Our codes of conduct for our employees and business partners are another key part of our stakeholder engagement activities. Developed in cooperation with an external consulting firm and our works council, the codes mandate binding principles of conduct and decision-making for our employees and business partners. The documents are available for downloading on our **corporate website**  and are due to be updated at some point in 2023.

GRI 414-1


Our code of conduct for business partners will be used as the basis for more intensive dialogue with partners along the entire supply chain, and for collaborative efforts to ensure more sustainable processes in our business operation. Accordingly, a systematic review of sustainability standards within our supply chains is to be carried out in the second half of 2023. In addition to industry-specific standards, we will be guided in this by the requirements of the Supply Chain Due Diligence Act (LkSG), even though the provisions of this law do not actually apply to HAMBORNER.

ESG stakeholder survey

GRI 2-29

At the end of the 2022 reporting year, we designed a systematic stakeholder survey of specific sustainability topics. The anonymous survey was duly conducted in March 2023. For this, a total of 246 subjects from relevant HAMBORNER REIT AG stakeholder categories were approached by the company department responsible for the business relationship in each case. These categories included analysts and investors, lenders, employees, tenants and service providers.

The responses were rated on a five-step Likert scale (from “very low” to “very high” level of agreement). The subjects were also given the opportunity to provide further replies and suggestions in free text fields. A very pleasing response rate of 58% was achieved, enabling the following conclusions to be drawn:

- All stakeholder categories rated the importance of sustainability as “high” or “very high”.
- Stakeholders predominantly rated HAMBORNER REIT AG as a sustainable business.
- Our selection of material ESG action areas and topics was endorsed by all stakeholder categories.
- External stakeholders saw it as “highly important” for them to have input into these action areas.
- In sustainability assessments, lenders, investors and analysts currently tend to focus more on governance and environmental criteria while according a “low” level of importance to social aspects.
- Respondents attached only “relatively low” importance to sustainability ratings and benchmarks.
- The likely impact of sustainability-oriented investments on the future profitability of HAMBORNER REIT AG was rated as “high”.
- The acceptance level for forgoing profits/dividends to allow refinancing of sustainability measures was however rated as “low”. 

The feedback from external stakeholders on HAMBORNER REIT AG's sustainability goals can be summarised as follows:

- The importance of further efficiency gains and reduced resource consumption (including water) was rated as “high” by all stakeholders.
- Also regarded as highly important was the additional generation or use of regenerative forms of energy.
- Further professional development measures and promoting diversity within the company were assessed as “highly important”.
- Sustainable building certifications were seen as important primarily by investors, analysts and lenders, but had a low level of importance for all other stakeholder categories.

The survey results form part of our ongoing materiality review process. The material topics and action areas that we had already defined (*see p. 22, “Materiality”*) were generally validated by the results of the latest stakeholder survey.

Given our stakeholders' predominantly positive feedback on our sustainability performance, and in view of their endorsement of our choice of material action areas, we are confident of being able to work with them to successfully address future tasks in this area. The results will be analysed in detail during the remainder of this financial year to help us identify and develop any necessary strategy adjustments and specific measures. This process will also include suggestions and ideas from within the company, which will be taken into account in the further refinement of our sustainability management system.

We will continue to assess specific sustainability topics by means of systematic stakeholder surveys because this will help us to identify further material topics, create a shared understanding of sustainability and operate sustainably at every step in our value chain.

Survey of tenants

In the course of the survey, as well as rating our sustainability performance, the “tenants” stakeholder category was asked about our performance in terms of asset and property management. This took the form of a separate anonymous questionnaire, in which tenants were asked to rate the quality and condition of their leased property and the quality of the relationship with their contacts at HAMBORNER. The online questionnaire was sent out to a total of 80 tenants, or approximately 17% of our total tenant base. The response rate was 38%.

The results of the first tenant survey of this type showed a predominantly high level of satisfaction with HAMBORNER's performance as a landlord, reflected in a satisfaction rate of 78%. Our tenants rated our properties as being favourably and desirably located and strongly emphasised the friendliness, helpfulness and accessibility of our staff. Respondents were also largely satisfied with the service providers used at their location.

A small number of tenants recommended improvements, including with regard to fit-out of common areas and outdoor facilities. There were also some requests for wider availability of EV charging infrastructure.

Here again, the results from this additional tenant questionnaire will be systematically analysed so that we can identify further potential enhancements and take them into account in our future operational management activities. >

Stakeholder engagement programme

GRI 2-29, 413-1

Our stakeholder management is based on ongoing, constructive dialogue because we firmly believe that collaboration is vital to meaningful discussion of material ESG topics and hence successful attain-

ment of ESG goals. Accordingly, we utilise a broad range of dialogue and communication formats and channels to ensure that we reach as many internal and external stakeholders as possible.

Stakeholder engagement programme at a glance

STAKEHOLDER GROUP	FOCUS TOPICS IN KEY ACTION AREAS 2022	COMMUNICATION/DIALOGUE FORMAT
<p>Shareholders</p> <p>Capital investors</p>	<p>Environmental management & climate protection</p> <ul style="list-style-type: none"> • Sustainability strategy • Key data related to the environment • CO₂e audits • Decarbonisation strategy/targets <p>Portfolio quality & portfolio optimisation</p> <ul style="list-style-type: none"> • Sustainability aspects relating to acquisition processes • Linking of sustainability strategy and manage-to-core approach • Future costs associated with ESG • Property certifications <p>Employee development</p> <ul style="list-style-type: none"> • Sustainable employer • Key data related to social issues • Diversity <p>Corporate governance & dialogue</p> <ul style="list-style-type: none"> • Integration of sustainability criteria into business model and company management • Risk management • Structure and work methods of the Management and Supervisory Boards • Remuneration system of the Management Board (especially ESG components) • Sustainability goals • Transparency standards <p>Other relevant subjects</p> <ul style="list-style-type: none"> • Green finance/ESG-based financing products 	<ul style="list-style-type: none"> • (Virtual) roadshows and investor conferences • Corporate governance roadshow of the chair/ deputy chair of the Supervisory Board • Shareholder forums • Meetings with individual investors • Virtual general meeting • Talks and negotiations with banks • Systematic stakeholder survey • Annual and interim business reports • Sustainability report • Press releases/mailings, etc. • Press/telephone conferences • Press articles/interviews, etc. • Company website • Social media

Continued on page 20

Stakeholder engagement programme at a glance

STAKEHOLDER GROUP	FOCUS TOPICS IN KEY ACTION AREAS 2022	COMMUNICATION/DIALOGUE FORMAT
Tenants	<p>Environmental management & climate protection</p> <ul style="list-style-type: none"> • CO₂e audits • Cooperation for the collection of consumption data <p>Portfolio quality & portfolio optimisation</p> <ul style="list-style-type: none"> • Energy/ancillary cost development and optimisation • Energy efficiency of the buildings • EV charging infrastructure • Quality of building/amenity values <p>Corporate governance & dialogue</p> <ul style="list-style-type: none"> • Lease/addenda negotiations • “Green leases” — sustainability clauses 	<ul style="list-style-type: none"> • Direct/personal dialogue between tenant contacts, asset managers and technical property managers • Systematic stakeholder survey • Property inspections/visits • Leases (“green leases”) • Sustainability report
Employees	<p>Workforce</p> <p>Environmental management & climate protection</p> <ul style="list-style-type: none"> • Continued development of the sustainability strategy • Raising awareness concerning environmental and climate protection • CO₂e audits <p>Portfolio quality & portfolio optimisation</p> <ul style="list-style-type: none"> • Portfolio analyses • Energy efficiency measures/potential savings • E-mobility <p>Employee development</p> <ul style="list-style-type: none"> • Flexible/mobile working models • Individual advanced training measures • Occupational safety and health management <p>Corporate governance & dialogue</p> <ul style="list-style-type: none"> • Code of conduct for employees • Compliance, data protection and IT security <p>Other relevant subjects</p> <ul style="list-style-type: none"> • Sustainability management: organisation and process optimisation • Digitalisation and data management • Establishment of the “Sustainability Management” corporate support role and onboarding of the new employee appointed to the role 	<ul style="list-style-type: none"> • Individual appraisal interviews • Staff events • Works meetings • Annual feedback meetings • Employee surveys • Systematic stakeholder survey • Departmental discussions • Employee training • Employee portal/HR software • Mailings • Annual and interim business reports • Sustainability report • Code of conduct for employees • Intranet • Social media

Stakeholder engagement programme at a glance

STAKEHOLDER GROUP	FOCUS TOPICS IN KEY ACTION AREAS 2022	COMMUNICATION/DIALOGUE FORMAT
Employees	<p>Internal Sustainability Committee</p> <ul style="list-style-type: none"> Continued development of the sustainability strategy CO₂e audits and portfolio analyses Decarbonisation strategy Sustainability management: organisation and process optimisation Digitalisation Risk management Decisions and measures Measuring success Internal and external reporting 	<ul style="list-style-type: none"> Regular working meetings of the internal Sustainability Committee
Business partners & service providers	<p>Environmental management & climate protection</p> <ul style="list-style-type: none"> Environmental and social criteria Personnel/material availability <p>Portfolio quality & portfolio optimisation</p> <ul style="list-style-type: none"> Contracts for performance of maintenance/modernisation/energy-efficiency measures ESG due diligence Lease negotiation/repositioning processes <p>Corporate governance & dialogue</p> <ul style="list-style-type: none"> “Know Your Customer” reviews 	<ul style="list-style-type: none"> Direct/personal dialogue between service providers and asset and property managers Contracts for work and services Systematic stakeholder survey Code of conduct for suppliers Sustainability report
Federal states & municipalities	<p>Environmental management & climate protection</p> <ul style="list-style-type: none"> Accessibility to public transport <p>Portfolio quality & portfolio optimisation</p> <ul style="list-style-type: none"> Integration of the properties into the urban and social environment Accessibility to transport Energy-efficiency measures <p>Corporate governance & dialogue</p> <ul style="list-style-type: none"> General regulatory conditions 	<ul style="list-style-type: none"> Written and face-to-face communication with contacts at authorities Systematic stakeholder survey Networking with relevant associations and bodies Involvement in local initiatives and interest groups Sustainability report
Society	<p>Environmental management & climate protection</p> <ul style="list-style-type: none"> Ecological measures and regional commitment of the property portfolio holder <p>Portfolio quality & portfolio optimisation</p> <ul style="list-style-type: none"> Local supply of goods and services Transport accessibility (public transport) E-mobility 	<ul style="list-style-type: none"> Support for social, political and corporate initiatives Networking with relevant associations and bodies Sustainability report

Materiality

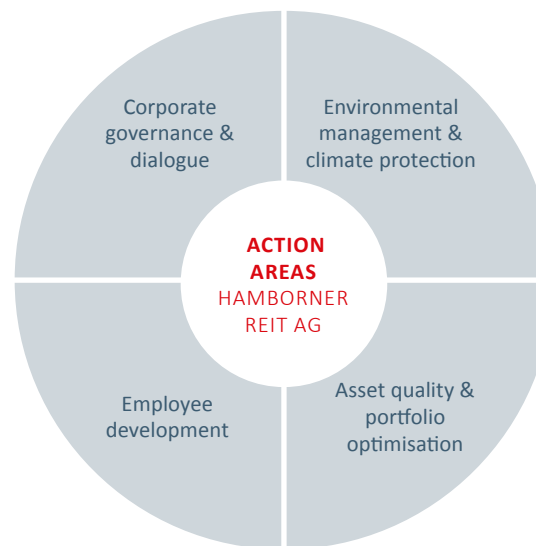
GRI 3-1, 3-2

Reviewing the materiality of sustainability topics is an ongoing process at HAMBORNER REIT AG that draws on a range of different perspectives. Factors with a decisive bearing on materiality include identified impacts and risks, our commercial decisions on operating and capital expenditure (opex/capex), acquisitions, regulatory developments and the changing expectations of internal and external stakeholders

Over the past few months, we have carried out a detailed review of our material sustainability action areas, first internally and then on the basis of feedback from our external stakeholders (*see p. 17, “ESG stakeholder survey”*). The responses generally confirmed the validity of our existing focus topics, although a few topics were re-prioritised within or added to action areas in response to the survey results. Materiality thus remains the foundation for our sustainability strategy and our strategic sustainability programme here at HAMBORNER REIT AG.

In light of its importance within the real estate industry, the Environmental management & climate protection action area again received special attention during the 2022 reporting year. Activities in this context centred on creating a CO₂e audit system across the entire property portfolio. We were able to draw on the experience gained from the CO₂e audit project carried out in the 2021 year at our administrative headquarters in Duisburg. This yielded many valuable insights into the efficiency and emission performance of our properties and enabled us to identify opportunities for optimisation.

MAJOR ACTION AREAS IN SUSTAINABILITY MANAGEMENT



Our short-term goal is now to systematically evaluate the audit data and to create a reliable decision-making basis for the formulation of a decarbonisation strategy. As well as setting down medium and long-term CO₂e reduction targets, this strategy will provide the basis for designing any refurbishment and modernisation measures that may be required at the level of specific properties.

These measures will then be implemented within the Portfolio quality & portfolio optimisation action area – at portfolio-wide, portfolio subsector and individual property level. The focus will remain on CO₂e reduction and on increasing energy efficiency across the property portfolio.

Our activities in the Corporate governance & dialogue action area centre around the integration of further sustainability criteria into our risk management system, the expansion of our internal and external reporting standards, and ongoing improvement of our ESG rating. We have also added “tenant satisfaction” to this action area. Our tenant satisfaction level, which is ultimately a function of the quality of our properties and our asset and property management operation, will now be measured at regular intervals, with the results providing the basis for further enhancements to our sustainability strategy.

In the Employee development action area, our focus remains on the topics of further education and professional development, diversity and equal opportunity, occupational safety, health management, ensuring employee satisfaction, and further enhancing the attractiveness of HAMBORNER REIT AG as an employer. ➤

MATERIALITY PRINCIPLE

In assessing our sustainability-relevant topics, we adhere strictly to the principle of materiality in terms of both operational measures and external reporting, which we regard as an integral part of our sustainability management approach.

The focus on materiality is also in line with our principle of efficiently focusing HAMBORNER REIT AG's resources and commitment on those topics that we identify as having the greatest impact on the environment and society and as being the most effective levers for optimising our sustainability performance. In addition to reviewing material topics in close alignment with our business model, we always take into account the expectations of our stakeholders.

The debate surrounding corporate sustainability reporting has however led to a change in what the materiality principle entails. All the international reporting frameworks that we currently follow on a voluntary basis, and which are set to become mandatory, require a materiality analysis to be carried out. The aim of that process is to identify topics and issues which, in view of the company's business model, are material for external reporting.

The assessment dimensions are as follows:

- the impacts of the company's business activity on the environment and society (e.g., the impact on climate change from the release of CO2 emissions for which the company is directly responsible across its entire business model)
- significance of external aspects for the company's (financial) position and performance (e.g., impacts of climate change, including increasing extreme weather events, on the company's property portfolio)

This is the concept of double materiality: viewing sustainability topics from both an outside-in and an inside-out perspective. This dual perspective will now be reflected even more clearly in our materiality review process and in our reporting approach.

ESG-relevant management systems & approaches

GRI 3-3

As part of our efforts to optimise the analysis and management of material sustainability issues, we regularly review our existing management systems and explore potential management systems. In doing so, we ask ourselves the following fundamental question: Are our management systems capable of meeting the challenges in their particular action areas, and can we use them to efficiently analyse and control the environmental, social and societal impacts of our business activities?

Most of our sustainability tasks are multidisciplinary topics, addressed by multiple departments. For this reason, our compliance and risk management systems (*see p. 10, "Compliance", and p. 11, "Risk management"*), including the sustainability dimensions of compliance and risk, are core components of our overarching control system.

Given the rapidly evolving business and regulatory environment and the complex nature of sustainability as a discipline, it is essential that we conduct regular reviews of our management approaches, making adjustments where required. To ensure the long-term effectiveness of their activities, the teams responsible for this area regularly report to our Management Board, so that its members are kept informed and can be involved in all significant decisions. Internal reporting takes the form of regular executive meetings and the quarterly meetings of the internal Sustainability Committee.

Along with our overarching control systems, there are a number of other management systems and approaches that are critical for the implementation of our sustainability strategy. The most important of these are described below. Further information on how material topics and aspects related to our core business are managed can be found in the chapters which follow (*p. 32ff, "Sustainability in our core business"*). >

Management of property-related ESG data

Sustainability management can be successfully realised only if performance indicators are measurable, comparable and controllable. Given that a properly functioning and reliable data management system is a core prerequisite for this, we went through an extensive selection process for a suitable software-based ESG data management system in 2022. Work on implementing the system that has now been selected started in the second quarter of 2023 and will be completed by year end.

This will involve transferring all our property-related sustainability data across to the new system. That includes the environmental indicators for our administrative headquarters and all consumption data for our property portfolio collected in the course of CO₂e audits.

Along with portfolio-wide electricity and heating energy consumption data, when implementing the data management system, we will also include data on water consumption and waste generation in our properties. Here again, this data will include consumption both at our administrative headquarters and in our properties.

As part of our CO₂e audits of our property portfolio, we have been able to capture most of the water consumption data for our properties (see p. 44, "Water consumption"). However, we have not yet implemented any measures for optimising water use and consumption, nor have we put in place a systematic approach for the management of such measures. We are currently looking at possible approaches for this, and we expect that our regulatory affairs activities and company agenda will focus much more strongly on this topic area in the medium term.

Comprehensive planning and implementation of measures for reducing our waste volumes and those of our tenants is currently also yet to be achieved. Unlike the situation for electricity, heating energy and water data, there is only limited availability of data on waste volumes, particularly for our tenants (see p. 45, "Waste generation"). The analysis and comparability of the limited data currently available

is further complicated by the fact that different municipalities have different waste management systems and regulations.

The first step will therefore be to significantly optimise the body of data on all waste types (paper, lightweight packaging and recyclable materials, hazardous waste, non-recyclable waste, etc.), to enable us to analyse the causes of waste generation and then implement measures for avoidance, reduction and recycling.

Along with the data on emission-generating consumption (electricity, heat, water, waste), we also plan to start collecting further social and governance-related data on our properties. These include data on access to local public and other transport, accessibility for all persons, and amenity values. The collection of this additional data will provide the basis for a comprehensive analysis of the sustainability standards that our properties meet.

As before, the top priority is to optimise and digitalise the collection of consumption data, because this forms the basis for the successful implementation of the decarbonisation strategy that we are currently developing with the assistance of external service providers.

All relevant data will be managed and analysed centrally by the corporate support officer for sustainability management, in close consultation with our company's Controlling department. Interfaces to other IT systems, such as the portfolio management system and the system used by Controlling, are planned for the medium term. This will be particularly important in connection with the effective monitoring and control of measures for optimising energy intensity and emission intensity.

The ESG data management system will be used for further analysis of all property data across our portfolio, and for efficient asset management in terms of operating costs and resource conservation. The system will also serve as the basis for the expansion and optimisation of our internal and external ESG reporting.

Management of ESG-relevant personal data

GRI 403-1, 403-2

Our HR management system includes the ongoing collection and analysis of sustainability-relevant data, for example, data on human resources development, training and professional development, occupational safety and health, and equal opportunity and diversity (see p. 63, "Sustainable employer"). Essential input for this process comes from regular employee/feedback interviews, ongoing dialogue with the Supervisory Board and annual employee surveys. The data collected provides important input for management decisions on HR matters.

The compilation and analysis of ESG-relevant HR data is undertaken by our HR department, in close consultation with the Controlling and Sustainability departments. This management approach and the ongoing addition of new performance indicators are driven largely by regulatory requirements, market and industry standards and the information needs of our various stakeholders and ESG rating agencies.

Supply chain management

GRI 308-1

Going forward, we will increasingly need to deal with sustainability challenges also in the upstream and downstream processes of our value chain. The further development of management approaches for this purpose is a medium-term objective. In specific terms, this will involve systematically reviewing the environmental, social and governance standards of our strategic partners. We also intend to formulate a specific list of criteria for the selection of service providers, to be applied within the medium-term future.

Managing sustainability risks across entire value and supply chains is however a complex challenge. It starts with allocating resources for comprehensive risk assessment and documenting standards along the supply chain. Further, it includes ongoing monitoring and, if necessary, review of optimisation measures taken by our partners. ➤

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The extent to which we will rely on the support of external solution providers for this in the coming years is still unclear. But what is clear, is that direct communication with our business partners (*see p. 16, "Stakeholder engagement"*) and seamless inter-departmental collaboration will remain key success factors for further developing our sustainable supply chain management system.

Management of ESG-relevant risks

In the 2022 reporting year, we made adjustments to various parts of our risk management system and supplemented certain risk areas with additional items (*see Annual Report 2022, pp. 63-68*). Sustainability challenges can give rise to risks in various categories – for example, in the regulatory environment, in leasing and property transactions and in the "environmental and climate risks" category.

Consideration of ESG-relevant risks has thus become an integral part of our due diligence and risk management processes. Drawing on the professional support of outside consultants, we examine and assess potential risks, such as those that may arise from excessive energy consumption and generated CO₂e emissions (*see p. 42/43 and 46,*

"Asset portfolio"). The same is true of potential physical risks to our assets due to climate change and extreme weather events. In 2022, we began an assessment in this sense of every single asset in our portfolio (*see p. 41, "Climate risk assessment"*). The results of these processes and assessments will in future be included in our ongoing risk reporting.

We also decided to extend the scope of the ESG risks in our risk management system to include potential risks relating to transparency obligations, particularly with regard to the EU Taxonomy Regulation and the Corporate Sustainability Directive (CSRD), which is about to be transposed into German law and will be mandatory for HAMBORNER from 2026, for the 2025 reporting cycle.

The ongoing development of the risk management system with regard to sustainability criteria is also part of our strategic sustainability programme. The risk management system will in future also cover the material ESG action areas, become closely integrated into operational processes and enable the timely identification of risks and the initiation of appropriate preventive measures. >

Strategic sustainability programme

GRI 3-2, 3-3

In order to ensure the structured implementation of our sustainability activities and the ongoing documentation of our progress, we continued with the rigorous pursuit of our strategic sustainability programme in 2022. We regard this programme as a roadmap for the

achievement of our sustainability goals in the action areas that are of material importance for us, namely the tasks and challenges that relate directly to our core business.

Strategic sustainability programme

STRATEGIC GOAL	MEASURES	TIME HORIZON	REFERENCE VALUE	DEGREE OF TARGET ACHIEVEMENT*	CHANGE OVER PREVIOUS YEAR
Environmental management & climate protection					
CO ₂ e audits throughout the property portfolio	<ul style="list-style-type: none"> • Systematic collection and assessment of emission-relevant data and information • Full coverage of Scope 3 emissions (cost-based approach) 	Since 2022	–	100%	–
CO ₂ e audits at administrative headquarters	<ul style="list-style-type: none"> • Collection and assessment of climate-relevant data (Scope 1/2) • Identification of emission-relevant processes and consumption points in the upstream and downstream chain (Scope 3) • Creation of a catalogue of potential measures to optimise the CO₂e footprint • Compensation of CO₂e emissions by investing in certified climate protection projects 	Since 2021	–	100%	–
Development of decarbonisation strategy	<ul style="list-style-type: none"> • Formulation of medium- and long-term decarbonisation targets based on findings from CO₂e audits 	By the end of 2023	–	40%	+20 percentage points
Green electricity supply for common areas	<ul style="list-style-type: none"> • Supply of electricity to the common areas from renewable energy sources 	Since 2018	Supply rate	100%	–
Reduction of energy consumption and CO ₂ e emissions throughout the entire portfolio	<ul style="list-style-type: none"> • Measurement of consumption data throughout the entire portfolio • Implementation of new measurement tools • Modernisation and energy-efficiency measures 	Since 2022	–	Ongoing	–

* Degree of target achievement partly based on internal company assessments

Strategic sustainability programme

STRATEGIC GOAL	MEASURES	TIME HORIZON	REFERENCE VALUE	DEGREE OF TARGET ACHIEVEMENT*	CHANGE OVER PREVIOUS YEAR
Portfolio quality & portfolio optimisation					
Digitalisation of meter infrastructure	Conversion of metering point operation:	By the end of 2022	Proportion of outfitted properties	100%	–
	• Electronic connection of the electricity delivery points for which the property owner is responsible at complete property level				
	• Electronic connection of the gas delivery points for which the property owner is responsible at complete property level	By the end of 2024		55%	–
	• Successive installation of digital meters for future remotely recording of individual consumption by tenants	By the end of 2025		0%	–
Emission-reduction measures	<ul style="list-style-type: none"> • Optimisation of electricity supply (cooperation with tenants for the purchase of electricity from renewable energy sources) • Optimisation of heating supply • Reduction of the share of properties with oil heating • Increased use of heat pumps • Expansion of district heating supply 	From 2023	–	Ongoing	–
Energy-efficiency measures	<ul style="list-style-type: none"> • Use of the findings from CO₂e audits or more extensive inspections of specific properties • Derivation of a catalogue of measures 	From 2022	–	Ongoing	–
	<ul style="list-style-type: none"> • Optimisation of lighting • Further property-specific measures to increase energy efficiency (see overview of measures) 	From 2023			
ESG due diligence in property acquisition	<ul style="list-style-type: none"> • Systematic review of ESG criteria during property acquisitions • Ongoing optimisation of the criteria catalogue • Review as expedient with the involvement of external consultants 	Since 2021	–	Ongoing	–
Technical optimisation	<ul style="list-style-type: none"> • Measures for the modernisation of building systems 	Since 2021	–	Ongoing	–

* Degree of target achievement partly based on internal company assessments

Strategic sustainability programme

STRATEGIC GOAL	MEASURES	TIME HORIZON	REFERENCE VALUE	DEGREE OF TARGET ACHIEVEMENT*	CHANGE OVER PREVIOUS YEAR
Employee development					
Development of programme for executives	<ul style="list-style-type: none"> Special professional development programme for executives 	By the end of 2023	–	0%	–
Employee satisfaction	<ul style="list-style-type: none"> Increase in the employee satisfaction rate to at least 85% again (2022: 77%) 	By the end of 2023	Satisfaction rate	90%	–10 percentage points
Establishment of a potential/talent development programme	<ul style="list-style-type: none"> Targeted skills development and creation of horizontal and vertical career development opportunities 	By the end of 2023	–	0%	–
Expansion of health management and occupational safety measures	<ul style="list-style-type: none"> Promotion of preventive health protection measures Regular training on occupational safety and uncompromising prevention of occupational accidents 	Since 2020	–	Ongoing	–
Flexibilisation of working models	<ul style="list-style-type: none"> Preparation of related agreements with the involvement of the works council 	Since 2020	–	Ongoing	–
Professional development measures	<ul style="list-style-type: none"> Increase in the average number of professional development hours to at least 30 hours per employee 	By the end of 2025	Number of PD hours per employee	100%	+16 percentage points
Promotion of diversity and equal opportunity	<ul style="list-style-type: none"> Increase in the gender ratio on the Management Board in favour of female employees to 33.3% 	By the end of 2027	Gender ratio	100%	–
	<ul style="list-style-type: none"> Increase in the gender ratio at the second management level in favour of female employees to 28.6% 			0%	–

* Degree of target achievement partly based on internal company assessments

Strategic sustainability programme

STRATEGIC GOAL	MEASURES	TIME HORIZON	REFERENCE VALUE	DEGREE OF TARGET ACHIEVEMENT*	CHANGE OVER PREVIOUS YEAR
Corporate governance & dialogue					
Executing sustainable and ecological leases ("green leases")	<ul style="list-style-type: none"> • Active marketing of "green leases" • Making account of this when executing new and follow-up leases or addenda • Regular revision of "green lease" clauses in accordance with current industry standards 	Since 2018	–	Ongoing	–
Expansion of sustainability management and strategic steering of sustainability performance	<ul style="list-style-type: none"> • Meetings of the internal Sustainability Committee • Regular materiality analyses and performance measurement • Examination of sustainability-related issues in cooperation with the ESG committee of the Supervisory Board (since 2022) 	Since 2020	–	Ongoing	–
Further development of corporate governance structures	<ul style="list-style-type: none"> • Observance of the German Corporate Governance Code and regular issue of declarations of conformity 	Since 2007	–	Ongoing	–
Further development of risk management to include ESG risks	<ul style="list-style-type: none"> • Inclusion of appropriate criteria in the regular review of the risk management system 	Since 2021	–	Ongoing	–
Intensification of the dialogue between the Supervisory Board and investors	<ul style="list-style-type: none"> • Regular communication between the chair/deputy chair of the Supervisory Board and investors on Supervisory Board/sustainability-specific topics as part of regular corporate governance roadshows (every 2 years) 	Since 2020	–	Ongoing	–
Introduction of an ESG data management system	<ul style="list-style-type: none"> • Conduct of the tender process and system selection • Transfer of available consumption data from CO₂e audits • Inclusion of property-specific social and governance-related data • Expansion of the set of key performance indicators as a basis for future target definitions and use in internal and external reporting 	By the end of 2023	–	40%	+30 percentage points
Involvement of employees in the development and realisation of the sustainability strategy	<ul style="list-style-type: none"> • Workshops • Meetings of the internal Sustainability Committee 	Since 2020	–	Ongoing	–

* Degree of target achievement partly based on internal company assessments




Strategic sustainability programme

STRATEGIC GOAL	MEASURES	TIME HORIZON	REFERENCE VALUE	DEGREE OF TARGET ACHIEVEMENT*	CHANGE OVER PREVIOUS YEAR
Corporate governance & dialogue					
Optimisation of data management	<ul style="list-style-type: none"> Expansion of cooperation with tenants with regard to sustainability-relevant, property-specific data (especially consumption data) 	Since 2020	–	Ongoing	–
Optimisation of sustainability ratings	<ul style="list-style-type: none"> Intensification of the dialogue with rating agencies Continuous improvement in the rating results 	Since 2020	–	Ongoing	–
Participation in sustainability benchmarks	<ul style="list-style-type: none"> Regular participation in GRESB programme Regular review of other relevant benchmarking systems 	From 2023	–	Ongoing	–
Reporting in accordance with TCFD standards	<ul style="list-style-type: none"> First-time preparation of a TCFD report Conversion of the results of the climate risk assessment into a standardised, internationally recognised reporting format 	From 2023	–	0%	–
Review of supply chains (supply chain audit)	<ul style="list-style-type: none"> Systematic review of environmental, social and governance standards in upstream and downstream processes Development of corresponding criteria catalogues and review of selected service providers 	By the end of 2023	–	0%	–
Stakeholder survey	<ul style="list-style-type: none"> Regular conduct of a systematic stakeholder survey with a focus on selected stakeholder groups (every two years) Use of the findings for future materiality analysis 	Since 2023	–	100%	+100 percentage points
Systematic stakeholder management and intensification of stakeholder dialogue	<ul style="list-style-type: none"> Development and implementation of a stakeholder relations management approach and engagement programme Implementation of the dialogue formats 	Since 2020	–	Ongoing	–
Tenant satisfaction	<ul style="list-style-type: none"> Continuous measurement of satisfaction rate Identification and realisation of potential for improvement at company and property level Increase tenant satisfaction rate to at least 80% (2022: 78%) 	Since 2023	Satisfaction rate	98%	–

* Degree of target achievement partly based on internal company assessments

We also support the Sustainable Development Goals formulated by the United Nations, although our direct influence on these global objectives is limited and is concentrated on the three goals and sub-goals shown below.

Sustainable Development Goals (SDGs)

SDG		DEADLINE	SUBGOAL
	7. Affordable and clean energy	2030	<ul style="list-style-type: none"> • 7.2 Increase substantially the share of renewable energy in the global energy mix by 2030 • 7.3 Double the global rate of improvement in energy efficiency by 2030
	13. Immediate actions to fight climate change and its effects	2030	<ul style="list-style-type: none"> • 13.2 Integrate climate change measures into notational policies, strategies and planning
	17. Partnerships for the goals	2030	<ul style="list-style-type: none"> • 17.17 Encourage and promote effective public, public-private and civil society partnerships

SUSTAINABILITY IN OUR CORE BUSINESS

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CONTRIBUTION TO SUSTAINABLE ADDED VALUE

GRI 2-6

As a listed public company operating as a portfolio holder for commercial properties, our business activity is focused on generating stable and reliable cashflows for our shareholders into the long term future. We assume responsibility for our corporate actions towards all relevant stakeholders. Our core business comprises portfolio management and optimisation as well as the marketing of commercial rental spaces in Germany. The scope of our value creation may in future be expanded by one-off projects for the realisation of further potential for added value within the current portfolio and by participations in investment partnerships.

Our sustainability activities are focused primarily on the stages of the value chain for which we are operationally responsible or in which we are directly involved. This is where we have the greatest influence and the most effective levers. However, we do not act alone in working on these matters, nor do we operate in isolation from other players, which is why we strive to promote a common understanding of sustainability among our partners, service providers and suppliers.

Increasingly, we are also leveraging our influence to encourage compliance with sustainability criteria in the upstream and downstream processes of our core business. While we unceasingly strive to >

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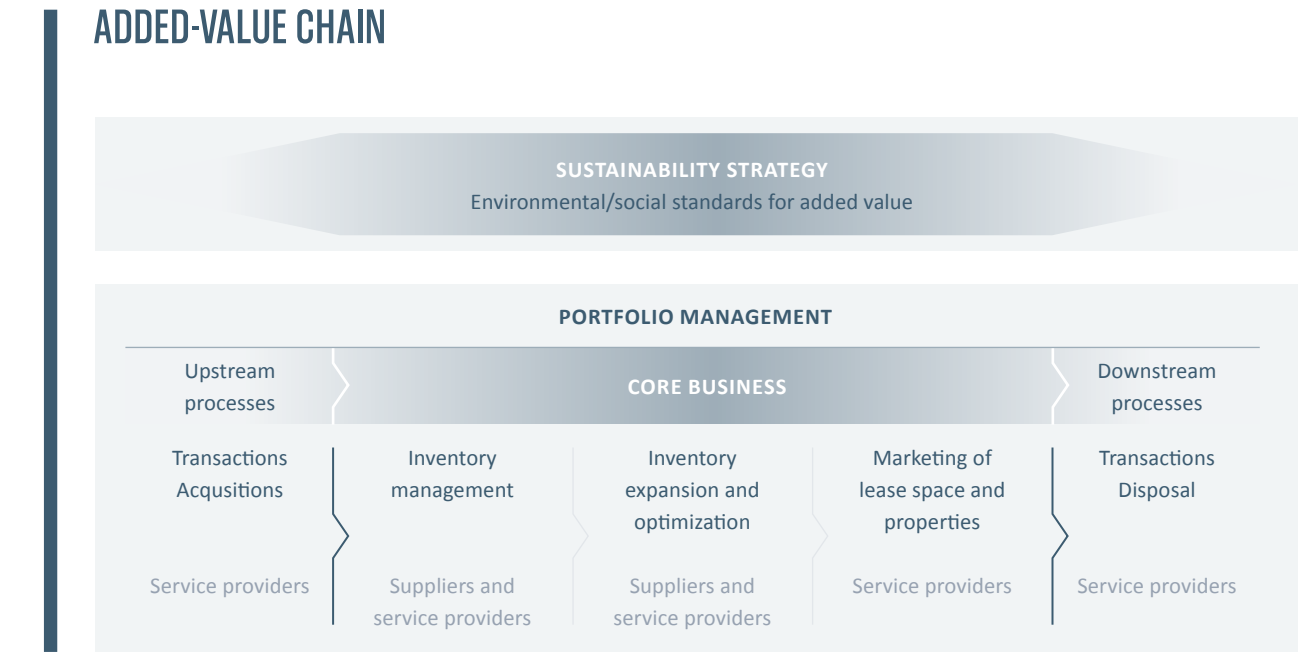
fulfil these aspirations, we do encounter certain limitations. There are various reasons for this. For example, there is only limited scope for performing complete CO₂e and environmental audits that encompass the entire upstream life cycle of our current properties. This is because, at the time of property acquisition, the necessary information and data are either unavailable or available only to a limited extent.

Nevertheless, we continue to make progress in this area also. Our strategic sustainability management programme prescribes a systematic assessment of properties against sustainability criteria at the time of acquisition. For this purpose, we have developed a comprehensive catalogue of criteria that forms the basis for the systematic assessment of property sustainability standards. The catalogue includes numerous assessment criteria and sheds light on the environmental, social and ethical aspects of each investment. By specifically considering investments from a sustainability perspective in this way, we are able to assess properties' fitness for the future at the time of acquisition and hence identify at an early stage any potential or required investments in improved sustainability.

Our influence on compliance with environmental standards in downstream processes usually ends before the end of the life cycle of the property. This is because the properties held in our portfolio tend not to be demolished, so our options for action end with the sale of a property.

GRI 2-6, 2-29, 308-1, 403-7, 414-1

In our core business, we rely on various external services and products for our daily operations and work with a wide range of suppliers, service providers and contractors. For building operations, for example, these include facility and centre managers and companies in the skilled trades sector. Similarly, in conjunction with the leasing, tenant fit-out, renovation and modernisation of our properties, we work closely with architects, engineers and tradespeople.



The basis for our business relationships with our partners is the Code of Conduct for Business Partners of HAMBORNER REIT AG. We practise fair dealings with all our business partners based on clearly defined rules, and we expect strict compliance with the terms of orders and contracts. Contracts are always awarded in accordance with transparent procedures and only after multiple offers for performance of the services have been obtained and compared.

Going forward, we intend to focus even more closely on the use of socially and environmentally compatible products and processes as a criterion when awarding contracts. At the same time, we expect our external partners to do more to accommodate these competitive criteria so that, together, we can all contribute to sustainable value creation in the development, management and optimisation of our property portfolio.

ASSET PORTFOLIO

Basic data

GRI 2-6

The property portfolio of HAMBORNER REIT AG focuses primarily on modern office properties in established locations and on 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. At this time, the portfolio is structured as shown below.

KEY PORTFOLIO DATA*

	ASSET CLASS				TOTAL PORTFOLIO
	Retail		Office		
Number of properties	38	57.6%	28	42.4%	66
Property value	€881.7m	55.1%	€727.5m	44.9%	€1,609.2m
Leasable floor space	381,729 m ²	62.4 %	229,609 m ²	37.6%	611,339 m ²
Annualised rent	€49.2m	56.9%	€37.3m	43.1%	€86.5m
Annualised rental yield	5.6%		5.1%		5.4%
EPRA vacancy rate	1.3%		5.7%		3.3%
Avg. remaining term of lease (WALT)	7.5 years		5.2 years		6.5 years

* As at 31 March 2023

Portfolio strategy

GRI 2-6

At HAMBORNER REIT AG, our corporate strategy is geared towards value-creating growth through yield-oriented expansion and optimisation of our commercial property portfolio.

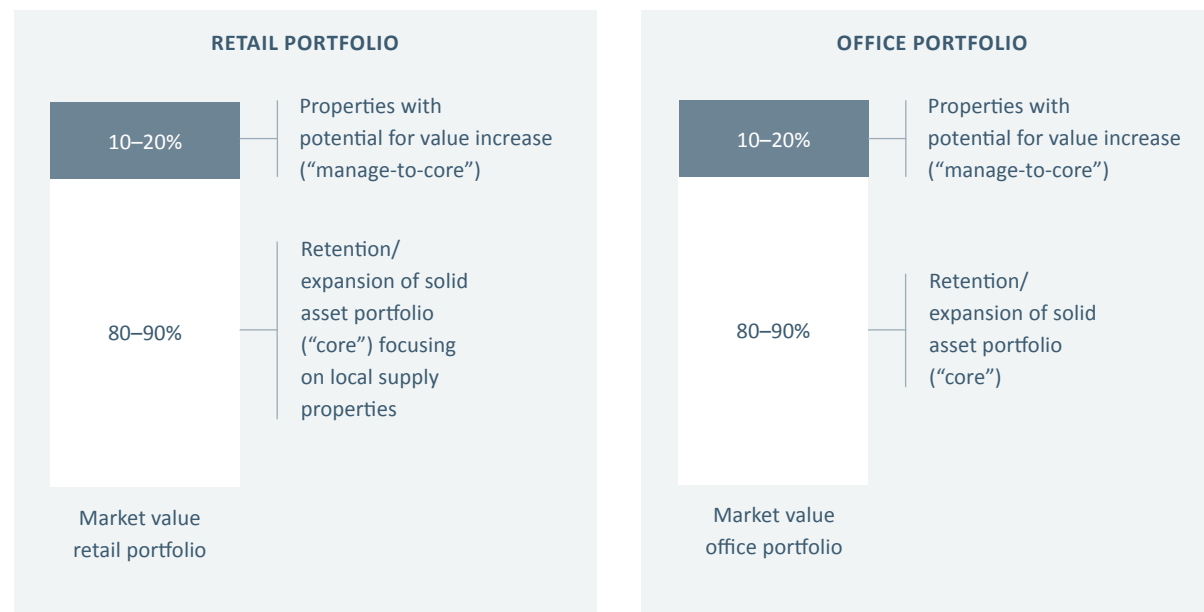
We pursue an active portfolio strategy based on a two-pronged approach of investment in office and retail properties on the one hand, and regional diversification on the other. Our strategy is to ensure the profitability of our property portfolio by acquiring properties with an attractive risk-return profile. Sustainability criteria are an increasingly important aspect of the risk-return factors that go into our acquisition decisions.

Our investment focus in both the office and retail sectors is on the acquisition of “core” properties. These are properties characterised by high quality of location and buildings, tenant compositions with strong credit ratings, and long-term leasing situations. Our target is for properties classified as “core” to make up around 80% to 90% of our total portfolio volume.

In addition to the expansion of the current core portfolio, our portfolio strategy calls for supplementary investments in “manage-to-core” properties. These are properties that offer potential for an increase in value. In particular, they are characterised by major leasing, modernisation and/or repositioning requirements. Our objective in this segment of our portfolio is to leverage our existing expertise to identify and realise existing potential for growth in value. In future, our attention here will focus more and more on properties with concrete ESG optimisation potential. The target quota for the share of “manage-to-core” properties is 10% to 20% of the total portfolio volume.

The adjacent table shows the structure of our portfolio in terms of the “core” and “manage-to-core” investment approaches as at 31 March 2023. [>](#)

TWO-PILLAR PORTFOLIO STRUCTURE AT HAMBORNER REIT AG



In addition to the yield-oriented expansion of the portfolio through new acquisitions, the HAMBORNER REIT AG strategy calls for the continuous further development of the existing portfolio. This includes in particular the regular analysis of properties in terms of their long-term risk-return prospects and the identification and realisation of existing value potential, including through the targeted disposal of properties.

In accordance with these principles, we identified and sold a total of 23 properties in the period from 2020 to 2022. For the most part, these were smaller inner-city commercial buildings that were no longer aligned with our strategy because of their condition and leasing situation or for sustainability reasons. The sale of these predominantly older and maintenance-intensive inner-city retail properties has increased the quality of our portfolio even further and reduced the average age of our properties by about 30%.

In the interests of both prompt reinvestment of the sales proceeds and continuous expansion of our portfolio, we continued our acquisition activities alongside this, acquiring a total of six office and retail properties with a cumulative purchase price of around €123 million in the period from 2020 to 2022. These investment decisions increasingly took sustainability-relevant aspects into account. All the acquired properties are in good technical condition and meet modern construction and energy standards.

Another essential part of portfolio management is that we regularly review our portfolio properties for optimisation opportunities. Targeted renovation and modernisation measures help to increase the quality and attractiveness of our properties and have a substantial impact on the performance of our portfolio.

We invested a total of €10.1 million in the modernisation and maintenance of our properties in the 2022 financial year (previous year: €7.3 million) with the goal of maintaining our high quality standards over the long term and meeting the growing needs of our tenants. Maintenance expenditure amounted to €9.0 million (previous year:

€5.8 million), and capitalisable investment expenditure (capex) totalled €1.1 million (previous year: €1.5 million).

We anticipate an upward trend in expenditure on measures to raise energy efficiency standards and reduce building emissions in future years. The required capital investments will, however, contribute to an increase in the attractiveness of the properties. The future level investment required is difficult to forecast accurately at this point in time. An initial cost simulation will be prepared as part of the development of our decarbonisation strategy, which will enable us to provide an indication of the likely additional investment required. >

INVESTMENT APPROACHES “CORE” AND “MANAGE-TO-CORE”*

	INVESTMENT APPROACH				TOTAL PORTFOLIO
	„Core“		„Manage-to-Core“		
Number of properties	63	95,5%	3	4,5%	66
Property value	€1,537.6m	95.5%	€71.6m	4.5%	€1,609.2m
Leasable floor space	584,139 m ²	95.5%	27,199 m ²	4.5%	611,339 m ²
Annualised rent	€83.3m	96.3%	€3.2m	3.7%	€86.5m
Annualised rental yield	5.4%		4.4%		5.4%
EPRA vacancy rate	0.9%		40.9%		3.3%
Avg. remaining term of lease (WALT)	6.6 years		3.2 years		6.5 years

* As at 31 March 2022

Building certifications in the asset portfolio

GRI 2-5

Buildings with green building certifications accounted for 8.1% of total leasable space and 14.5% of total market value as at 31 March 2023. The table below provides an overview of the proportion of certified buildings in the portfolio, which is almost unchanged compared to the previous year.

BUILDINGS WITH GREEN BUILDING CERTIFICATIONS*

DGNB Gold	1
Share of total leasable space	1.6%
Share of total market value	2.1%
DGNB Platinum	1
Share of total leasable space	0.7%
Share of total market value	1.0%
LEED Platinum ("Core & Shell")	3
Share of total leasable space	5.8%
Share of total market value	11.4%
Total	5
Share of total leasable space	8.1%
Share of total market value	14.5%

* As at 31 March 2023

Total leasable space of portfolio: 611,339 m²

Total market value of portfolio: €1,609,200,000

Due to cost/benefit considerations, to date we have opted not to undertake a building certifications process across the entire portfolio or across entire sub-portfolios. This approach was endorsed by the results of the recent stakeholder survey in the sense that certifications were seen as less of a priority by the "tenants" stakeholder category in particular. We will, however, re-assess our position on >



DGNB Gold:
Aachen,
Gut-Dämme-
Straße 14
Office, usable area:
10,059m²



**LEED Platinum
 („Core & Shell“):**
Berlin, EUREF-
Campus 12-13
Office, usable area:
12,642m²



DGNB Platinum:
Neu-Isenburg,
Siemensstraße 10a
Office, usable area:
4,542m²



**LEED Platinum
 („Core & Shell“):**
München,
Domagkstraße
10-16
Office, usable area:
12,257m²



**LEED Platinum
 („Core & Shell“):**
Ratingen,
Balcke-Dürr-Allee 7
Office, usable area:
10,508m²

green building certifications at a future time, given that shareholders, analysts and lenders believe this issue will continue to grow in relevance.

Building certification is already a consideration taken into account at the asset purchase stage and as part of our portfolio and asset management approach. Certification is, for example, considered at the time of major re-letting transactions or modernisation or repositioning operations, particularly for our “manage-to-core” activities. The merits of undertaking a certification process are examined on a case-by-case basis in close consultation with existing or prospective tenants.

Social & governance criteria

GRI 2-23, 3-3

Our actions in observance of social and governance criteria focus on the positioning of HAMBORNER REIT AG as a sustainable, socially responsible employer and as a reliable partner for all stakeholders. Social and governance-related indicators and targets are therefore defined primarily at the level of the company as a whole, as described in the chapters “Governance & compliance” (see p. 8) and “Sustainable employer” (see p. 63).

These criteria are also clearly becoming increasingly relevant at portfolio and individual property level. There has been an increasing focus on social and governance issues both in the recent stakeholder survey and in day-to-day interactions with our tenants. The environmental, social and ethical aspects of potential additions to the portfolio are therefore now taken into account already at the purchase stage, on the basis of our ESG criteria catalogue. This systematic assessment of investments based on sustainability criteria includes key figures on energy and emission intensity, but also covers aspects such as the accessibility and amenity values of the property, the property’s surrounding environment, access to public transport, and the tenants’ business models. Satisfying these requirements aligns our portfolio with long-term goals and will become even more important in the future.

Over the last few months, we have also been collecting relevant information and significantly expanding our database at the level of the overall asset portfolio. The data collected will be systematically recorded and analysed in the current year in the course of implementing the ESG data management system and will be considered in the future as part of the further development of our portfolio strategy.

Environmental & CO₂e audits

GRI 3-3, 302-1, 302-2, 303-5, 305-1, 305-2, 305-3

We have been collecting data on the heating energy, electricity and water consumption of our portfolio properties since 2012 for the purpose of analysing the environmental impact of the use of our portfolio. With the support of an external service provider, we have since 2022 been conducting regular and comprehensive analyses of our portfolio’s energy and water consumption and waste generation and then calculating on this basis all relevant Scope 1, 2 and 3 emissions.

Methodology

The electricity, heating energy and water consumption data are collected primarily from consumption invoices and individual meter readings. For properties currently rented by multiple tenants (“multi-tenant properties”), additional consumption data are obtained on a per-property aggregate basis from the relevant network operators and energy suppliers. For the calculation of other tenant consumption, especially in single-tenant properties, we use data provided by tenants. In the interests of obtaining a complete CO₂e audit picture, extrapolations have been used in cases where the actual consumption data were unavailable at the reporting cut-off date.

In the course of collecting data for the 2022 reporting year, we again contacted the vast majority of our tenants. Because of the earlier publication date of this year’s report, the survey of consumption data also had to be carried out significantly earlier, and over a shorter time period. This meant less data availability by the cut-off date, and a

correspondingly greater degree of extrapolation. In addition, some tenants remained sceptical about information sharing on sustainable building management and therefore declined to share their data.

Overall, we succeeded in recording 52.0% of the energy consumption (previous year:78.7%) and 79.0% of the water consumption (previous year: 82.5%). Missing data were extrapolated with reference to current building energy performance certificates, historical consumption and comparable properties, or were derived from component-specific energy performance indicators (Teilenergiekennwerte) issued by Germany’s Institute for Housing and Environment (Institut Wohnen und Umwelt, IWU). Available consumption data from comparable properties were used for the extrapolation of water consumption figures. The high level of data availability in prior years provides a robust baseline for these extrapolations.

GRI 306-3

The availability of waste volume data for the 2022 year was very limited, just as it was for the previous year. This is because the waste management sector for the most part still does not collect the data required for the preparation of waste audits. In addition, many tenants who use centralised waste management systems serving multiple companies generally do not have access to waste generation figures specific to their properties. This is especially true of our large-area retail properties.

To nevertheless gain a picture of waste generation at portfolio level, any missing data was extrapolated from the portfolio averages of properties that were able to provide data. The collection of the data was based on invoices from waste management companies, waste management fees notices and internal schedules of waste containers in use and the intervals at which containers are emptied. In cases where waste quantities could be recorded only in volumetric units, the equivalent weight was calculated using waste density factors from the European Waste Catalogue codes. The various disposal and recovery methods (recycling, incineration, composting, etc.) were assigned weightings based on the waste audit report (Abfallbilanz) >

published by Germany's Federal Statistical Office (Statistisches Bundesamt). The CO₂e emissions from recycling were calculated according to the mass per type of waste and the recycling channel using the emission factors published by the UK Department for Environment, Food & Rural Affairs (DEFRA).

With the exception of emissions from electricity and district heating, location-based conversion factors were used to calculate CO₂e emissions. We used market-based emission factors in cases where market partners were able to provide detailed information regarding the energy sources used for electricity and district heating and the associated emission factors. In cases where no market-based information was available, we used location-based factors in conjunction with Germany's national CO₂ emission factors for district heating and electricity.

All emission data for energy, water and waste were categorised in accordance with the Greenhouse Gas Protocol (GHG Protocol). The emissions from Scopes 1 and 2 and all Scope 3 categories relevant to the operation of current properties were included. The factors used to calculate emissions are shown in the adjacent table.

Categorisation according to the GHG Protocol forms the basis for preparation of CO₂e audits at individual property and at portfolio level and is also used in the like-for-like analysis.

Other building operation emissions are determined on the basis of operating costs and capitalised costs. In the case of operating costs, we do this by applying an individual, sector-specific emission factor for each creditor whose annual booking total across our entire portfolio exceeds €10,000. This is done using the NACE codes in conjunction with the emission factors of the Statistical Office of the European Union (Eurostat). 96% of all operating costs can be allocated in this way. For capitalised costs, where there is no direct creditor correlation, and other operating costs, we apply the Eurostat average emission factor. >

EMISSION FACTORS

GRI 305-1, 305-2, 305-3

SCOPE OF APPLICATION OF THE EMISSIONS	SOURCE OF THE EMISSION FACTORS
Scope 1: Direct emissions	
Gas	Intergovernmental Panel on Climate Change (IPCC)
Fuel oil	Intergovernmental Panel on Climate Change (IPCC)
Scope 2: Indirect emissions of purchased energy	
Market-based, electricity and district heating	Individual emission factors of the energy suppliers
Location-based, electricity	Latest publication of the German Federal Environment Agency
Location-based, district heating	Global Emission Model of Integrated Systems (GEMIS) 5.0
Scope 3: Indirect emissions of the value chain	
Cat. 01: Drinking water purchases	Department for Environment, Food & Rural Affairs (DEFRA)
Cat. 01: Other purchased goods and services on the basis of operating and administrative costs	Statistical Office of the European Union (Eurostat), by creditor
Cat. 02: Capital goods based on capitalised costs	Statistical Office of the European Union (Eurostat)
Cat. 03: Fuel- and energy-related emissions	UK Department for Environment, Food & Rural Affairs (DEFRA)
Cat. 05: Waste disposal	UK Department for Environment, Food & Rural Affairs (DEFRA)
Cat. 05: Wastewater treatment	UK Department for Environment, Food & Rural Affairs (DEFRA)
Cat. 13: Leased or rented tangible assets	Emission factors analogous to Scope 1 & 2. In the absence of information on market-based factors, location-based factors were used.

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We have dispensed with adjusting the data for property-specific factors such as building age and use or vacancies within the period under review – not least because of our comparatively very low vacancy rates. Regarding heating energy consumption, it should be noted that the heating periods of the years included in the analysis are subject to natural fluctuations; and that no adjustments have been made for these fluctuations either.

In addition to the analysis at portfolio level, the CO₂e audit data are supplemented with data on emissions released at company level – chiefly emissions released in upstream and downstream processes that are both necessary for the HAMBORNER REIT AG business operations and relevant for emissions (*see p. 54, “Environmental management & climate protection at our administrative headquarters”*).

Changes from CO₂e accounting methodology in the prior year

GRI 2-4, 305-1, 305-2, 305-3, 305-4

For the 2022 year, we have extended our CO₂e footprint accounting to include most of the emission-relevant processes within our business model, which allows more Scope 3 emissions to be reported in our total footprint.

More specifically, recognised operating costs now include all IFRS income statement items for current operating, maintenance and administrative costs. This means we have included AGM, audit and consultancy costs, which were not included in the prior year. These additionally recognised costs are shown separately under “Administrative expenses recognised as costs” (*see p. 56, “Energy, water and waste data and carbon-footprint-relevant costs at administrative headquarters”*). As in prior years, costs that were already specifically quantified were excluded.

We have also drawn on additional information from our accounting records to provide a higher level of detail for the 2022 year. Along with cost items themselves, we have taken the associated creditor data into account and applied generally accepted conversion factors for the industrial sectors to which the creditors belong. For example, we were able to increase the granularity for Scope 3.1 emissions (“Purchased goods and services”), as foreshadowed in last year’s report (*see p. 58, “Emission data for administration and administrative headquarters”*).

Our CO₂e emissions accounting was significantly further developed in the 2022 year. We will continue to optimise this process, with the transparent identification of any changes in methodology.

CRREM analysis

GRI 2-4, 305-1, 305-2, 305-3, 305-4, 305-5

In 2022, we subjected our emissions data from climate auditing processes to an analysis based on the Carbon Risk Real Estate Monitor (CRREM) for the first time. The determined emissions for Scope 1 and 2 and material emissions for Scope 3 were compared with the decarbonisation target pathways which CRREM defines as being necessary for the relevant asset classes and regions in order to ensure alignment with attainment of the Paris climate goals by 2050.

The results showed that the emission intensity of the office and retail portfolio on the basis of market data was below the threshold values of the CRREM use-specific decarbonisation target pathways and that in the medium term no measures are required in order to reach the 1.5°C goal set by the UN. The only exceptions in this regard were a few retail properties where emission intensity-reducing measures will be required in the medium term to ensure alignment with the targets.

The emission intensity of our properties is primarily dependent on the energy consumption of our tenants (*see p. 46/47, “Greenhouse gas emissions 2022”*). In the CRREM analysis, we therefore ran a simulation in which all electricity used by all tenants came from renewable sources. The results showed that if all tenants were to rely solely on green electricity, this would ensure the successful achievement of decarbonisation targets at both portfolio and sub-portfolio level. We will incorporate this insight into our stakeholder engagement programme and further intensify our dialogue on this subject with our tenants.

Based on the analysis at the individual property level, we also created an internal benchmarking system and identified a number of properties that likewise require prompt action. We then subjected the buildings in question to further individual analysis, which enabled us to close certain data gaps and identify a number of initial potential measures for emission and energy intensity reduction. These will be taken into account in our future modernisation and maintenance planning (*see p. 53, “Energy efficiency measures & outlook”*).

The CRREM system was updated at the end of 2022 and beginning of 2023. This involved updating the baseline assumptions for future emission factor trends in response to recent findings and forecasts. Generally speaking, the threshold values for target achievement in individual asset classes were revised downwards. This means that the requirements for meeting the target values for emissions reduction in alignment with the 1.5°C goal have risen. The conversion figures for electricity consumption have also been adjusted. This has a positive impact on our target achievement because it means that electricity generation has been decarbonised faster than previously expected; and that transmission losses are not allocated to properties, but rather to the electricity sector. In contrast, there have been only slight adjustments to the emission factors for heating energy. ➤

The ESG data management system that we are currently developing already contains the adjusted CRREM reference data, and once fully implemented will allow ongoing tracking against the CRREM decarbonisation pathways at the portfolio, sub-portfolio and individual property levels. The updated CRREM analysis results will also provide the basis for the development of our decarbonisation strategy and, ultimately, for the further refinement of our portfolio, asset acquisition and asset management strategy.

CARBON RISK REAL ESTATE MONITOR

The Carbon Risk Real Estate Monitor (CRREM) is a project funded by the European Union that has developed a system to assess the current state of a property in terms of its energy and emissions intensity. The system can be used to assess the extent to which the annual CO₂e emissions from energy, water and waste consumption of a property or portfolio should be reduced to achieve compliance with the 1.5°C/2.0°C target set by the UN Climate Change Conference in 2015. The results of the CRREM analysis serve as the basis for developing property and portfolio-specific decarbonisation strategies.

www.crrem.eu 

Climate risk assessment

GRI 3-3, 201-2, 305-5

As well as conducting a CO₂e audit and reconciling the results to the CRREM system, we undertook a climate risk assessment of our property portfolio for the first time in 2022.

A systematic assessment of climate risks is essential for our core business for two reasons. Firstly, we are liable for any climate-damaging emissions that are released in the course of the management of our properties. Secondly, we must include in the risk assessment the effects of current and potentially expected climate change on our properties. Risks to our property portfolio arising from ongoing climate change are classified as “physical risks”.


The forecasts provided by current climate models indicate that extreme weather events can be expected to increase in the coming years and potentially impact the structure and the functionality of the properties affected, thereby negatively impacting both owners and users. While we can foster (directly or indirectly) the reduction of climate-damaging CO₂e emissions at many points within the scope of our core business, we must resort primarily to protective and insurance measures to minimise external physical risks from climate change.

Essentially, every real estate property is exposed to potential physical risks from extreme weather events. However, the impacting factors vary widely according to geographic location, and in Germany they are limited primarily to floods, storms and hail. HAMBORNER REIT AG has insurance cover for these risks portfolio-wide.

In 2022, with the support of an external consultancy, we conducted a climate risk assessment for our entire asset portfolio that took into account data from the climate and hazard database of a leading reinsurer. As part of this, various scenarios for the assessment of climate risks at our real estate locations were developed on the basis of representative data from the Intergovernmental Panel on Climate Change (IPCC).

The findings of the analysis indicate that our portfolio is not exposed to any high physical risks due to climate change in the short term, especially since all our property locations are in Germany and are thus geographically outside the global extreme risk zones.

In the medium to long term, however, the risks to our properties could increase if climate change continues along its current adverse trajectory. In such a scenario, low-risk areas such as Germany will also have progressively higher risk potential, and the probability of loss occurrence will increase. Under certain circumstances, this could have a negative impact on the future costs of full cover for the physical risks and, depending on the location and nature of the properties, could make adaptive structural modifications necessary in specific cases.

The climate risk assessment is another important element that we added to our sustainability management approach in 2022. Climate forecasts are constantly changing, and we therefore intend to run risk assessments on a regular basis, for both future acquisitions and the portfolio as a whole, drawing on the latest climate models available at the time. The results will be incorporated into our internal risk management system and external reporting, and will be presented in detail in a separate report prepared in accordance with the disclosure standards of the Task Force on Climate-related Financial Disclosures (TCFD). 

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Key figures for the portfolio as a whole

In the following, we document the key consumption figures of our portfolio for the period from 2020 to 2022. Some discrepancies with the figures shown in prior years reflect information and data received subsequent to the publication date of last year's report.

Energy consumption 2022

GRI 302-1, 302-2, 302-3

For the 2022 financial year, we are reporting on a total of 64 properties with a total usable floor area of 607,448 m². As of publication date, energy consumption figures were available from 98.6% of the owners and 33.4% of the tenants across our total portfolio. This meant extrapolation was required for 48.0% of the total energy consumption, significantly up on the prior year figure of 22.6%. This was mainly due to the decision to bring the publication date for this year's report forward, requiring data collection in the first quarter of the year, when most stakeholders did not yet have any consumption data for the 2022 year. The high volumes of data from prior years did however provide a robust baseline for extrapolating the missing consumption data.

In total, 37,195,009 kWh of heating energy and 63,543,524 kWh of electrical energy were used for the operation of our portfolio. In other words, 36.9% of the total energy consumption was for the supply of heating to the properties, and 63.1% for the supply of electricity.

The data on heating energy include all consumption sourced from natural gas and fuel oil and from heating and cooling networks. In terms of energy source, the heating supply continued to be dominated by natural gas, which is used in a total of 37 properties, followed by district heating in 22 properties. In addition, heat pump technology and fuel oil are used in some properties. The data on electricity use include both the common-area electricity consumption and the tenant electricity consumption of the properties. In 2022, the heating energy intensity of the 64 properties was 61.2 kWh/m² while the

ANALYSIS PORTFOLIO OVERVIEW

	2022	2021	2020
Property portfolio at the end of the year	66	68	83
Portfolio properties owned for entire year	64	65	80
Properties with usable data for the reporting year	64	65	80
Properties with usable data for like-for-like comparison	61	61	61

ENERGY CONSUMPTION FIGURES FOR THE TOTAL PORTFOLIO

	UNIT	2022	2021	2020
Number of analysed properties		64	65	80
Usable area	m ²	607,448.4	606,180.4	650,049.6
Heating energy consumption				
Annual consumption	kWh	37,195,009.4	42,322,108.4	39,575,193.3
Heating energy intensity	kWh/m ²	61.2	69.8	60.9
Electricity consumption				
Annual consumption	kWh	63,543,523.8	61,804,783.8	65,222,692.1
Electricity intensity	kWh/m ²	104.6	102.0	100.3
Energy consumption				
Total annual consumption	kWh	100,738,533.3	104,126,892.2	104,797,885.5
Energy intensity	kWh/m ²	165.8	171.8	161.2

electricity intensity was 104.6 kWh/m². The resulting energy intensity for the entire portfolio was 165.8 kWh/m², which was lower than the 171.8 kWh/m² figure for 2021.

The total number of properties included in the analysis can be seen from the adjacent "Analysis portfolio overview" table. ➤

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Energy consumption of the like-for likeportfolio

GRI 302-1, 302-2, 302-3

A total of 61 properties were included in the like-for-like analysis of energy consumption in 2021 and 2022. The analysis covers all properties that were in the portfolio for the entire year in both 2021 and 2022. The 36 retail and 25 office properties have a total usable floor area of 588,746 m².

A total energy consumption of 98,869,518 kWh in 2022 is attributable to the 61 properties, a reduction of 2.4% from the prior year. The decrease is mainly due to a lower heating energy demand, down by 12.0% from the prior year. These savings were partly weather-related, since the 2022 year was warmer on average than the prior year. >

ENERGY CONSUMPTION OF THE TOTAL PORTFOLIO LIKE-FOR-LIKE

	UNIT	2022	2021	DIFFERENCE
Number of analysed properties		64	65	–
Usable area	m ²	607,448.4	606,180.4	–
Heating energy consumption				
Annual consumption	kWh	37,195,009.4	42,322,108.4	–12.0%
Heating energy intensity	kWh/m ²	61.2	69.8	–12.0%
Electricity consumption				
Annual consumption	kWh	63,543,523.8	61,804,783.8	+4.1%
Electricity intensity	kWh/m ²	104.6	102.0	+4.1%
Energy consumption				
Total annual consumption	kWh	100,738,533.3	104,126,892.2	–2.4%
Energy intensity	kWh/m ²	165.8	171.8	–2.4%

Water consumption 2022

GRI 303-1, 303-5

Water is supplied to all properties in the portfolio by the competent municipal water suppliers. The available data for the analysis of water consumption in 2022 cover 79.0% of total consumption. The remaining 21.0% was calculated by extrapolation.

The water consumption of the 64 analysed properties totalled 215,125,672 litres in 2022. Based on the total usable floor area of 607,448m², the average consumption was 354.1 l/m².

Water consumption of the like-for-like portfolio

GRI 303-1, 303-5

In the like-for-like analysis of water consumption, water consumption of 212,196,672 litres, corresponding to a water intensity of 360.4 l/m², was recorded for the analysed 61 properties for 2022, as compared with a water consumption of 171,623,159 litres, and a water intensity of 291.5 l/m², for the 2021 year. This is an increase of 23.65% on the prior year, again attributable to the higher average temperature and hence more hot days. >

WATER CONSUMPTION OF THE TOTAL PORTFOLIO

	UNIT	2022	2021	2020
Number of analysed properties		64	65	80
Usable area	m ²	607,448.4	606,180.4	650,049.6
Annual consumption	l	215,125,671.6	173,956,158.7	179,850,821.3
Water intensity	l/m ²	354.1	287.0	276.7

WATER CONSUMPTION OF THE TOTAL PORTFOLIO LIKE-FOR-LIKE

	UNIT	2022	2021	DIFFERENCE
Number of analysed properties		61	61	
Usable area	m ²	588,746.4	588,746.4	
Annual consumption	l	212,196,671.6	171,623,158.7	+23.6%
Water intensity	l/m ²	360.4	291.5	+23.6%

Waste generation 2022

GRI 306-3

The analysis of waste generation for the total portfolio is based on general and contract data from the relevant local waste disposal companies and on information from our commercial tenants. As a consequence of the problems relating to the availability of information on waste generation described above, the available data cover only 19.6% of the portfolio. Missing waste generation data was extrapolated on the basis of a portfolio average of properties for which data was available (see p. 38, "Methodology").

In 2022, a waste volume of 16,457,018 kilograms was determined. The corresponding waste intensity was 27.0 kg/m², almost unchanged compared to 2021.

Waste generation of the like-for-like portfolio

GRI 306-3

The year-on-year trend of the like-for-like portfolio mirrors that of the total portfolio. The 61 properties generated waste of 16,256,766 kilograms in 2022, corresponding to a waste intensity of 27.6 kg/m². This represents a slight increase of 0.8% year on year. >

WASTE GENERATION OF THE TOTAL PORTFOLIO

	UNIT	2022	2021	2020
Number of analysed properties		64	65	80
Usable area	m ²	607,448.4	606,180.4	650,049.6
Annual volume	kg	16,410,889.9	16,257,398.8	17,676,390.6
Waste intensity	kg/m ²	27.0	26.8	27.2

WASTE GENERATION OF THE TOTAL PORTFOLIO LIKE-FOR-LIKE

	UNIT	2022	2021	DIFFERENCE
Number of analysed properties		61	61	–
Usable area	m ²	588,746.4	588,746.4	
Annual volume	kg	16,256,765.5	16,125,973.9	+0.8%
Waste intensity	kg/m ²	27.6	27.4	+0.8%

Greenhouse gas emissions 2022

GRI 305-1, 305-2, 305-3, 305-4

A full audit analysis of annual CO₂e emissions was prepared for this report on the basis of the consumption data described above and the cost-based list of purchased services and capital goods. The adjacent table provides an overview of the analysed emission sectors.

For the 2022 year, emissions of 30,666 tonnes of CO₂e were attributed to the 61 properties in the asset portfolio. At 27,618 tonnes CO₂e, the lion's share (90.1%) were Scope 3 emissions, with 24.884 tonnes CO₂e, or 81.1% of total emissions, attributable to energy purchased by our tenants. This corresponds to another year-on-year increase in the proportion of emissions from tenant consumption. This trend yet again highlights the importance of involving our tenants in our efforts to further decarbonise our portfolio.

The emission intensity in 2022 was 50.5 kg CO₂e/m², which is 10.3% lower than in the prior year. As with the energy intensity trend, this reflects lower heating energy consumption due to weather conditions.

GRI GRI 305-5

In 2017, we set our sights on reducing the greenhouse gas emissions of our portfolio and launched a tendering process for the future supply of electricity for the common areas of the properties in our asset portfolio. Since 2018, all properties for which we as the landlords are responsible for supplying the common areas have been supplied with certified green electricity. Supply for the years from 2023 to 2026 has been locked in, with new framework agreements already in place. >

EMISSION DATA OF THE TOTAL PORTFOLIO

	UNIT	MARKET-BASED		
		2022	2021	2020
Scope 1				
Natural gas	t CO ₂ e	1,827.3	2,328.3	2,341.5
Fuel oil	t CO ₂ e	0.0	0.0	200.7
Total Scope 1	t CO₂e	1,827.3	2,328.3	2,542.1
Scope 2				
Electricity (market-based)	t CO ₂ e	12.7	102.6	326.5
District heating (market-based)	t CO ₂ e	1,208.5	1,508.3	1,170.9
Total Scope 2	t CO₂e	1,221.2	1,610.9	1,497.5
Scope 3				
Cat. 01: Drinking water purchases	t CO ₂ e	38.5	28.5	30.6
Cat. 01: Purchased goods and services	t CO ₂ e	1,262.9	3,839.9	3,710.8
Cat. 02: Capital goods purchased	t CO ₂ e	216.5	309.9	174.8
Cat. 03: Upstream chain of purchased energy	t CO ₂ e	1,119.3	1,225.0	1,287.9
Cat. 05: Wastewater treatment	t CO ₂ e	43.9	32.6	35.0
Cat. 05: Waste disposal	t CO ₂ e	52.9	49.7	55.5
Cat. 13: Tenant-procured energy	t CO ₂ e	24,883.6	24,699.1	22,663.5
Total Scope 3	t CO₂e	27,617.6	30,184.8	27,958.2
Total				
Total	t CO₂e	30,666.1	34,124.0	31,997.8
Emission intensity				
Usable area	m ²	607,448.4	606,180.4	650,049.6
Scope 1	kg CO ₂ e /m ²	3.0	3.8	3.9
Scope 2	kg CO ₂ e /m ²	2.0	2.7	2.3
Scope 3	kg CO ₂ e /m ²	45.5	49.8	43.0
Total	kg CO₂e /m²	50.5	56.3	49.2

Treibhausgasemissionen des Like-for-like-Portfolios

GRI 305-1, 305-2, 305-3, 305-4

In the 2022 reporting year, the 61 properties in the like-for-like portfolio generated CO₂e emissions of 30,020 tonnes CO₂e, corresponding to an emission intensity of 51.0 kg CO₂e/m². Compared to the prior year, the emission intensity decreased by 5.8 kg CO₂e/m² (10.3%). Here again, the reduction reflects the lower demand for heating energy.

CO₂e emissions resulting from the consumption of landlord-procured electricity also decreased significantly, by 24.6%. The reason for this is in particular the identification of consumption data that was not available in the previous year and could not be recognised as green electricity within the framework of the required extrapolation. The available consumption data could now be accounted for as green electricity in the 2022 reporting year.

Another key driver was the reduction in Category 3.1 emissions that resulted from a more granular analysis of emission-relevant costs. Operating and maintenance expenses are now allocated according to the industry sector of the creditor, with emission determinations based on sector-specific conversion factors. Since the average cost-based emission factor across all industry sectors applied in the prior year was higher than the average of the emission factors of our creditors, the end result is lower emissions, in spite of higher costs. >

EMISSION DATA OF THE TOTAL PORTFOLIO LIKE-FOR-LIKE

	UNIT	MARKET-BASED		
		2022	2021	DIFFERENCE
Scope 1				
Natural gas	t CO ₂ e	1,735.3	2,301.6	-24.6%
Fuel oil	t CO ₂ e	0.0	0.0	-
Total Scope 1	t CO₂e	1,735.3	2,301.6	-24.6%
Scope 2				
Electricity (market-based)	t CO ₂ e	8.2	102.6	-92.1%
District heating (market-based)	t CO ₂ e	1,145.3	1,508.3	-24.1%
Total Scope 2	t CO₂e	1,153.5	1,610.9	-28.4%
Scope 3				
Cat. 01: Drinking water purchases	t CO ₂ e	37.9	28.3	+34.0%
Cat. 01: Purchased goods and services	t CO ₂ e	1,167.5	3,776.4	-69.1%
Cat. 02: Capital goods purchased	t CO ₂ e	100.8	309.9	-67.5%
Cat. 03: Upstream chain of purchased energy	t CO ₂ e	1,077.3	1,210.7	-11.0%
Cat. 05: Wastewater treatment	t CO ₂ e	43.3	32.3	+34.0%
Cat. 05: Waste disposal	t CO ₂ e	52.2	49.1	+6.3%
Cat. 13: Tenant-procured energy	t CO ₂ e	24,652.3	24,133.0	+2.2%
Total Scope 3	t CO₂e	27,131.4	29,539.7	-8.2%
Total				
Total	t CO₂e	30,020.2	33,452.3	-10.3%
Emission intensity				
Usable area	m ²	588,746.4	588,746.4	-
Scope 1	kg CO ₂ e /m ²	2.9	3.9	-24.6%
Scope 2	kg CO ₂ e /m ²	2.0	2.7	-28.4%
Scope 3	kg CO ₂ e /m ²	46.1	50.2	-8.2%
Total	kg CO₂e /m²	51.0	56.8	-10.3%

Key figures by asset class

The preceding section presented the consumption and emission values for our total portfolio. This section deals with the key figures for our office and retail portfolio.

ENERGY CONSUMPTION OF THE SUB-PORTFOLIOS

GRI 302-1, 302-2, 302-3

	UNIT	OFFICE			RETAIL		
		2022	2021	2020	2022	2021	2020
Number of analysed properties		28	25	24	36	40	56
Usable area	m ²	227,749.4	209,047.4	195,227.4	379,699.0	397,133.0	454,822.2
Heating energy consumption							
Annual consumption	kWh	12,909,078.2	13,709,358.5	11,708,421.6	24,285,931.2	28,612,749.9	27,866,771.8
Heating energy intensity	kWh/m ²	56.7	65.6	60.0	64.0	72.0	61.3
Electricity consumption							
Annual consumption	kWh	12,604,203.0	12,293,966.9	12,536,943.9	50,939,320.8	49,510,816.9	52,685,748.2
Electricity intensity	kWh/m ²	55.3	58.8	64.2	134.2	124.7	115.8
Energy consumption							
Total annual consumption	kWh	25,513,281.2	26,003,325.4	24,245,365.5	75,225,252.0	78,123,566.8	80,552,520.0
Energy intensity	kWh/m ²	112.0	124.4	124.2	198.1	196.7	177.1

ENERGY CONSUMPTION OF THE SUB-PORTFOLIOS LIKE-FOR-LIKE

GRI 302-1, 302-2, 302-3

	UNIT	OFFICE			RETAIL		
		2022	2021	DIFFERENCE	2022	2021	DIFFERENCE
Number of analysed properties		25	25	–	36	36	–
Usable area	m ²	209,047.4	209,047.4	–	379,699.0	379,699.0	–
Heating energy consumption							
Annual consumption	kWh	11,729,237.2	13,709,358.5	–14.4%	24,285,931.2	27,227,538.9	–10.8%
Heating energy intensity	kWh/m ²	56.1	65.6	–14.4%	64.0	71.7	–10.8%
Electricity consumption							
Annual consumption	kWh	11,915,029.0	12,293,966.9	–3.1%	50,939,320.8	48,110,319.4	+5.9%
Electricity intensity	kWh/m ²	57.0	58.8	–3.1%	134.2	126.7	+5.9%
Energy consumption							
Total annual consumption	kWh	23,644,266.2	26,003,325.4	–9.1%	75,225,252.0	75,337,858.3	–0.1%
Energy intensity	kWh/m ²	113.1	124.4	–9.1%	198.1	198.4	–0.1%

WATER CONSUMPTION OF THE SUB-PORTFOLIOS

GRI 303-5

	UNIT	OFFICE			RETAIL		
		2022	2021	2020	2022	2021	2020
Number of analysed properties		28	25	24	36	40	56
Usable area	m ²	227,749.4	209,047.4	195,227.4	379,699.0	397,133.0	454,822.2
Annual consumption	l	54,584,048.5	41,882,430.9	43,227,445.8	160,541,623.1	132,073,727.8	136,623,375.5
Water intensity	l/m ²	239.7	200.3	221.4	422.8	332.6	300.4

WATER CONSUMPTION OF THE SUB-PORTFOLIOS LIKE-FOR-LIKE

GRI 303-5

	UNIT	OFFICE			RETAIL		
		2022	2021	DIFFERENCE	2022	2021	DIFFERENCE
Number of analysed properties		25	25	–	36	36	–
Usable area	m ²	209,047.4	209,047.4	–	379,699.0	379,699.0	–
Annual consumption	l	51,655,048.5	41,882,430.9	+23.3%	160,541,623.1	129,740,727.8	+23.7%
Water intensity	l/m ²	247.1	200.3	+23.3%	422.8	341.7	+23.7%

WASTE GENERATION OF THE SUB-PORTFOLIOS

GRI 306-3

	UNIT	OFFICE			RETAIL		
		2022	2021	2020	2022	2021	2020
Number of analysed properties		28	25	24	36	40	56
Usable area	m ²	227,749.4	209,047.4	195,227.4	379,699.0	397,133.0	454,822.2
Annual volume	kg	1,987,796.0	1,790,559.3	1,706,531.0	14,423,094.0	14,466,839.5	15,969,859.6
Waste intensity	kg/m ²	8.7	8.6	8.7	38.0	36.4	35.1

WASTE GENERATION OF THE SUB-PORTFOLIOS LIKE-FOR-LIKE

GRI 306-3

	UNIT	OFFICE			RETAIL		
		2022	2021	DIFFERENCE	2022	2021	DIFFERENCE
Number of analysed properties		25	25	–	36	36	–
Usable area	m ²	209,047.4	209,047.4	–	379,699.0	379,699.0	–
Annual volume	kg	1,833,671.6	1,790,559.3	+2.4%	14,423,094.0	14,335,414.6	+0.6%
Water intensity	kg/m ²	8.8	8.6	+2.4%	38.0	37.8	+0.6%

EMISSION DATA OF THE SUB-PORTFOLIOS

GRI 305-1, 305-2, 305-3, 305-4

	UNIT	OFFICE			RETAIL		
		2022	2021	2020	2022	2021	2020
Scope 1							
Natural gas	t CO ₂ e	829.3	883.1	744.9	998.0	1,445.2	1,596.5
Fuel oil	t CO ₂ e	0.0	0.0	185.4	0.0	0.0	15.2
Total Scope 1	t CO₂e	829.3	883.1	930.4	998.0	1,445.2	1,611.7
Scope 2							
Electricity (market-based)	t CO ₂ e	6.0	37.3	128.2	6.7	65.3	198.3
District heating (market-based)	t CO ₂ e	834.4	1,124.3	795.1	374.1	383.9	375.8
Total Scope 2	t CO₂e	840.4	1,161.7	923.3	380.8	449.2	574.2
Scope 3							
Cat. 01: Drinking water purchases	t CO ₂ e	12.6	9.3	10.2	25.9	19.3	20.4
Cat. 01: Purchased goods and services	t CO ₂ e	568.8	1,389.9	1,242.6	694.1	2,450.1	2,468.2
Cat. 02: Capital goods purchased	t CO ₂ e	175.8	2.0	15.1	40.7	307.9	159.7
Cat. 03: Upstream chain of purchased energy	t CO ₂ e	607.1	634.5	586.2	512.2	590.6	701.7
Cat. 05: Wastewater treatment	t CO ₂ e	14.4	10.6	11.6	29.5	22.0	23.3
Cat. 05: Waste disposal	t CO ₂ e	35.7	34.1	33.9	17.2	15.7	21.7
Cat. 13: Tenant-procured energy	t CO ₂ e	3,180.3	2,942.7	2,852.4	21,703.3	21,756.4	19,811.1
Total Scope 3	t CO₂e	4,594.7	5,023.0	4,752.1	23,022.9	25,161.9	23,206.1
Total							
Total	t CO₂e	6,264.4	7,067.7	6,605.7	24,401.7	27,056.3	25,392.0
Emission intensity							
Usable area	m ²	227,749.4	209,047.4	195,227.4	379,699.0	397,133.0	454,822.2
Scope 1	kg CO ₂ e /m ²	3.6	4.2	4.8	2.6	3.6	3.5
Scope 2	kg CO ₂ e /m ²	3.7	5.6	4.7	1.0	1.1	1.3
Scope 3	kg CO ₂ e /m ²	20.2	24.0	24.3	60.6	63.4	51.0
Total	kg CO₂e /m²	27.5	33.8	33.8	64.3	68.1	55.8

EMISSION DATA OF THE SUB-PORTFOLIOS LIKE-FOR-LIKE

GRI 305-1, 305-2, 305-3, 305-4

	UNIT	OFFICE			RETAIL		
		2022	2021	DIFFERENCE	2022	2021	DIFFERENCE
Scope 1							
Natural gas	t CO ₂ e	737.4	883.1	-16.5%	998.0	1,418.5	-29.6%
Fuel oil	t CO ₂ e	0.0	0.0	-	0.0	0.0	-
Total Scope 1	t CO₂e	737.4	883.1	-16.5%	998.0	1,418.5	-29.6%
Scope 2							
Electricity (market-based)	t CO ₂ e	1.4	37.3	-96.1%	6.7	65.3	-89.7%
District heating (market-based)	t CO ₂ e	771.2	1,124.3	-31.4%	374.1	383.9	-2.6%
Total Scope 2	t CO₂e	772.7	1,161.7	-33.5%	380.8	449.2	-15.2%
Scope 3							
Cat. 01: Drinking water purchases	t CO ₂ e	12.0	9.3	+29.9%	25.9	19.0	+36.0%
Cat. 01: Purchased goods and services	t CO ₂ e	473.4	1,389.9	-65.9%	694.1	2,386.5	-70.9%
Cat. 02: Capital goods purchased	t CO ₂ e	60.2	2.0	+2880.4%	40.7	307.9	-86.8%
Cat. 03: Upstream chain of purchased energy	t CO ₂ e	565.1	634.5	-10.9%	512.2	576.3	-11.1%
Cat. 05: Wastewater treatment	t CO ₂ e	13.7	10.6	+29.9%	29.5	21.7	+36.0%
Cat. 05: Waste disposal	t CO ₂ e	35.0	34.1	+2.7%	17.2	15.0	+14.6%
Cat. 13: Tenant-procured energy	t CO ₂ e	2,949.0	2,942.7	+0.2%	21,703.3	21,190.3	+2.4%
Total Scope 3	t CO₂e	4,108.5	5,023.0	-18.2%	23,022.9	24,516.7	-6.1%
Total							
Total	t CO₂e	5,618.5	7,067.7	-20.5%	24,401.7	26,384.5	-7.5%
Emission intensity							
Usable area	m ²	209,047.4	209,047.4	-	379,699.0	379,699.0	-
Scope 1	kg CO ₂ e /m ²	3.5	4.2	-16.5%	2.6	3.7	-29.6%
Scope 2	kg CO ₂ e /m ²	3.7	5.6	-33.5%	1.0	1.2	-15.2%
Scope 3	kg CO ₂ e /m ²	19.7	24.0	-18.2%	60.6	64.6	-6.1%
Total	kg CO₂e /m²	26.9	33.8	-20.5%	64.3	69.5	-7.5%

Energy efficiency measures & outlook

GRI 302-1, 302-2, 303-4

In the individual-property analyses described above (*see p. 40, "CRREM analysis"*) data on the building envelope, energy consumption, meter infrastructure and utility connections were used in conjunction with a property inspection to assess the technical systems, building physics, system controls and — as far as possible — user behaviour with the aim of determining possible measures to increase energy efficiency.

The key findings of these individual-property analyses were then applied to the total portfolio and recorded in a catalogue of measures. This catalogue is subdivided into various action areas shown below and in future will be used in conjunction with maintenance and modernisation planning at the total portfolio, sub-portfolio and property level (*see adjacent table*).

On the basis of concrete action planning, we intend to set short, medium and long-term targets at the portfolio and sub-portfolio levels in the coming years and to incorporate those targets into our strategic sustainability programme.

A key prerequisite for both the formulation of these targets and the ongoing review of their achievement is to have robust, valid data, particularly data on emissions-relevant consumption. That is why we remain committed to our goal of progressively digitalising our meter infrastructure so that the necessary data can be used reliably and in a timely manner in our CO₂e audits and in further analyses based on the results of those audits.

POTENTIAL OPTIMISATION MEASURES IN THE PROPERTY INVENTORY

GRI 3-3, 302-4, 303-5, 305-5, 306-2, 306-4, 306-5

Green leases	<ul style="list-style-type: none"> • Sustainable use and management of the leased property • Reduction of waste, consumption and emissions • Environmentally safe performance of building measures • Provision of consumption data
Building envelope	<ul style="list-style-type: none"> • Roof/façade insulation • Windows • Shading
Heating/cooling	<ul style="list-style-type: none"> • Sustainable energy sources • Modernisation of building technical systems
Lighting	<ul style="list-style-type: none"> • Optimisation of lighting setups • Change of the types of lighting used
Operations	<ul style="list-style-type: none"> • Building control technology • Energy management (supported by sensor technology) • Optimisation of hours of operation
Water supply	<ul style="list-style-type: none"> • Water-saving taps and cisterns
Regenerative energy supply	<ul style="list-style-type: none"> • Heat pump • Photovoltaics • Charging infrastructure
Waste management	<ul style="list-style-type: none"> • Disposal pooling • Disposal management
Biodiversity	<ul style="list-style-type: none"> • Roof greening • Nesting boxes • Beehives

ENVIRONMENTAL MANAGEMENT & CLIMATE PROTECTION AT OUR ADMINISTRATIVE HEADQUARTERS

Consumption data for administrative headquarters

GRI 302-1, 302-4, 303-3, 305-2, 305-3, 305-5, 306-2

All business activities of HAMBORNER REIT AG are managed from the company's administrative headquarters in Duisburg. There are no branch establishments or other office locations.

In contrast to our asset portfolio, we have a freer hand in our environmental management of our administrative headquarters. This is because we have almost total control over our building and consumption data and any measures to reduce our environmental footprint.

The "classic" types of consumption data have again been collected and converted using the methodology followed for the portfolio analysis in past reporting cycles (*see p. 38, "Methodology"*). This ensures a standardised approach for both the asset portfolio and our business activities at our administrative headquarters.

All energy and water consumption data for our administrative headquarters were available for the 2022 reporting year. The figures were sourced directly from supply and disposal invoices and therefore

recognised in our audit analysis using market-based emission factors (*see p. 57, "Emission data for administrative headquarters"*). For the reporting of waste generation (and the resulting CO₂e emissions) at our headquarters, we followed the same procedure as in the prior year and as used for our asset portfolio — namely, we use the contractually agreed maximum waste volume as the basis for our calculations. The respective weights of the various types of waste were again calculated using the density factors developed by the Scottish Environmental Protection Authority (SEPA), which are now the internationally recognised standard.

Energy, water and waste data for our headquarters location in 2022, along with climate footprint-relevant costs, are shown in the following table. Also shown are our employee commuting data, which were again collected using a questionnaire, which attracted a response rate of 84.6%. The distance kilometres and resulting consumption were extrapolated to the average number of employees in the reporting year. >

ENERGY, WATER AND WASTE DATA AND CARBON-FOOTPRINT-RELEVANT COSTS AT ADMINISTRATIVE HEADQUARTERS (1)

GRI 302-1, 302-3, 303-5, 306-3

	UNIT	2022	2021	2020	DIFFERENCE	
					2022 vs. 2021	2021 vs. 2020
Usable area	m ²	1,630.0	1,630.0	1,630.0	–	–
Average number of employees (EMP)		52	50	48	+4.0%	+4.2%
Heating energy consumption, administrative headquarters						
Annual consumption	kWh	35,086.0	49,083.0	39,912.0	–28.5%	+23.0%
Heating energy intensity per area	kWh/m ²	21.5	30.1	24.5	–28.5%	+23.0%
Heating energy intensity per employee	kWh/EMP	674.7	943.9	767.5	–28.5%	+23.0%
Electricity consumption, administrative headquarters						
Annual consumption	kWh	113,882.0	110,957.0	130,500.0	+2.6%	–15.0%
Electricity intensity per area	kWh/m ²	69.9	68.1	80.1	+2.6%	–15.0%
Electricity intensity per employee	kWh/EMP	2,190.0	2,133.8	2,509.6	+2.6%	–15.0%
Energy consumption, administrative headquarters						
Total annual consumption	kWh	148,968.0	160,040.0	170,412.0	–6.9%	–6.1%
Energy intensity per area	kWh/m ²	91.4	98.2	104.5	–6.9%	–6.1%
Energy intensity per employee	kWh/EMP	2,864.8	3,077.7	3,277.2	–6.9%	–6.1%
Water consumption, administrative headquarters¹						
Annual consumption	l	316,000.0	720,000.0	413,000.0	–56.1%	+74.3%
Water intensity per area	l/m ²	193.9	441.7	253.4	–56.1%	+74.3%
Water intensity per employee	l/EMP	6,076.9	13,846.2	7,942.3	–56.1%	+74.3%
Waste generation, administrative headquarters²						
Total volume of residual waste	kg	6,500.0	6,500.0	6,500.0	–	–
Waste intensity residual waste per area	kg/m ²	4.0	4.0	4.0	–	–
Waste intensity residual waste per employee	kg/EMP	125.0	125.0	125.0	–	–
Total volume of recycled waste	kg	1,716.0	1,716.0	1,716.0	–	–
Waste intensity recycled waste per area	kg/m ²	1.1	1.1	1.1	–	–
Waste intensity recycled waste per employee	kg/EMP	33.0	33.0	33.0	–	–
Total volume of paper waste	kg	5,720.0	5,720.0	5,720.0	–	–
Waste intensity paper waste per area	kg/m ²	3.5	3.5	3.5	–	–
Waste intensity paper waste per employee	kg/EMP	110.0	110.0	110.0	–	–

1) Significant increase in water consumption in 2021 due to plant malfunction.

2) Waste amounts have remained constant in recent years because the container volumes and intervals for emptying them have not been changed. The disposal channels and non-itemised invoicing methodology used by the municipal waste disposal operator mean that we are still not in a position to provide detailed breakdowns of waste volumes.

ENERGY, WATER AND WASTE DATA AND CARBON-FOOTPRINT-RELEVANT COSTS AT ADMINISTRATIVE HEADQUARTERS (2)

	UNIT	2022	2021	2020	DIFFERENCE	
					2022 vs. 2021	2021 vs. 2020
Vehicle fleet fuel consumption						
Annual consumption	l	7,177.6	8,629.9	6,858.0	-16.8%	+25.8%
Fuel intensity per employee	l/EMP	138.0	172.6	142.9	-20.0%	+20.8%
Other business travel						
Business travel – rail	pkm	52,332.0	33,030.0	28,205.0	+58.4%	+17.1%
Business travel – air	pkm	78,967.1	42,310.0	61,493.0	+86.6%	-31.2%
Business travel – rental car	pkm	2,203.0	n/a	n/a	–	–
Total business travel	pkm	133,502.1	75,340.0	89,698.0	+77.2%	-16.0%
Business travel per employee	pkm/EMP	2,567.3	1,506.8	1,868.7	+70.4%	-19.4%
Commuting travel						
Commuting travel ³	pkm	320,400.0	224,617.4	250,470.0	+42.6%	-10.3%
Fuel consumption for commuting travel	l	23,852.0	n/a	n/a	–	–
Commuting travel per employee	pkm/EMP	6,161.5	4,492.3	5,218.1	+37.2%	-13.9%
Administrative expenses recognised as costs						
Annual administrative cost expenses ⁴	€	1,560,939.6	527,660.8	414,616.3	+195.8%	+27.3%
<i>thereof: administrative costs recognised for the first time in the 2022 reporting year</i>	€	951,462.1	n/a	n/a	–	–
Annual operating and maintenance cost expenses, administrative headquarters	€	99,191.7	n/a	n/a	–	–
Cost intensity per area	€/m ²	1,018.5	323.7	254.4	+214.6%	+27.3%
Cost intensity per employee	€/EMP	31,925.6	10,553.2	8,637.8	+202.5%	+22.2%
Capital goods expenses at administrative headquarters						
Annual expenses	€	82,983.5	63,353.8	54,528.6	+31.0%	+16.2%
Cost intensity per area	€/m ²	50.9	38.9	33.5	+31.0%	+16.2%
Cost intensity per employee	€/EMP	1,595.8	1,267.1	1,136.0	+25.9%	+11.5%

3) Travel distance figures for the 2022 reporting year are provided for information only. Emissions were determined on the basis of fuel consumption in litres.

4) Increase mainly due to extension of accounting methodology (see p. 59, Changes from CO₂e accounting methodology in the prior year).

Emission data for administrative headquarters

GRI 305-1, 305-2, 305-3, 305-4

Having control over the data and the situation at our administrative headquarters also facilitated the process of CO₂e auditing of Scope 1 and Scope 2 emissions and further categories for indirect Scope 3 emissions in accordance with the GHG Protocol. The final result showed that 270.1 tonnes of CO₂e emissions were produced in the course of our business activities at the Duisburg site in 2022.

Our consumption figures also reflected significantly lower impacts from the COVID-19 pandemic in the reporting period. A progressive decrease in hours worked remotely and greater use of our headquarters building drove an increase in electricity consumption during 2022. Despite the much more intensive use of the building in comparison with 2021, the increase in consumption nevertheless remained relatively moderate. This was due in part to the building's 2021 IT infrastructure upgrade, which only began yielding energy efficiency gains in the 2022 reporting period.

Weather-related factors led to a major reduction in the heating energy demand in the reporting period. CO₂e emissions for heating the building are primarily attributable to the use of natural gas. Most of the state-of-the-art building is heated using electricity, which again in 2022 was purchased entirely from renewable sources.

The gradual return of employees to their office workstations and higher numbers of staff in the building led to an increase in employee commuting and associated CO₂ emissions during 2022. The commuting-related CO₂ emissions of 69.7 t CO₂e had a significant impact on the overall footprint. Reducing mobility-related emissions will therefore play a significant part in the further optimisation of our CO₂e footprint.

Another significant contributor to our total emissions is the fuel consumption of the company vehicle fleet and from business travel by air. Following the marked decline in prior years, the 2022 reporting year saw an increase in face-to-face meetings and business travel. It is, however, helpful to view the increase in air travel emissions in 2022 in the wider context of the emission levels for the years prior to the pandemic. For example, total emissions from air travel in 2019, at 30.7 t CO₂e, were significantly higher than the figure for the 2022 reporting period (21.4 t CO₂e).

Another significant item in the CO₂e emissions total is Scope 3 emissions from purchased goods and services. As in the case of portfolio emissions, here too the more granular analysis of emission-relevant costs has led to a reduction in the average emission factor for Scope 3.1 emissions. The resulting emission-reducing effect was partially offset by higher administrative costs and the first-time inclusion of certain additional expenses (*see p. 40, "Changes from CO₂e accounting policies in the prior year"*).

Emissions from water consumption and waste are relatively modest in the context of the total emissions figure.

Direct and indirect CO₂ emissions from our activities at our administrative headquarters are shown in the table below. Since a large part of the described emissions listed is attributable to business operations, the average number of employees, and not the square metre area of the administrative headquarters, is used as a reference value for the presentation of emission intensity. >

EMISSION DATA FOR ADMINISTRATION AND ADMINISTRATIVE HEADQUARTERS

GRI 305-1, 305-2, 305-3, 305-4

	UNIT	2022	2021	2020	DIFFERENCE	
					2022 vs. 2021	2021 vs. 2020
Scope 1						
Natural gas	kg CO ₂ e	7,086.0	9,816.6	7,982.4	-27.8%	+23.0%
Total Scope 1	kg CO₂e	7,086.0	9,816.6	7,982.4	-27.8%	+23.0%
Scope 2						
Electricity (certified green electricity, market-based) ¹⁾	kg CO ₂ e	0.0	0.0	0.0	-	-
Total Scope 2	kg CO₂e	0.0	0.0	0.0	-	-
Scope 3						
Cat. 01: Drinking water purchases	kg CO ₂ e	76.4	172.8	99.1	-55.8%	+74.3%
Cat. 01: Purchased goods and services, administration	kg CO ₂ e	113,314.1	105,532.2	82,997.9	+7.4%	+27.2%
<i>thereof: recognised for the first time in the 2022 reporting year</i>	kg CO ₂ e	72,466.6	n/a	n/a	-	-
Cat. 01: Purchased goods and services, operations and repair	kg CO ₂ e	10,584.8	n/a	n/a	-	-
Cat. 02: Capital goods purchased	kg CO ₂ e	15,677.2	12,682.2	10,915.5	+23.6%	+16.2%
Cat. 03: Upstream chain of purchased energy from electricity and natural gas	kg CO ₂ e	8,613.6	7,639.08	8,628.24	+12.8%	-11.5%
Cat. 05: Wastewater treatment	kg CO ₂ e	87.3	201.6	115.6	-56.7%	+74.3%
Cat. 05: Waste disposal	kg CO ₂ e	296.6	297.9	297.9	-0.5%	-
Cat. 06: Rail travel	kg CO ₂ e	2,407.3	1,651.5	817.9	+45.8%	+101.9%
Cat. 06: Air travel	kg CO ₂ e	21,400.1	12,016.0	13,159.5	+78.1%	-8.7%
Cat. 06: Rental cars	kg CO ₂ e	356.9	0.0	0.0	-	-
Cat. 07: Commuter travel	kg CO ₂ e	69,744.0	34,141.8	35,817.2	+104.3%	-4.7%
Cat. 08: Leased vehicles	kg CO ₂ e	20,484.7	24,629.6	24,214.8	-16.8%	+1.7%
Total Scope 3	kg CO₂e	263,043.1	198,964.7	177,063.8	+32.2%	+12.4%
Total	kg CO₂e	270,129.0	208,781.3	185,046.2	+29.4%	+12.8%
Emission intensity						
Average number of employees (EMP)		52	50	48	+4.0%	+4.2%
Scope 1	kg CO ₂ e/EMP	136.3	196.3	166.3	-30.6%	+18.1%
Scope 2	kg CO ₂ e/EMP	0.0	0.0	0.0	-	-
Scope 3	kg CO ₂ e/EMP	5,058.5	3,979.3	3,688.8	+27.1%	+7.9%
Total	kg CO₂e/EMP	5,194.8	4,175.6	3,855.1	+24.4%	+8.3%

1) In the same way as for the portfolio figures, generation, exploration and distribution emissions associated with certified green electricity used at our administrative headquarters are reported solely under Scope 3 Category 3.
2) The fuel consumption figures for our own vehicle fleet, as recorded in our accounting system, have been converted using the CO₂ emission factors for 2021 because the factors for 2022 were not available by the reporting date.

CO₂e reduction

GRI 305-5

In 2022, we rigorously pursued the objectives and measures for reducing greenhouse gas emissions presented in the previous year's report. By tracking energy consumption at our headquarters on a weekly basis and exploring ways to save energy in our daily work, we are laying the foundation for further reductions in consumption. Despite our efforts to reduce our CO₂e footprint, however, a completely emission-free use of our administration building is not possible.

As noted above, mobility-related emissions offer a major lever for optimising our CO₂e footprint. Significant progress has already been made in this area with the conversion of our vehicle fleet to e-mobility. The last purely ICE vehicle in our fleet was disposed of at the end of 2022, marking the successful achievement of our objective of completely converting the vehicle fleet to hybrid and fully electrified mobility. We also support the electric operation of hybrid vehicles by providing charging stations at our administrative headquarters – an offering which we expanded further during the reporting period. This meant that in spite of increased travel, emissions from the operation of our vehicle fleet in the reporting year were actually down from the prior year.

To allow additional scrutiny of our footprint, as part of the CO₂e compensation (offsetting) process, our compensation partner prepared its own separate analysis of our offsettable footprint based on the consumption and volume data collected by us. In spite of the use of different emission factors, there was only a slight discrepancy between the two footprint totals, and the total calculated by the partner was used as the basis for our CO₂e compensation activities. The offsettable amount of CO₂e emissions determined by this method amounted to 278.0 tonnes CO₂e (prior year: 208.8 t CO₂e).

CO₂e compensation

Our climate strategy is aimed first and foremost at reducing CO₂e emissions in our core business and along our operational value creation processes. Our efforts in this regard are intended to progressively reduce the greenhouse gas emissions caused by our business activities. However, the successful continuation of our business activities is currently not possible without the generation of residual emissions.

Acknowledgement of this unavoidable fact prompted us in 2021 to begin compensating for (offsetting) the emissions generated at our administrative headquarters in Duisburg by investing specifically in certified climate protection projects. For the 2022 year, we compensated for a total of 278 t CO₂e in this way (2021: 208 t CO₂e).

The emissions determined in our CO₂e audit were converted into a financial climate protection contribution using a standard market cost rate per tonne. This contribution is invested via a non-profit partner company in international development projects that promote the expansion of renewable energy systems in developing countries.

By this means, we are making an indirect contribution towards reducing global CO₂e emissions, while at the same time strengthening local communities and enabling them to access clean energy.

GREEN ELECTRICITY FROM HYDROPOWER IN HONDURAS

To compensate for the CO₂e emissions caused by our activities at our administrative headquarters in 2022, we are again cooperating with a recognised non-profit climate protection organisation that conducts climate protection projects worldwide, working with local partners for the expansion of renewable energy and energy efficiency technologies.

This year, we again supported the “La Esperanza” project for environmentally friendly hydropower use in Honduras. A small hydropower plant operated by the compensation provider and the local company Consorcio de Inversiones S.A. (CISA) produces climate-friendly electricity in Intibucá, a remote region in Honduras near the border with El Salvador.

The hydropower plant is located on the Intibucá River and is four kilometres outside the town of La Esperanza. The environmental impact of the power plant itself is minimal, unlike in some other hydropower projects. Due to the steep gradient of the river on which the power plant is located, only a small reservoir is needed to operate the turbines. Also, the plant was built using pre-existing structures. It was not necessary to flood any additional areas, and an existing dam was restored to operation.

The benefits of the power plant for the local people are immense. To date, four villages have been connected to the power grid for the first time. Previously, the inhabitants used primarily wood from the rainforests and mountain forests of the region for cooking, and diesel for electricity generation. The power plant now feeds green electricity into the national grid all year round, thus performing a stabilisation function. Its capacity of 13.8 MW supplies approximately 25,000 households with clean, renewable electricity, and the plant also provides jobs to numerous people in the region. The CO₂ saving is in the order of 20,000 tonnes per year.

“La Esperanza” is just one of around 8,000 international projects and programmes registered with the United Nations Framework Convention on Climate Change (UNFCCC) that make a verified contribution to global emission reduction in line with the Paris climate convention. The project meets the criteria of the “Gold Standard for the Global Goals” (GS4GG) and is listed in the **public project register of the Gold Standard** .

 www.atmosfair.de/de/klimaschutzprojekte/wasserkraft_/honduras/



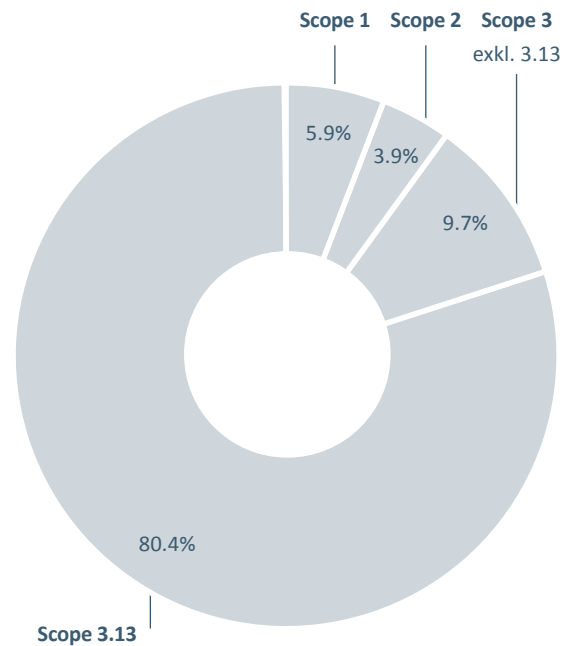
EMISSION DATA AT COMPANY LEVEL

GRI 305-1, 305-2, 305-3, 305-5

The CO₂e emissions determined to date for our core business — that is, emissions from all aspects of the management of our total portfolio and emissions arising from our administrative activities — are summarised in a CO₂e audit report. The table on the following page shows the emissions at company level reported for 2022 and prior years.

The administration-related emissions account for an extremely small share of total reported emissions at company level — just 0.9%. Accordingly, any optimisation of our CO₂e footprint at company level will be achievable primarily through avoidance and reduction of emissions currently released in relation to the management of the buildings in our portfolio. Moreover, at 80.4%, emissions attributable to tenants constitute the bulk of our CO₂e footprint at company level. Consequently, our success in further decarbonising our business model will depend to a very large extent on the cooperation of our tenants.

SHARES OF DIFFERENT EMISSION CATEGORIES



EMISSION BALANCE AT COMPANY LEVEL

GRI 305-1, 305-2, 305-3, 305-4

EMISSION DATA AT COMPANY LEVEL	Unit	2022			2021			2020			DIFFERENCE	
		Company	Thereof total portfolio	Thereof adminis- tration	Company	Thereof total portfolio	Thereof adminis- tration	Company	Thereof total portfolio	Thereof adminis- tration	2022 vs. 2021	2021 vs. 2020
Scope 1												
Natural gas	t CO ₂ e	1,834.4	1,827.3	7.1	2,338.1	2,328.3	9.8	2,349.5	2,341.5	8.0	-21.5%	-0.5%
Fuel oil	t CO ₂ e	0.0	0.0	0.0	0.0	0.0	0.0	200.7	200.7	0.0	-	-100.0%
Total Scope 1	t CO₂e	1,834.4	1,827.3	7.1	2,338.1	2,328.3	9.8	2,550.1	2,542.1	8.0	-21.5%	-8.3%
Scope 2												
Electricity (market-based)	t CO ₂ e	12.7	12.7	0.0	102.6	102.6	0.0	326.5	326.5	0.0	-87.6%	-68.6%
District heating (market-based)	t CO ₂ e	1,208.5	1,208.5	0.0	1,508.3	1,508.3	0.0	1,170.9	1,170.9	0.0	-19.9%	+28.8%
Total Scope 2	t CO₂e	1,221.2	1,221.2	0.0	1,610.9	1,610.9	0.0	1,497.5	1,497.5	0.0	-24.2%	+7.6%
Scope 3												
Cat. 01: Drinking water purchases	t CO ₂ e	38.5	38.5	0.1	28.7	28.5	0.2	30.7	30.6	0.1	+34.4%	-6.6%
Cat. 01: Purchased goods and services, administration	t CO ₂ e	113.3	0.0	113.3	105.5	0.0	105.5	83.0	0.0	83.0	+7.4%	+27.2%
Cat. 01: Purchased goods and services, operations and repair	t CO ₂ e	1,273.5	1,262.9	10.6	3,839.9	3,839.9	0.0	3,710.8	3,710.8	0.0	-66.8%	+3.5%
Cat. 02: Capital goods purchased	t CO ₂ e	232.1	216.5	15.7	322.6	309.9	12.7	185.8	174.8	10.9	-28.0%	+73.7%
Cat. 03: Upstream chain of purchased energy	t CO ₂ e	1,127.9	1,119.3	8.6	1,232.7	1,225.0	7.6	1,296.5	1,287.9	8.6	-8.5%	-4.9%
Cat. 05: Wastewater treatment	t CO ₂ e	44.0	43.9	0.1	32.8	32.6	0.2	35.1	35.0	0.1	+34.3%	-6.6%
Cat. 05: Waste disposal	t CO ₂ e	53.2	52.9	0.3	50.0	49.7	0.3	55.8	55.5	0.3	+6.3%	-10.3%
Cat. 06: Rail travel	t CO ₂ e	2.4	0.0	2.4	1.7	0.0	1.7	0.8	0.0	0.8	+45.8%	+101.9%
Cat. 06: Air travel	t CO ₂ e	21.4	0.0	21.4	12.0	0.0	12.0	13.2	0.0	13.2	+78.1%	-8.7%
Cat. 06: Rental cars	t CO ₂ e	0.4	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	-	-
Cat. 07: Commuter travel	t CO ₂ e	69.7	0.0	69.7	34.1	0.0	34.1	35.8	0.0	35.8	+104.3%	-4.7%
Cat. 08: Leased vehicles	t CO ₂ e	20.5	0.0	20.5	24.6	0.0	24.6	24.2	0.0	24.2	-16.8%	+1.7%
Cat. 13: Tenant-procured energy	t CO ₂ e	24,883.6	24,883.6	0.0	24,699.1	24,699.1	0.0	22,663.5	22,663.5	0.0	+0.7%	+9.0%
Total Scope 3	t CO₂e	27,880.7	27,617.6	263.0	30,383.8	30,184.8	199.0	28,135.3	27,958.2	177.1	-8.2%	+8.0%
Total	t CO₂e	30,936.3	30,666.1	270.1	34,332.8	34,124.0	208.8	32,182.8	31,997.8	185.0	-9.9%	+6.7%
Emission intensity												
Usable area	m ²	607,448	607,448	607,448	606,180	606,180	606,180	650,050	650,050	650,050	+0.2%	-6.7%
Scope 1	kg CO ₂ e /m ²	3.0	3.0	0.0	3.9	3.8	0.0	3.9	3.9	0.0	-21.7%	-1.7%
Scope 2	kg CO ₂ e /m ²	2.0	2.0	0.0	2.7	2.7	0.0	2.3	2.3	0.0	-24.3%	+15.4%
Scope 3	kg CO ₂ e /m ²	45.9	45.5	0.4	50.1	49.8	0.3	43.3	43.0	0.3	-8.4%	+15.8%
Total	kg CO₂e /EMP	50.9	50.5	0.4	56.6	56.3	0.3	49.5	49.2	0.3	-10.1%	+14.4%

SUSTAINABLE EMPLOYER

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EMPLOYEE SURVEY

GRI 2-7

To qualify as sustainable employers, today's companies must live up to many different expectations that go far beyond traditional criteria such as remuneration structures and career opportunities. Employees are looking for core-business sustainability activities that they want to be part of and that identify the company and its business model as being fit for the future. Increasingly, they are also looking for flexible work models, health and wellbeing initiatives, and a commitment to equal opportunities and diversity.

As part of our most recent review of material sustainability topics (see p. 22 "Materiality analysis") we again critically reviewed our performance as an employer and gave our external and internal stakeholders – in particular our employees – the opportunity to pro-

vide feedback in an anonymous questionnaire on material social and employee-related sustainability issues (see p. 17 "ESG stakeholder survey"). This led to the "employee development" action area again being classified as material.

The key sustainability data and information for the 2022 reporting cycle are summarised below. More detailed information and key figures can be **downloaded from our website** [🔗](#).

GRI 2-29

Along with our first-ever stakeholder survey, in which our employees were asked for their opinions on sustainability topics, in 2022 we again conducted our annual employee survey. This once again provided valuable feedback on our performance as an employer and on areas where there was still room for improvement. The participation rate of 68.0% was almost the same as in the prior year (2021: 69.6%).

The employee satisfaction rate in the reporting year was 76.9% (2021: 90.9%). In contrast with the prior year, we fell short of our target of regularly achieving a rate of at least 85.0%, as envisaged by our strategic sustainability programme. We will use this result as an opportunity to further step up our dialogue with our employees on these matters and to identify measures to boost employee satisfaction. ➤

HUMAN RESOURCES DEVELOPMENT

The level of employee identification with the company remained high, as reflected in the fact that, once again, 97.4% (2021: 97.0%) of respondents said that a successful future for HAMBORNER REIT AG was important to them.

The survey result on employee self-efficacy was also very encouraging, with 94.9% (2021: 93.9%) of the respondents saying they felt that their work was contributing to the success of HAMBORNER REIT AG. There was also a positive trend in our employer attractiveness. While in 2021, 78.8% of employees described HAMBORNER REIT AG as an attractive employer, 84.6% of those surveyed gave this response in 2022.

We intend to continue conducting employee surveys on an annual basis and to incorporate the findings into the further development of our sustainability strategy. We will also continue to include our employees in the regular stakeholder survey on sustainability topics.

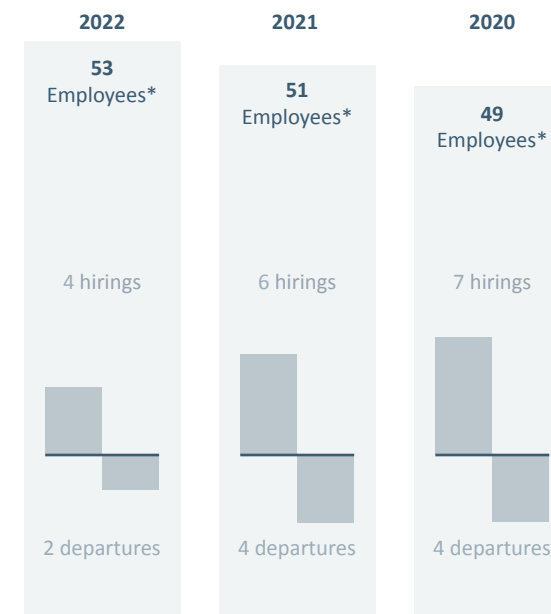
GRI 2-7, 401-1, 401-3

Given today's rapidly changing and highly uncertain market environment and the multiple challenges we face in our core business, thorough and comprehensive human resources planning is of paramount importance. We need to have enough qualified and engaged employees at every level and in every division of our company. Consequently, we will continue to review our workforce capacity on a regular basis, making adjustments in the individual divisions and departments as required.

HAMBORNER REIT AG employed a total of 53 people, including the members of the Management Board and vocational trainees, as at the end of 2022 (2021: 51). The Management Board consisted of three members as at 31 December 2022, but that number fell to two at the start of the new year with the scheduled departure of Mr Hans Richard Schmitz. There were seven people employed at the second management level, as in the prior year. There is no third management level at present.

As in the prior year, all employees, with the exception of the Management Board members and vocational trainees, had employment contracts with indefinite terms. A total of 47 employees worked in full-time positions (2021: 49), and six employees worked part-time (2021: 2). The higher number of part-time employees in 2022 is partly attributable to a further flexibilisation of individual employment arrangements. Another factor was the return of four employees from parental leave during the year. Five employees had taken up the option of parental leave in the prior year. One vocational trainee successfully completed their training during 2022. Another vocational trainee was therefore recruited at year end 2022 (prior year: 2).

CHANGES IN EMPLOYEE HEADCOUNT*



* Number of employees at the end of the year including Management Board and vocational trainees.

Employee turnover at HAMBORNER REIT AG remained consistently low in the past reporting year. The average length of service of employees at the end of 2022 was 7.8 years (2021: 8.2).

TRAINING & PROFESSIONAL DEVELOPMENT

GRI 403-5, 404-1, 404-2

Expanding our advanced training and professional development programme and steadily increasing the number of employee professional development hours remained essential elements of our strategic sustainability programme in 2022. Our advanced training initiative offers all employees the opportunity to participate in individual personnel development measures. The competent department heads are conducting regular interviews with individual employees to identify their specific needs and work closely with the Management Board in determining requirements at workforce level. Thanks to this systematic approach, we continued to meet our high standards of HR and employee development. We were able to identify the potential and interests of our employees, foster their skills and leverage their competencies even more effectively in our organisation.

The reporting year saw a number of important advances towards meeting our strategic goals in the “employee development” action area (see p. 28, “Strategic sustainability Programme”).

As a result of the intensification of our professional development measures, our employees attended an average of 55.3 hours (2021: 22.1 hours) of advanced training and professional development in 2022 (irrespective of gender). We achieved an average of more than double the prior year figure, significantly exceeding the target of at least 30 professional development hours per employee as set down in the strategic sustainability programme. The measures implement-

ed during the reporting year related, for example, to the topic areas of HR management, ESG/sustainability management, financial accounting, occupational safety, compliance, IT security, data protection, and construction, real estate and capital markets law.

Despite our success in meeting our targets, we intend to continue our advanced training initiative. The initial focus will be on further improving the skills base of our executive managers. A professional development programme for this purpose, aimed at wider middle management, has been developed with the assistance of an external partner over the past few weeks. The programme will be progressively rolled out in the coming 18 to 24 months.

Steps will also be taken to further develop the skills of younger employees and open up new career and development opportunities for them. The high-potentials/talent development programme envisaged in the strategic sustainability programme is due to be formulated in the course of the current year and will be made available to both current staff and future management prospects. We already offer internships, working student positions, and supervision of student degree theses. We intend to step up this form of engagement by forming partnerships with universities and universities of applied sciences, so as to inspire more young people to take up internships and working student positions at HAMBORNER REIT AG.

FLEXIBILISATION OF WORK MODELS

GRI 2-7

Another measure for the development of our employees and the positioning of HAMBORNER REIT AG as a modern, forward-looking employer is the development of concepts to make our work models more flexible.

In 2021, the Management Board, the HR department and the works council cooperated closely with one another to develop a comprehensive hybrid/remote work model which was then implemented by means of a works agreement. Again in 2022, many of our staff took up the option of a more flexible working model, as reflected in the fact that once again, all employees taking parental leave during the reporting period have returned to their job (return ratio in 2021: 100%). Appropriate options for working remotely and individual part-time agreements were adopted in order to ensure a positive work-life balance.

EQUAL OPPORTUNITY & DIVERSITY

GRI 2-20, 405-1, 406-1

The equal treatment of our employees has always been a matter of high priority at HAMBORNER REIT AG and is continuously monitored and assured in accordance with and by means of the principles and mechanisms of our corporate governance and human resources management systems. Our daily actions are guided by clear principles of ethics and integrity. These principles also dictate that no dimension of diversity (gender, nationality, ethnicity, religion and belief, disability, age or sexual orientation and identity) should ever lead to any disadvantages for employees with regard to the scope of their duties and responsibilities or their remuneration. The effectiveness of our commitment in this area is reflected (among other things) by the fact that, once again, no cases of discrimination were reported during the reporting period.

The employee structure at HAMBORNER REIT AG is balanced in terms of gender distribution and age structure, as illustrated in the adjacent charts.

GRI 405-1, 405-2

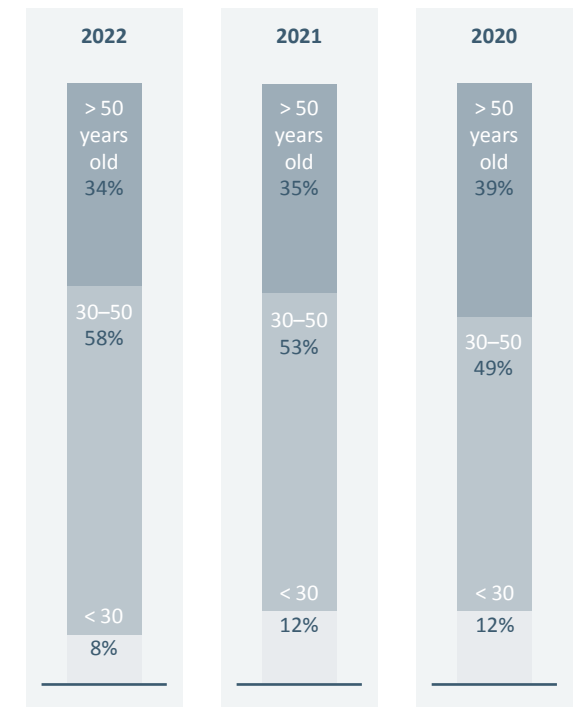
One third of the nine positions on the HAMBORNER REIT AG Supervisory Board have been held by women since as long ago as 2015, meaning that the company has been in voluntary compliance with the gender quota mandated by section 96(2) first sentence of the German Stock Corporation Act (Aktiengesetz; AktG) for eight years.

The diversity ratio of at least 33.3% mandated by the Supervisory Board was also achieved at the Management Board level with the appointment of Sarah Verheyen on 1 October 2022. [>](#)

EMPLOYEE STRUCTURE BY GENDER



EMPLOYEE STRUCTURE BY AGE



For its part, the HAMBORNER REIT AG Management Board promotes the equal participation of women and men in management positions and has defined a target diversity ratio of at least 28.6% (2 of the 7 positions) for the second management level. At this time, all employees at the second management level are male. This is mainly because of the extremely low staff turnover in recent years and the fact that no additional positions have been created within the second management level. Fulfilment of this target diversity ratio will depend to a large extent on future human resource requirements and newly created management positions.

GRI 2-19, 2-20, 2-21, 102-39, 405-2

The current imbalance between female and male managers is still reflected in the salary structure of our workforce, although we have further reduced gender-based pay differences. In the 2022 reporting year, the average salary of women in the company was equivalent to 73.0% of the average salary of the men (2021: 70.1%). This ratio is calculated from a direct comparison of the average salary of all male and female employees, excluding the Management Board and vocational trainees. If only that part of the workforce below the two management levels is considered, the average salary for female employees in 2022 was 83.9% of the men's salaries, a slight increase from the 82.5% rate reported for the same period of the prior year. Information about salary ratios within the second management level is not possible because all employees at this level are currently male.

We have decided against providing a breakdown by age structure and work area because of the comparatively small size of the workforce/individual departments and the related data protection concerns. We

intend to progressively eliminate the present discrepancy in the remuneration structure and will examine further measures and alternative courses of action to achieve this goal.

The salary ratios between the Management Board and the second and third levels in our employee structure were 36.1% and 20.9%, respectively, in the 2022 reporting period (2021: 32.7% and 18.5%, respectively).

With regard to the remuneration system and the remuneration structure for Management Board members, we observe the requirements established by lawmakers and the corresponding regulations for listed stock corporations. The Act on the Implementation of the Second Shareholders' Rights Directive ("ARUG II"), which entered into force on 1 January 2020, requires the supervisory boards of listed companies to adopt a clear and comprehensible system for the remuneration of management board members and to have this approved regularly by the general meeting. The Management Board remuneration system, which was revised in 2020 and approved by the Supervisory Board, complies with the provisions of ARUG II and all recommendations of the German Corporate Governance Code. The 2021 Annual General Meeting approved the system by a significant majority.

The Supervisory Board remuneration system also complies with all legal requirements and governance standards and was also approved by a substantial majority at the 2021 Annual General Meeting. More detailed information about the remuneration systems for the Supervisory Board and the Management Board can be found in the latest **remuneration report** [↗](#).

At both the Executive Board and second management level, variable remuneration components are regularly linked to the achievement of individual or collective sustainability-related targets.

GRI 2-30

HAMBORNER REIT AG is not bound by any collective bargaining agreements. Employee remuneration is in the form of individually agreed base salaries based on the employee's job profile. If necessary, we determine the equivalence of activities on the basis of the concrete requirements in each case. At the same time, we ensure that the above-mentioned diversity dimensions have no influence on the outcome of the negotiations. We observe the principle that all employees receive fair remuneration in line with market conditions; remuneration is regularly reviewed with the involvement of the works council and, if necessary, adjusted to individual performance and qualifications or to changes in general conditions.

HEALTH MANAGEMENT & OCCUPATIONAL SAFETY

GRI 403-1, 403-2, 403-3, 403-4, 403-5, 403-6, 403-8, 403-9, 403-10

The 2022 reporting cycle again saw special attention being paid to health management and occupational safety as one of HAMBORNER's material action areas.

Internally, health management and occupational safety are the responsibility of our Occupational Safety Committee, which meets regularly and comprises our safety officer, a representative of the works council, the company physician and external safety experts.

The effectiveness of our preventive measures during the reporting cycle was reflected, among other things, in the sick day rate, which at 3.3% in 2022 (prior year: 2.7%) was once again below the statistical average value in Germany, which is 5.6%, according to Germany's National Association of Health Insurance Funds (GKV-Spitzenverband). The average number of sick days per employee, at 6.9 (prior year: 4.8), was once again lower than the German national average (15 days). As in the prior year, there were no cases of occupational illnesses or fatalities in 2022. The injury rate was 0%, just as in the prior year.

We will continue to give the highest priority to health management and occupational safety in the future. We will continue to initiate all measures necessary to ensure the health of our employees and to provide them with a working environment in which they are protected from risks and hazards.

As a further measure for promoting a healthy workforce, in 2022 we introduced an individual health budget for members of our staff. As a supplement to their regular health insurance, each employee will from 2023 onwards have an annual discretionary spending budget that they can use for a range of health services. These include a comprehensive range of services for primary care and dental treatment, medicines, remedies, natural therapies, screening examinations and preventive measures.

During the current year, we will work with an external provider to prepare an employee job strain risk assessment. This analysis will be used for the identification of potential stress factors and the prompt implementation of appropriate countermeasures, to safeguard the mental health and wellbeing of our employees.

We prevent accidents and work-related illnesses by conducting targeted prevention and training programmes. All employees receive regular training in the areas of occupational safety, fire prevention and health protection. Business trips are the only situation in which we have no control over various risk factors. To cover any such risks, we have taken out a group accident insurance policy (in supplement to the statutory accident insurance) for all employees who travel on business on behalf of HAMBORNER REIT AG. Even so, during the current year, we intend to further enhance accident prevention by means of a special assessment of potential risks associated with field sales work and business travel.

OUR COMMON UNDERSTANDING OF SUSTAINABILITY

GRI 2-7, 2-29

Thanks to our sustainability management activities, our employees have a keen and long-standing awareness of the various challenges and overarching issues involved in sustainability — across all business segments and areas of responsibility and control. Our sustainability work today involves much more than just awareness, however. During 2022, we had a more concrete focus on the operational implementation of our sustainability strategy at many points along our value chain. In the course of this we learned, once again, that successful implementation hinges on constructive dialogue, on having all employees on board and building a common understanding.

The sustainability goals formulated by our internal Sustainability Committee were again right at the top of the agenda and were backed by organisational and process measures, both within and across company departments. However, our fundamental approach remains unchanged, in that our employees actively cooperate in the further development and enhancement of our sustainability strategy and are involved in material decision-making processes. This is so because success in building a more sustainable business model for our company can be achieved only through the shared endeavour of everyone involved.



Our employees at our administrative headquarters and on-site at our properties work together to create sustainable value. Team spirit is a top priority – and its effectiveness is occasionally strengthened during common events for all.



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SOCIAL ENGAGEMENT

71 Memberships & initiatives

GRI 203-1, 413-1

In addition to the sustainability activities relating to its core business as documented in this report, HAMBORNER REIT AG is committed to supporting social projects in its wider environment. In 2022, we again focused on charities and funding and support projects, particularly those with some tie-in with our sector, for example by supporting the German Society of Property Researchers (gif e. V.).

During the current financial year, we also had the opportunity to make an active contribution towards housing refugees in the Mainz region. The long-term leasing of one of our properties to the City of Mainz to provide accommodation for approximately 480 refugees was a great success for HAMBORNER REIT AG, and not just commercially, but from a social engagement perspective also. Moreover, we signed “green lease” agreements with the new tenant of this property, ensuring energy supply from renewable sources and transparent data sharing.

We also exercise a direct and indirect influence on the social and urban environment in other contexts. Our properties are an integral part of the infrastructure of cities and communities. We therefore regard our contribution to the development of cityscapes to be a social responsibility.

When carrying out modernisation and renovation measures, we always observe all applicable by-laws on inner-city design, preservation and protection, such as those safeguarding heritage building façades. As a rule, this secures the preservation of a cohesive cityscape as well as the harmonious integration of our properties into their surroundings.

In addition, the leasing of our commercial properties contributes to securing local supply at our property locations. HAMBORNER’s retail portfolio consists mainly of properties that are geared towards the extended local supply sector, in particular food retailing.

MEMBERSHIPS & INITIATIVES

GRI 2-28

As a portfolio holder of properties in 46 different German cities and municipalities (as at 31 March 2023), HAMBORNER REIT AG has longstanding relationships with local authorities and administrative bodies. In addition, we regularly participate in location-specific business initiatives, interest groups and marketing measures to further heighten the attractiveness of those locations and hence also the customer traffic at our properties.

The Management Board and employees of HAMBORNER REIT AG are helping to drive the sustainable transformation of the real estate industry through active participation in and membership of organisations, initiatives and sector interest groups. These include the German Property Federation (ZIA e. V.), the European Public Real Estate Association (EPRA), the German Society of Property Researchers (gif) and the Institute for Corporate Governance in the German Real Estate Industry (ICG).

As of a few weeks ago, HAMBORNER REIT AG is also member of the Urban Land Institute (ULI), a global research and educational organisation in which over 47,000 members exchange ideas and discuss issues regarding the sustainable development and use of urban spaces, as well as other matters in the real estate industry.

In terms of multi-sector organisations, HAMBORNER REIT AG is a longstanding active member of the German Equities Institute (DAI) and has been a member of the German Alliance for Cybersecurity (ACS) since 2021.



ANNEX

72 GRI content index

77 Legal information

I GRI CONTENT INDEX

For the 2022 reporting cycle, the Sustainability Report of HAMBORNER REIT AG is again based on the Sustainability Reporting Standards of the Global Reporting Initiative (GRI). This report is prepared in accordance with the GRI standards and meets the requirements of the framework updated in 2021 and mandatory for the 2022 reporting cycle.


The consumption, intensity and CO₂e emission figures presented in this report differ from those in the EPRA table of indicators. This year, we are publishing our EPRA figures in a separate report because the EPRA Sustainability Best Practices Recommendations (sBPR) use a property and sector-specific approach, according to which only properties with fully available consumption data for all relevant media for at least one of the past two years are considered.

Application Note:

- HAMBORNER REIT AG reports here in accordance with the GRI standards for the financial year 2022 (1 January to 31 December 2022)
- GRI 1 used / GRI 1: Basic principles 2021
- Applicable GRI sector standard(s): Currently no applicable GRI industry / sector standard available.

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I LEGAL INFORMATION

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Last revised

June 2023

Content & strategic consulting, editing & implementation

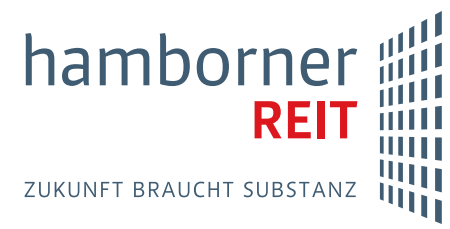
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Forward-looking statements

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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