

Verification Note

June 28th 2023

To the Management Board of DEMIRE Deutsche Mittelstand Real Estate AG, Langen

We (Ernst & Young Real Estate GmbH) were engaged to carry out a verification based on EN ISO 19011 Annex A5 in accordance with the *Third Party Assurance* described by the European Public Real Estate Association ("EPRA") for the areas of *environment, social and governance* of the *EPRA Sustainability Performance Measures* of the EPRA Sustainability Best Practices Recommendation Guidelines (as of September 2017) ("EPRA sBPR") as well as for the *Disclosure on own offices* section of the *Overarching Recommendations* for the sustainability report ("NACHHALTIGKEITSBERICHT 22/23 NACH EPRA sBPR", sent June 27th and dated June 29th 2023) (in the following sustainability report) for the reporting period from January 1 to December 31, 2022 of DEMIRE Deutsche Mittelstand Real Estate AG for 28 properties to perform. The sustainability report was verified in German and then translated to English by DEMIRE Deutsche Mittelstand Real Estate AG.

Based on the verification methodology used and the evidences made available to us, there are no indications that lead us to assume that the information in the areas of *methodology* ("Methodik"), *explanatory information on the key figures* ("Erläuterung der Kennzahlen") and *EPRA sustainability indicators* ("EPRA-Nachhaltigkeitskennzahlen") of the sustainability report for the period from January 1 to December 31, 2022 of DEMIRE Deutsche Mittelstand Real Estate AG do not meet the requirements of the EPRA Sustainability Best Practices Recommendations Guidelines.

This verification note is for the exclusive purpose of the Management Board of DEMIRE Deutsche Mittelstand Real Estate AG, Langen. We assume no responsibility towards third parties.

Best regards

Ernst & Young Real Estate GmbH

Dirk Rathlev
Partner

ppa. Timo Manssen
Manager