Company Presentation

April 2025

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DEMIRE

01 DEMIRE at a glance

01 DEMIRE at a glance[1)]

DEMIRE

Applying the ABBA-approach[2)]

DEMIRE is a leading German public Real Estate Firm focused on Office, Retail and Hotel properties across Germany foremost in Secondary Locations

Sizeable € 1.0bn German commercial portfolio consisting of 51 Assets

German-wide diversified portfolio with 63% office overweight

€ 56.4m contractual rent representing 7.2% gross yield, EPRA-Vacancy rate at 15.1%[3)], high quality tenant roster with 27% of public tenants and WALT of 4.6 years

Financial and sustainability reporting achieved Gold awards from EPRA

FY 2025 rental income guidance: € 51.0 – 53.0m
FY 2025 FFO I[4)] guidance: € 3.5 – 5.5m

Corporate credit ratings from Moody's (Caa2, stable) and Scope (B-, positive)

Successfully extended the Bond 19/24 until the end of 2027 and reduced the outstanding principal amount from € 499m to € 252.5m in November 2024 to achieve a sustainable capital structure for the coming years

Note: GAV incl. office property „Cielo", where DEMIRE owns c. 50% of the building, other KPIs excl. „Cielo"
1) Data as of 31 December 2024
2) A-locations in B-cities and B-locations in A-cities
3) Excl. assets classified as project developments
4) After taxes, before minorities and shareholder loan interest

DEMIRE

02

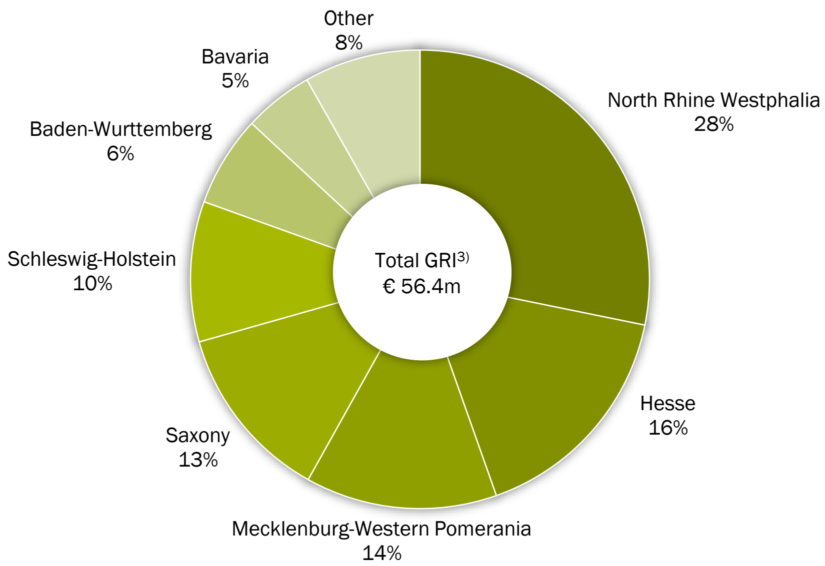
Portfolio

Attractive € 1.0bn1) commercial portfolio

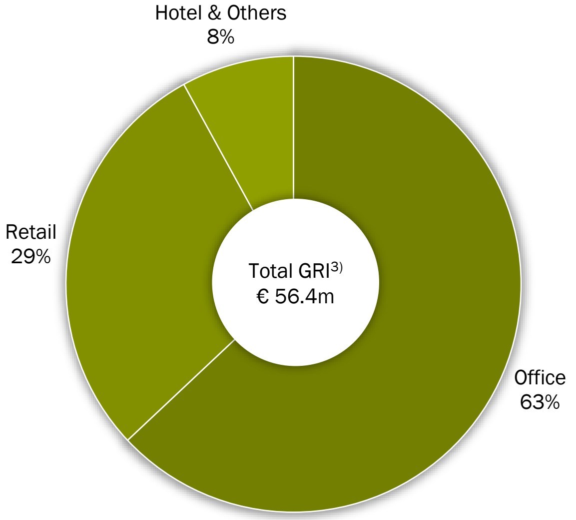
German-wide diversified portfolio with office overweight

PROPERTY LOCATIONS

DISTRIBUTION BY FEDERAL STATE2)



DISTRIBUTION BY ASSET CLASS2)



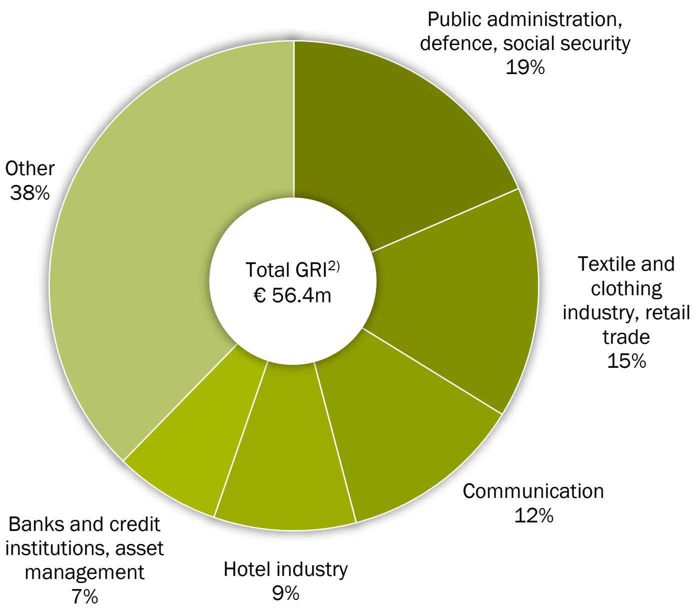
1) As of 31 December 2024, incl. office property „Cielo", where DEMIRE owns c. 50% of the building
2) Excl. „Cielo"
3) Annualised contractual rent as of 31 December 2024

Portfolio breakdown[1)]

Diversification across industries, performance indicators reflect reduced asset base

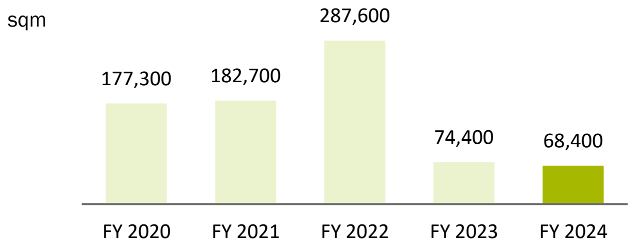
TOP 5 INDUSTRIES

% of annualised contractual rent of portfolio



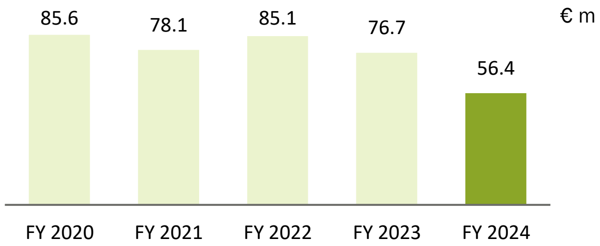
- Attractive and diversified tenant base with tenants from over 40 sectors and from SME's to international corporations
- Large share of public sector tenants with high credit-quality (27%)
- Largest tenant Deutsche Telekom accounts for c. 12% of annual rents, while Top 10 tenants account for c. 46%

LETTING PERFORMANCE



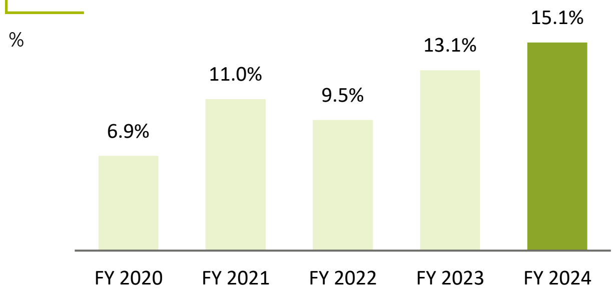
- Record level annual leasing performance from 2020 to 2022
- 2023 and 2024 figures lower due to less maturing rental contracts and smaller portfolio

ANNUALISED CONTRACTUAL RENT



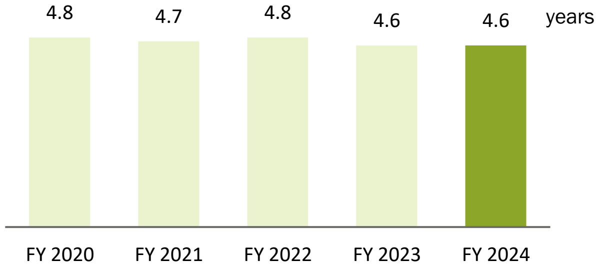
- Reduction since FY 2020 primarily driven by disposals of several non-strategic assets
- Decrease mitigated by indexation adjustments

EPRA-VACANCY RATE[3)]



- Vacancy on average slightly higher than 10%
- Increase in 2023 and 2024 driven by Galeria Karstadt Kaufhof vacating asset in Celle and Barmer moving out of property in Düsseldorf
- Pro-forma Cielo, EPRA-Vacancy around 10%

WEIGHTED AVEARGE LEASE TERM



- WALT broadly stable since 2020

1) As of 31 December 2024, excl. „Cielo"
2) Annualised contractual rent as of 31 December 2024
3) FY 2023 and FY 2024 excl. properties classified as project developments, FY 2022 and prior excl. assets held for sale and properties classified as project developments

03
Financials

Financials FY 2024

DEMIRE

Shortened P&L statement & FFO-bridge: Rental income and FFO down following portfolio reduction, significant profit from bond buy-backs

		FY 2024 (€ m)	FY 2023 (€ m)	*Change (%)*
Rental income	1	65.3	78.5	*(16.9)*
Income from utility and service charges		16.9	23.0	*(26.4)*
Operating expenses to generate rental income	2	(37.7)	(45.3)	*(16.7)*
Profit / loss from the rental of real estate		44.5	56.2	*(20.9)*
Profit / loss from fair value adjustments in properties	3	(58.7)	(176.8)	*(66.8)*
Profit / loss from the sale of real estate	4	(7.3)	(14.3)	*(49.1)*
Impairment of financial and other receivables	5	(48.8)	(16.7)	*>100*
Other operating income / expenses (net)	6	(8.9)	(25.8)	*(65.6)*
General and administrative expenses	7	(13.8)	(10.5)	*31.6*
Earnings before interest and taxes (EBIT)		(93.0)	(187.9)	*(50.5)*
Financial income	8	44.9	22.5	*99.0*
Finance expenses	9	(32.8)	(17.1)	*91.0*
Earnings before taxes and minority interests (EBTM)		(80.9)	(182.5)	*(55.9)*
± Profit / loss from the sale of real estate		7.3	14.3	*(49.1)*
± Profit / loss from fair value adjustments in properties		58.7	176.8	*(118.1)*
± Other adjustments	10	40.9	32.9	*24.4*
FFO I before taxes, before minorities		26.0	41.5	*(37.4)*
± (Current) income taxes		(2.6)	(4.7)	*(45.5)*
FFO I after taxes, before minorities		23.4	36.7	*(36.4)*

1. Lower rental income mainly driven by sale of “LogPark” in Leipzig and deconsolidation of the “LIMES” portfolio
2. No proportional reduction as maintenance expenses and depreciation of tenant incentives slightly increased
3. Significantly lower revaluation losses in 2024 compared to the previous year
4. 2023 loss primarily due to disposal of asset in Ulm, 2024 driven by partial purchase price retention of “LogPark” disposal proceeds
5. 2023 impacted by expenses for a depreciation of a granted loan, 2024 hit by the deconsolidation of the “LIMES” entities
6. Both periods show expenses for the revaluation of options in context of the “Cielo” Joint Venture, among various other effects
7. Increase mainly driven by legal and advisory fees connected to the bond restructuring while regular running costs remain stable
8. Bond buy-backs below par in both periods, with the transaction in 2024 outweighing the one in 2023 by size and revenues
9. Higher interest on reinstated bond, interest on newly raised shareholder loan, € 9.2m one-off expense due to a depreciation of a stake in the “LIMES” SPV’s
10. Both years affected by bond buy-backs below par, material further adjust-ments in 2024 due to one-time deconsolidation effect of the “LIMES” SPV’s

Financials FY 2024

DEMIRE

Shortened balance sheet: contraction of balance sheet reflects lower asset base and deleveraging

		FY 2024 (€ m)	FY 2023 (€ m)	Change (%)
Investment properties	1	724.7	947.3	*(23.5)*
Non-current assets held for sale	2	76.7	149.1	*(48.6)*
Lendings and financial assets		62.9	73.5	*(14.5)*
Other non-current assets		5.5	8.8	*(36.7)*
Total non-current assets		869.8	1,178.7	*(26.2)*
Other current assets		36.6	28.9	*26.6*
Cash and cash equivalents	3	44.8	120.0	*(62.6)*
Total current assets		81.4	148.9	*(45.3)*
TOTAL ASSETS		951.2	1,327.5	*(28.3)*
Subscribed capital		105.5	105.5	*0.0*
Reserves	4	112.6	198.1	*(43.2)*
Equity attributable to parent company shareholders		218.1	303.6	*(28.2)*
Non-controlling interests		23.8	29.7	*(19.8)*
TOTAL EQUITY		241.9	333.3	*(27.4)*
Long-term financial and lease liabilities	5a	396.6	145.9	*>100*
Other non-current liabilities		139.1	134.0	*3.8*
Total non-current liabilities		535.7	280.0	*91.3*
Short-term financial and lease liabilities	5b	116.7	671.0	*(82.6)*
Other current liabilities		56.9	43.2	*31.7*
Total current liabilities		173.6	714.3	*(75.7)*
TOTAL LIABILITIES		709.3	994.2	*(28.7)*
TOTAL EQUITY AND LIABILITIES		951.2	1,327.5	*(28.3)*

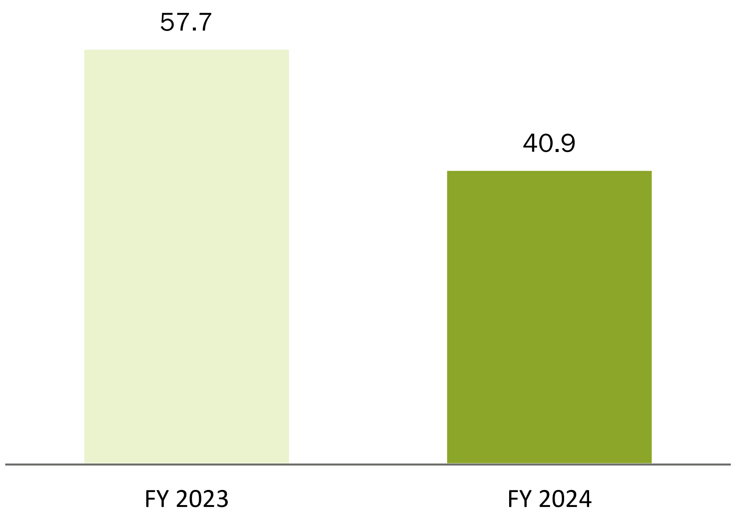
1. Reduction primarily following the deconsolidation of the “LIMES” portfolio and the revaluation result
2. Decline driven by sale of “LogPark Leipzig”, partially mitigated by reclassifications from investment properties category
3. Cash deployed for lowering the outstanding principal amount of the bond in context of the restructuring
4. Decline as a consequence of negative profit for the period
5. Financial and lease liabilities in total reduced from € 817m to € 513m primarily driven by € 246m reduction of bond nominal, € 84m mortgage loan deconsolidation (“LIMES” portfolio) and € 35m redemption of mortgage loan on “LogPark Leipzig” countered by take up of € 97m of shareholder loan

Financials FY 2024

Successful restructuring of the maturing notes results in material deleveraging, interest level adjusted to market levels

NET-LTV[1)]

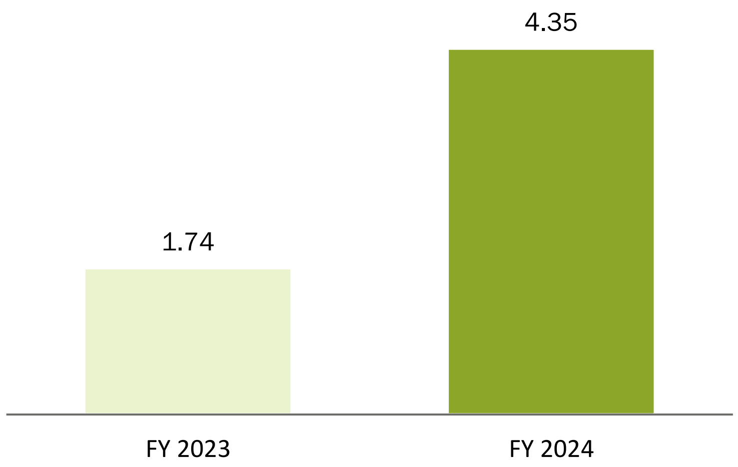
%



- Significant deleveraging achieved by generating disposal proceeds and capturing a material discount on the bond buy-back in Q4 2024
- Taking into account the shareholder loan, Net-LTV would be at 51.7% as of 31 December 2024

AVERAGE COST OF DEBT[2)]

%



- Increase mainly reflects adjustment of bond interest rate from 1.875% p.a. to 5.000% p.a. in connection to the restructuring of the notes

1) In accordance with bond 19/27 terms and conditions
2) In nominal terms, excl. shareholder loan interest

Financials FY 2024

Guidance rental income and FFO I FY 2024 and FY 2025

GUIDANCE 2024	Guidance	Actual
Rental income	€ 64 – 66m	€ 65.3m ✓
FFO I (after taxes, before minorities)	Significantly lower compared to FY 2023	€ 23.4m ✓

GUIDANCE 2025	Guidance
Rental income	€ 51 – 53m
FFO I (after taxes, before minorities, before shareholder loan interest)	€ 3.5 – 5.5m

04
Bond refinancing

Reinstated bond 19/27

Successful extension of the Bond 19/24 to 2027 to achieve a sustainable capital structure for the coming years

Key Head of terms	
Maturity extension	▪ 31 December 2027
Shareholder support	▪ Up to € 100m shareholder loan for tender offer (deeply subordinated)
Improved economics	▪ 312.5bps margin uplift to 5.000% cash margin ▪ 3.00% PIK interest starting on 1 January 2027 ▪ 300bps penalty fee if bond volume not reduced by additional € 50m after closing of the transaction until Dec 2025, further penalty fee of 200bps if bond volume has not been reduced by additional € 50m until Dec 2026 – penalty fee to be paid at maturity or upon refinancing
Day-1 bond repayments	▪ € 49.9m redemption at par[1)] on 22 October 2024 from Company liquidity to reduce the outstanding principal amount per note to € 90,000 ▪ Subsequent repayment of € 196.7m aggregate principal amount[1)] through backstopped tender offer with € 93.5m of shareholder liquidity and € 55.7m from company cash (mostly backstopped by current bondholders at a maximum price 76.25 per cent) ▪ 5.00% backstop fee on backstopped amount ▪ Outstanding bond principal amount reduced to € 252.5m with a total discount of € 37.7m
Further bond repayments	▪ No further mandatory repayments until maturity ▪ Undertaking to market assets on a best-efforts basis in a volume that would generate net proceeds to bondholders of at least € 50m in 2025 and € 50m in 2026 ▪ Option to use cash on balance sheet and/or net proceeds from disposals to tender for bonds below par
Collateral package	▪ New LuxCo structure implemented as single point of enforcement ▪ Account pledges, IC loan and RETT blocker receivables pledges, German law pledges, guarantees, unlimited equity cures
Covenants	▪ Financial: Net LTV covenant (incurrence covenant tested quarterly) at 70%, ICR: 1.5x (consolidated basis) ▪ Other: no dividends, payments or other distributions to shareholders, no equity buy-backs, tightening of existing negative pledge to also include private debt with carve-out for existing PropCo financing[2)], asset disposal covenants (90% cash consideration, “best efforts” sales processes), no property acquisitions as long as € 150m or more of bonds remain outstanding[3)]

1) Plus accrued interest
2) Unless 85% of proceeds from debt raise are used to repay bonds
3) Unless 100% funded from new equity; excl. € 40m basket for defined scope of asset acquisitions

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