

Branicks



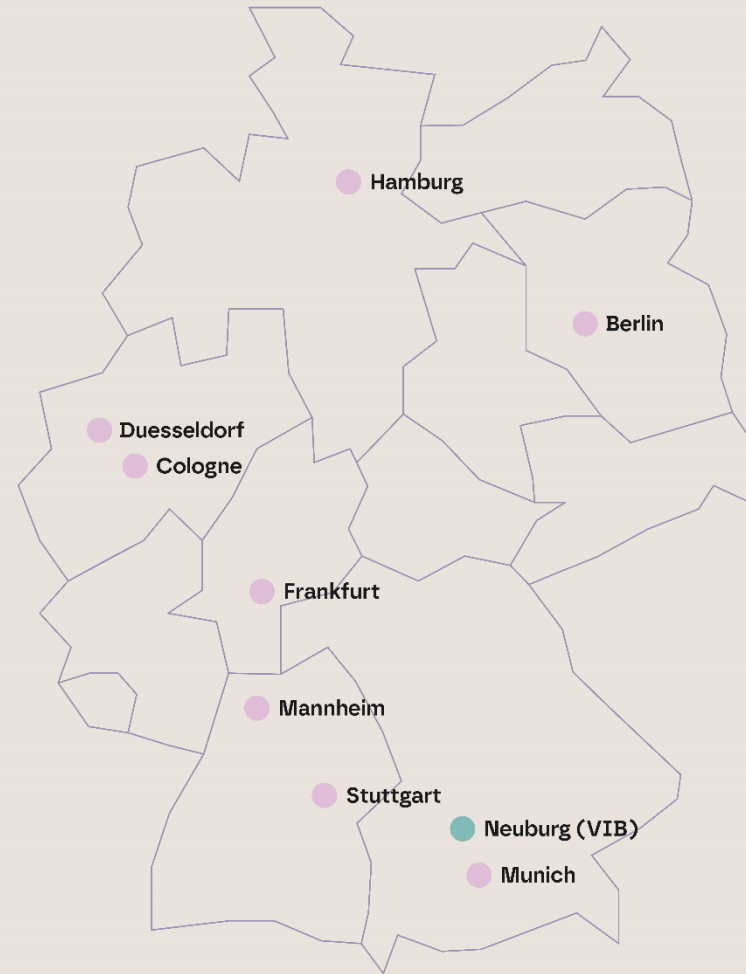
# Branicks Group AG

Corporate Presentation

# Excellence at Branicks: what sets us apart

Branicks Group AG (“Branicks”) is **Germany’s leading listed specialist for office and logistics real estate, with over 25 years of experience** in the real estate market and **access to an extensive network of investors**.

Our business is based on a **regional and inter-regional real estate platform, with 9 offices located** in all major German markets (including VIB Vermögen AG). As of 31 December 2024, we provide on-site support for **317 properties with a combined market value of EUR 11.6 billion**.



Management Board

# Building the future together

## Management Board

Out of conviction, out of experience and because the result proves us right: Branicks' success is a team effort in which we succeed in combining individual strengths: **Reliability, creativity and speed**. We call this: **dynamic performance**.

From left to right

**Christian Fritzsche**

Chief Institutional Business Officer  
(CIBO)

**Johannes von Mutius**

Chief Investment Officer  
(CIO)

**Sonja Wärtges**

Chief Executive Officer/ Chief Financial Officer  
(CEO/CFO)

Branicks at a glance



We act sustainably

# Full service with our 360-degree expertise

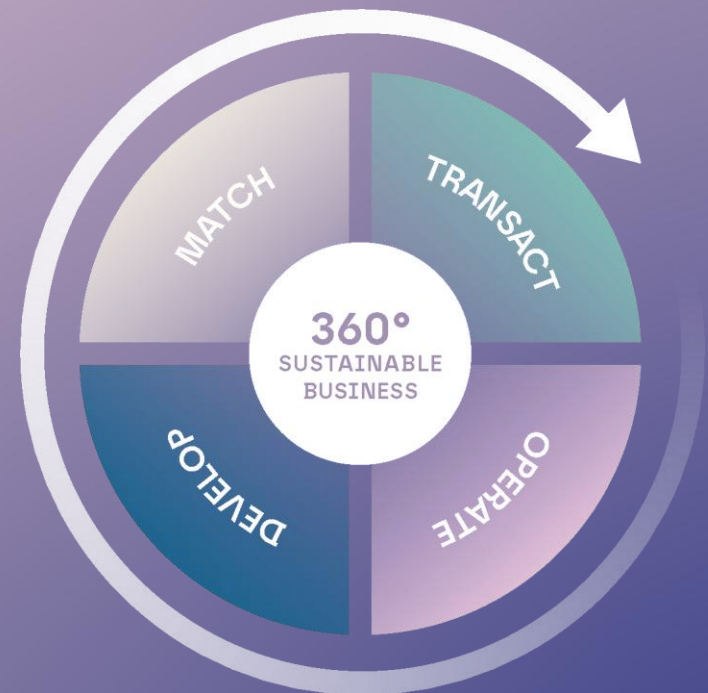
We act with **foresight** and focus on the long term in our investment decisions. **With our 360-degree expertise, we manage the entire life cycle of a property** and offer **full-service solutions in all phases of the value chain.**

In this first phase, we bring everyone and everything together, matching the property with tenants and investors **(Match)**.

Thanks to our excellent market penetration and close ties to relevant players we initiate and structure in the second phase transactions to achieve growth and realise added value **(Transact)**.

Phase three includes active, sustainable and comprehensive management of the properties **(Operate)**. With nine locations across Germany, we cover all regional markets nationwide, giving us a significant advantage.

The fourth phase focuses on first-class care of our real estate portfolio. Responsible stewardship ensures long-term value. In addition, we take steps to optimise and develop our investments for the long term, creating reliable added value **(Develop)**.





# Transparent processes along the entire value chain

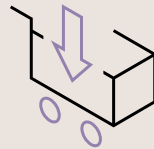
## Active Management

Our **active management approach** sets the strategic pace and creates synergies in all areas. Generating income streams from complementary segments ensures continuous profitability and makes it possible to take advantage of opportunities independently of market cycles.



### Research

Constant market monitoring by the investment team with access to off-market opportunities.



### Acquisition & Financing

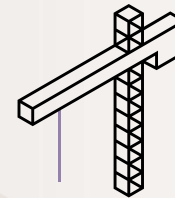
Coordination of the entire acquisition process by the investment team.



### Management

Strategic asset management by the asset management team.

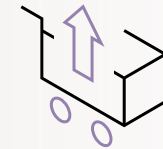
Local property management and facility management by selected partners.



### Development

Possible further developments of properties by the development team.

Close coordination with the letting team in order to meet the exact requirements of tenants.



### Exit

Continuous market monitoring to identify optimal exit opportunities.

Identification of the best possible time to sell in close cooperation with the investment team.



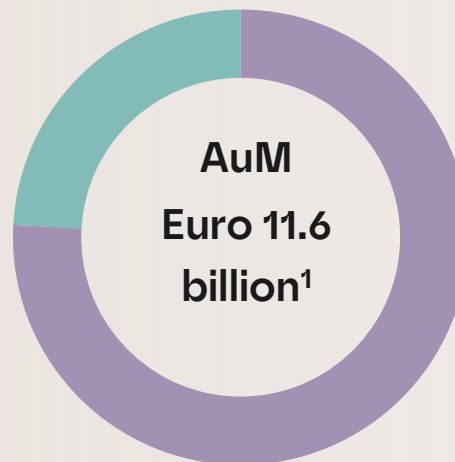
# Real estate management platform of EUR 13.2 billion assets under management

## Total portfolio

### Commercial Portfolio EUR 2.8 billion AuM

24 % Balance sheet investments  
(138 properties)<sup>1</sup>

- Directly held portfolio of high-quality assets in top locations
- Branicks (original) portfolio focussing on offices in A-cities in B-locations and B-cities in A-locations (ABBA strategy)
- VIB with high quality logistics portfolio along major trading routes
- Generation of rental income and sales proceeds



### Institutional Business EUR 8.8 billion AuM

76 % Third-party business  
(179 properties)<sup>1</sup>

- Commercial real estate (mainly Core/Core+) held and managed exclusively for institutional clients from Germany and abroad
- Providing all real estate services (transaction, asset, property and development management, financing) while Branicks occasionally acts as co-investor
- Generation of fee income and investment income

<sup>1</sup> as of 31.12.2024



# Focus areas of our portfolio: Office buildings and logistic properties

**Office buildings** and **logistics properties** are the two main focus areas within our portfolio. We develop concepts that **suit the users and shape the future** – such as **innovative New Work** environments or **logistics areas for online retail**.

Annual rental income <sup>1</sup>

EUR 75.9 million

Office buildings

EUR 45.7 million

Logistic properties

## Logistics properties: gateways to success



### Big and green: the „Next Horizon“ development in Erding

Two office buildings and six construction lots with building space of between 2,100 and 30,000 sqm | aiming for DGNB Gold



### Innovativ and green: the „Innovation Parc“ in Hannover-Langenhagen

High-quality industrial and commercial space with rental units of between 2,500 and 10,000 sqm | fully flexible | 24/7 operations | DGNB Gold certified



### Enormous and flexible: the „Logistikanlage im InterPark“ in Kösching, near Ingolstadt

Two building sections with a total of six state-of-the-art halls | multi-user ready | can be divided into up to six hall bays

## Office buildings: Home away from home



### Small and perfectly formed: multi-tenant property „Campus C“ in Munich

Efficient floor plans | divisibility by floor | Green Building certification with best-in-class rating



### Flexible and sophisticated: the „Unite Offices I“ in Offenbach

High quality fixtures and fittings | ideal location between Frankfurt and Offenbach | DGNB Gold certified



### Modern and distinctive: the „pronova bkk“ office and administrative building

Headquarters tailor-made for one of Germany's largest health insurance companies | small office units facilitate one-to-one advice and support | DGNB Gold certified

<sup>1</sup>as of 31.12.2024; based on the Commercial Portfolio



We make use of potentials

# Expansion of the business model with the asset class Renewables

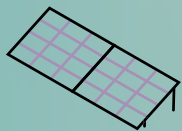
## Context European Green Deal

To reduce greenhouse gas emissions in EU countries by at least 55% by 2030\*, the European Council decided in 2023 to increase the target for renewable energy sources to 42.5% of energy consumption by 2030. **The property sector plays a crucial role in achieving these reduction targets. This will require considerable investment.**

## The fund

With the fund **Branicks Renewables Europe**, we have designed a sustainable fund product which enables institutional investors to make an active contribution to society and the environment. They invest not only economically, but also ecologically with success.

## Three-pillar-concept



Photovoltaics



Onshore wind power



Related technologies

8 %

Target return

## Regional allocation

Northern, Central and Southern Europe

EUR 300 million

Fund volume

## Fund term

25 years

\* base year 1990

More information on [branicks.com/renewables](https://www.branicks.com/renewables)



**We have the ability to adapt to change quickly and flexibly, uncover opportunities in every situation, and develop viable solutions.**

Sonja Wärtges

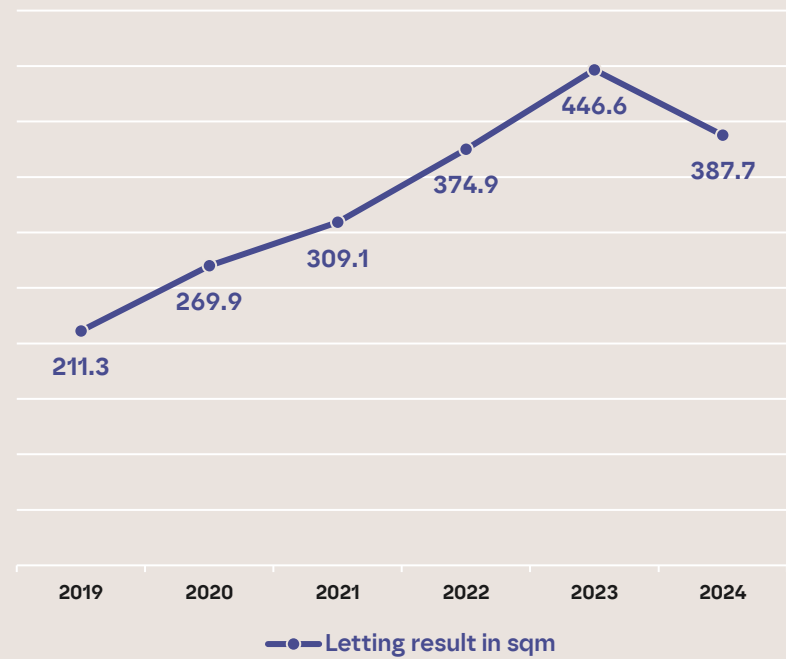
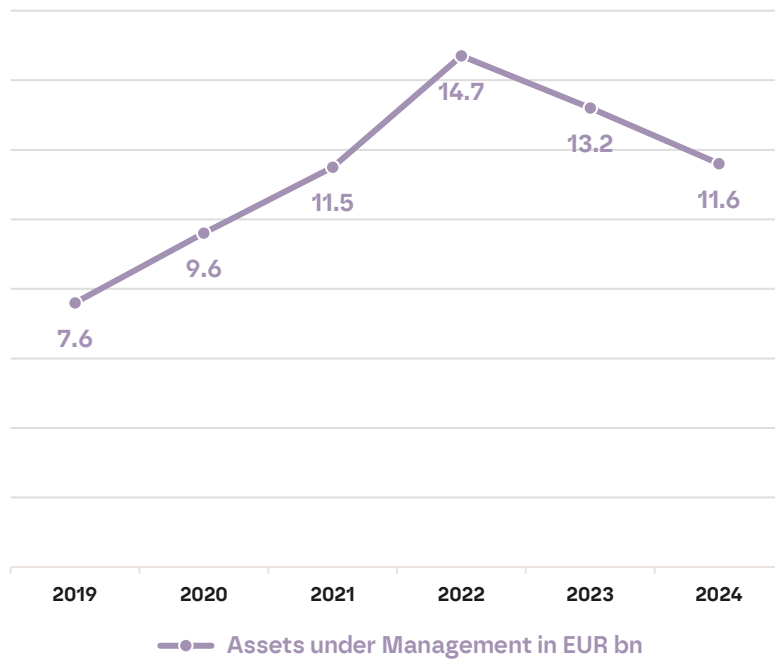
CEO



# We act sustainably with focus on our operational strength

Our proactive approach, our strategic thinking and our responsible actions have enabled us to put our operating business on a solid basis the recent years. We assume that the transaction market will return and broaden our income streams again.

**Reliable success:** Our teams achieve strong **letting results** and retain tenants in the long term through early contract renewals.



<sup>1</sup> in the Commercial Portfolio and Institutional Business

<sup>2</sup> in the Commercial Portfolio

# CO<sub>2</sub> target: carbon neutral



## Examples of projects



**Innovative building technology**  
 Bahnhofplatz | Karlsruhe  
 Smart data solutions for existing plant technology, predicted increase in efficiency: 22%.



**Efficient district heating**  
 Vahrenwalder Straße | Hannover  
 CO<sub>2</sub> savings of around 165 tonnes per year through innovative modernisation of the heating installation.



**CO<sub>2</sub> reduction**  
 Marckmannstraße | Hamburg  
 CO<sub>2</sub> reduction of 1,200 tonnes per year by substituting the energy source natural gas with industrial heat.

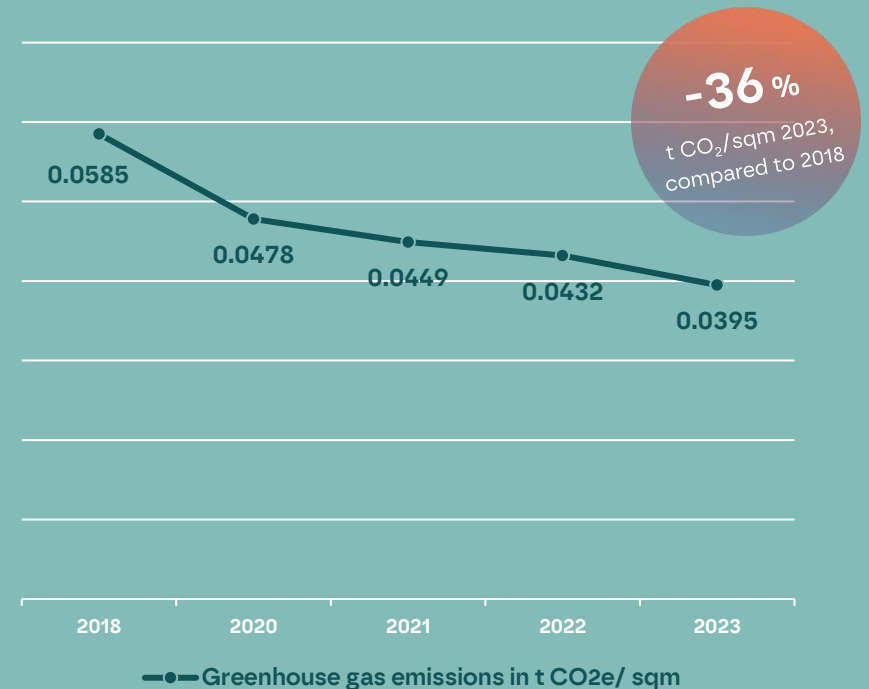


**Energy optimisation**  
 Palazzo Fiorentino | Frankfurt am Main  
 Modernisation of the electrical, refrigeration and ventilation technology to achieve lasting energy savings.



**Photovoltaic**  
 VIB logistic properties  
 The annual photovoltaic capacity of the VIB areas will reach around 19,700 kWp in 2023.

**Branicks acknowledges the responsibility arising from its leading role, also with regard to climate protection, and has set itself the goal of reducing greenhouse gas emissions (GHG) per sqm in the Commercial Portfolio by an average of 40% by 2030 compared to the base year 2018. By now, we have achieved -36%.**





# Sustainability for the work environment of tomorrow

**ESG is part of our DNA and our sustainability strategy** – with clearly defined milestones and traceable transparency.

**Environment:** We make a positive contribution to mitigating climate change.

**Social:** We shape our business with and for the people.

**Governance:** We are a reliable partner and conduct our business activities in a transparent and accountable manner.

**Digitisation:** We use high-tech tools as yet another building block for ESG: 3+1

**-40 %**

**CO<sub>2</sub> reduction target** for designated portfolio in t CO<sub>2</sub>/sqm by 2030 compared to base year 2018

**40-50 %**

**increase in green finance**  
Percentage of total assets, by end of 2027

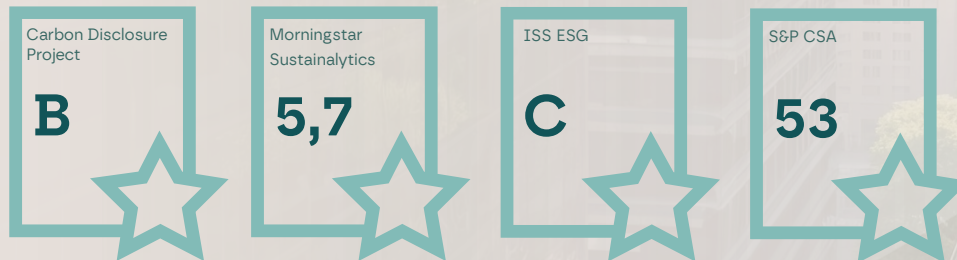
**52.9 %**

**Green Building share** according to GBF, measured as a percentage of the market value of the Commercial Portfolio (as of 31.12.2024)

**27.03 %**

**total share of women at extended executive level** (including regional managers)

## Leading position in ESG ratings and „Gold“ twice for reporting



More information on

[branicks.com/sustainability](https://branicks.com/sustainability)



# Our strength: one team, many talents

We create a **creative and pleasant working environment** for 300<sup>1</sup> highly motivated people who help shape and develop our **team of talents**.

**Balanced employee structure** according to age and gender.

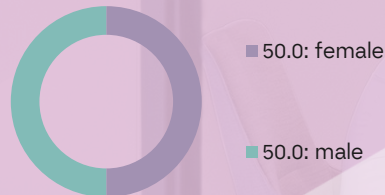
**Attractive remuneration:** basic income, additional benefits as well as performance-related components.

**Part-time models** to reconcile work and family life.

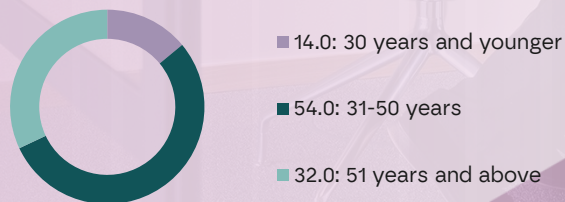
**We are colourful:** Better results through diverse teams.

**We train:** Modern recruiting through social media, university marketing, congresses and career days.

Share of employees by gender in %<sup>1</sup>



Age structure of the employees in %<sup>1</sup>



<sup>1</sup> as of 31.12.2024



# Key financial figures as of 31 December 2024

| Key financial figures  |       |       |
|--|-------|-------|
| in EURO million  | 2024  | 2023  |
| Gross rental income  | 168.9 | 188.3 |
| Real estate management fees  | 48.2  | 50.9  |
| Proceeds from sales of property  | 543.4 | 558.6 |
| Profits on property disposals  | 4.3   | 8.2   |
| Share of the profit or loss of associates  | 5.9   | 6.4   |
| EBITDA   | 147.2 | 164.5 |
| Cashflow from operating activities   | 54.8  | 97.1  |
| Funds from Operations excluding non-controlling interest (FFO)                               | 52.2  | 51.9  |
| Funds from Operations II (excluding non-controlling interest, including profit on disposals) | 56.5  | 59.4  |

| Key operating figures                  |            |            |
|--|------------|------------|
|  | 31.12.2024 | 31.12.2023 |
| Number of properties                   | 317        | 351        |
| Assets under Management in EUR billion | 11.6       | 13.2       |
| Rental space in sqm                    | 4,096      | 4,609      |
| Letting result in sqm                  | 387,700    | 446,600    |

| Key operating figures (Commercial Portfolio)* |            |            |
|---|------------|------------|
| in EURO million                               | 31.12.2024 | 31.12.2023 |
| Annualised rental income in EUR million       | 147.7      | 179.1      |
| EPRA vacancy rate in %                        | 7.4        | 5.3        |
| WALT in years                                 | 4.6        | 4.9        |
| Avg. rent per sqm in EUR                      | 10.20      | 8.92       |
| Gross rental yield in %                       | 5.4        | 5.2        |

\* Calculated for the Commercial Portfolio only, without repositioning and warehousing

More information on:  
[branicks.com/ir](https://branicks.com/ir)

# Disclaimer



This publication constitutes neither an offer to sell nor a solicitation to buy or subscribe to any securities. In case of an offer of securities the information legally required to be provided to investors will be contained only in a securities prospectus as approved by the competent authority. The information contained herein is not for distribution, directly or indirectly, in or into the United States of America (including its territories and possessions of any State of the United States of America or the District of Columbia) and must not be distributed to U.S. persons (as defined in Regulation S of the U.S. Securities Act of 1933, as amended ("Securities Act")) or publications with a general circulation in the United States of America. This publication constitutes neither an offer to sell nor a solicitation to buy or subscribe to any securities in the United States of America. None of the securities of Branicks Group AG have been registered under the Securities Act and may not be offered or sold in the United States of America absent registration or an exemption from registration under the Securities Act.

This publication is only addressed to and directed at persons in member states of the European Economic Area who are "qualified investors" within the meaning of Article 2(e) of the Prospectus Directive (Directive 2003/71/EC as amended) ("Qualified Investors"). In addition, in the United Kingdom, this publication is being distributed only to, and is directed only at, Qualified Investors who (i) are persons who have professional experience in matters relating to investments falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the "Order"), (ii) are high net worth entities falling within Articles 49(2)(a) to (d) of the Order, or (iii) are other persons to whom it may otherwise lawfully be communicated. This presentation should not be regarded by the recipient as a substitute for the exercise of its own judgment. Nothing contained herein is, or shall be relied upon as, a promise or representation as to the past or future. No representation or warranty, expressed or implied, is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information, or opinions contained in this presentation. Neither Branicks Group AG nor any of its advisors or representatives shall have any responsibility or liability whatsoever (for negligence or otherwise) for any loss howsoever arising from any use of this document or its contents or otherwise arising in connection with this presentation.

This presentation speaks as at the date hereof (unless an earlier date is otherwise indicated in the presentation) and in giving this presentation, no obligation is undertaken and nor is any representation or undertaking given by any person to provide the recipient with additional information or to update, revise or reaffirm the information contained in this presentation or to correct any inaccuracies therein which may become apparent. This presentation may contain certain forward-looking statements, forecasts, estimates, strategic targets, projections and opinions ("Forward Statements"). No representation is made or will be made that any Forward Statements will be achieved or will prove to be correct. Actual future results and operations could vary materially from the Forward Statements. Similarly, no representation is given that the assumptions disclosed in this presentation upon which Forward Statements may be based are reasonable.

UNLESS EXPRESSLY STATED OTHERWISE, ALL INFORMATION, DATA, VIEWS AND FORWARD-LOOKING STATEMENTS CONTAINED IN THIS COMPANY PRESENTATION ARE BASED ON INFORMATION, DATA AND FORECASTS AVAILABLE TO THE COMPANY AT THE TIME OF THE PUBLICATION OF THIS COMPANY PRESENTATION. THE COMPANY IS NOT OBLIGED TO UPDATE THIS COMPANY PRESENTATION UNDER RELEVANT LAWS AND THEREFORE WILL NOT UPDATE THIS COMPANY PRESENTATION WHATSOEVER. ALL INFORMATION AND DATA CONTAINED IN THIS COMPANY PRESENTATION ARE BASED ON INFORMATION AND DATA, WHICH WAS PREVIOUSLY PUBLISHED BY THE COMPANY IN CONNECTION WITH ITS CONTINUOUS REPORTING OBLIGATIONS UNDER RELEVANT FINANCIAL OR SECURITIES LAWS.

For computational reasons, rounding differences from the exact mathematical values calculated (in EUR thousand, %, etc.) may occur in tables and cross-references.

# Contact



## **Branicks Group AG**

Neue Mainzer Straße 32-36  
Global Tower  
60311 Frankfurt am Main

Tel +49 69 9454858-0

Fax +49 69 9454858-99 98

[info@branicks.com](mailto:info@branicks.com)

[branicks.com](http://branicks.com)