

Branicks



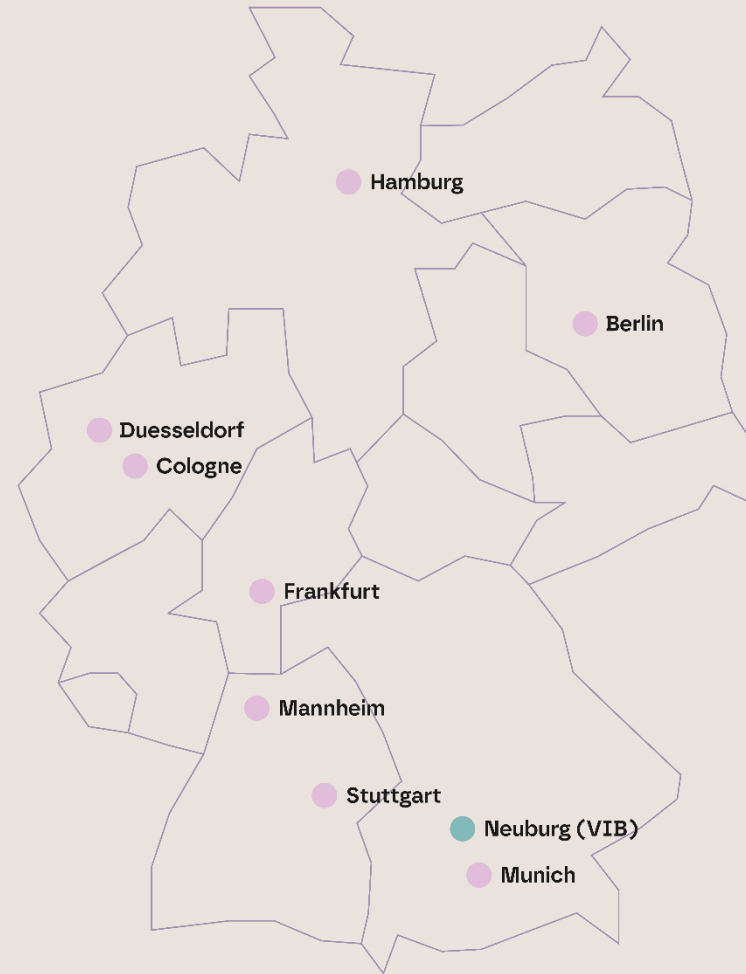
Branicks Group AG

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 30 September 2025, we provide on-site support for **273 properties with a combined market value of EUR 10.7 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

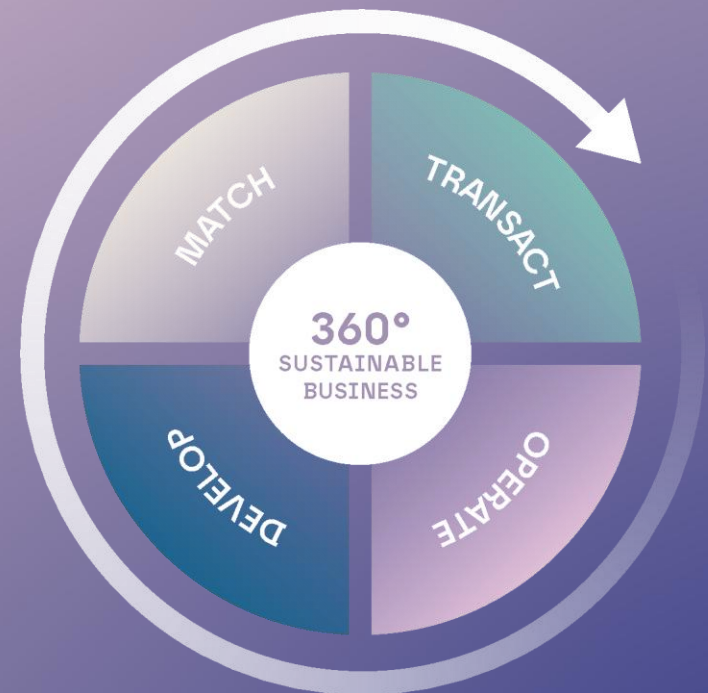
We act with **foresight** and focus on the long term in our investment decisions. **With our 360-degree expertise, we manage the entire life cycle of a property** and offer **full-service solutions in all phases of the value chain.**

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

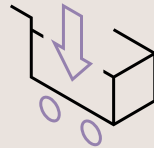
Active Management

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.



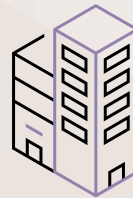
Research

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



Acquisition & Financing

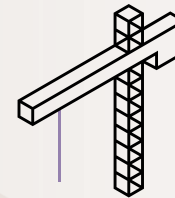
Coordination of the entire acquisition process by the investment team.



Management

Strategic asset management by the asset management team.

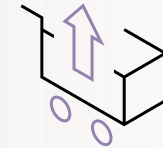
Local property management and facility management by selected partners.



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.



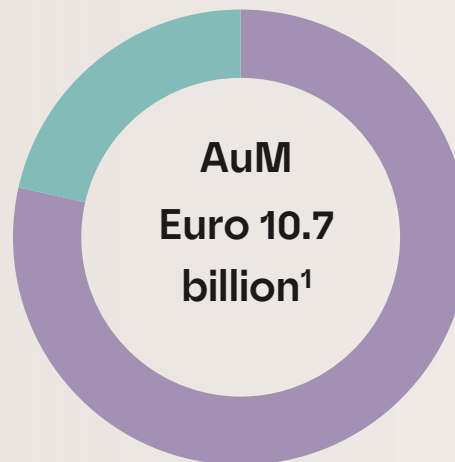
Real estate management platform of EUR 10.7 billion assets under management

Total portfolio

Commercial Portfolio EUR 2.3 billion AuM

21 % Balance sheet investments
(125 properties)¹

- 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 8.4 billion AuM

79 % Third-party business
(148 properties)¹

- 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

¹ as of 30.09.2025



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 ¹

EUR **65.5** million

Office buildings

EUR **34.2** million

Logistic properties

Logistics properties: gateways to success



Big and green: the “GreenBiz Park” 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: “Gate 9” in Leinfelden-Echterdingen near Stuttgart

High quality fixtures and fittings | ideal location near Stuttgart Airport | BREEAM DE sustainability certificate “very good”



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

¹as of 30.09.2025; based on the Commercial Portfolio

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

Sonja Wärtges

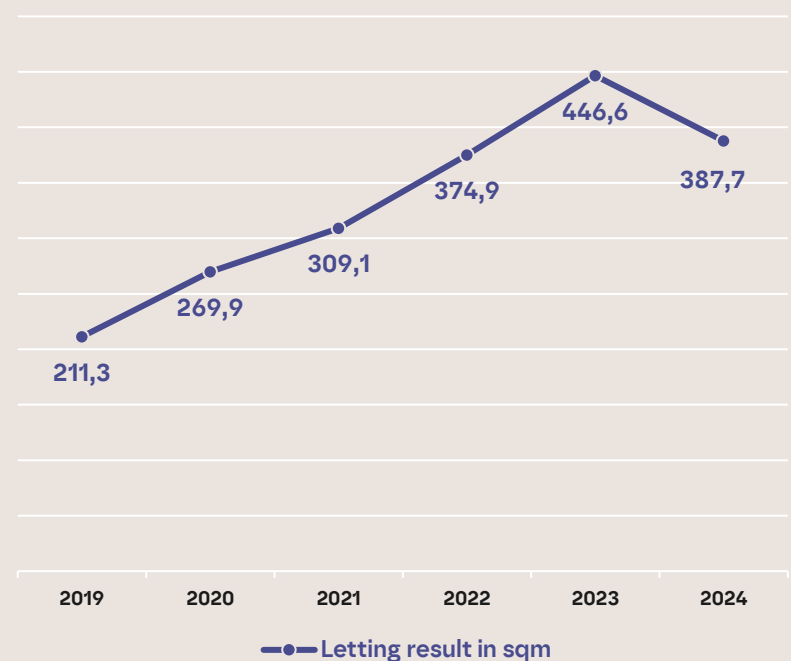
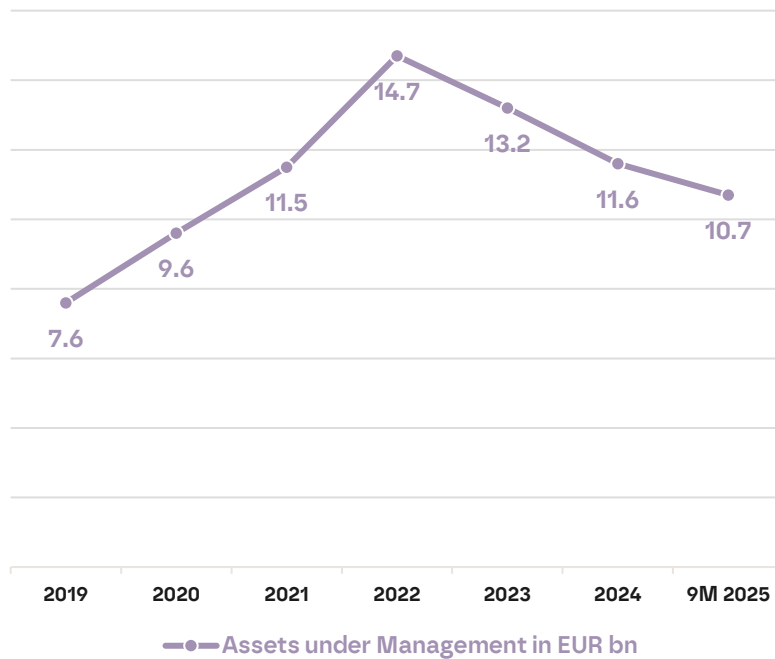
CEO



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.



¹ in the Commercial Portfolio and Institutional Business

² in the Commercial Portfolio

CO₂ 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
CO₂ savings of around 165 tonnes per year through innovative modernisation of the heating installation.



CO₂ reduction
Marckmannstraße | Hamburg
CO₂ reduction of 1,200 tonnes per year by substituting the energy source natural gas with industrial heat.

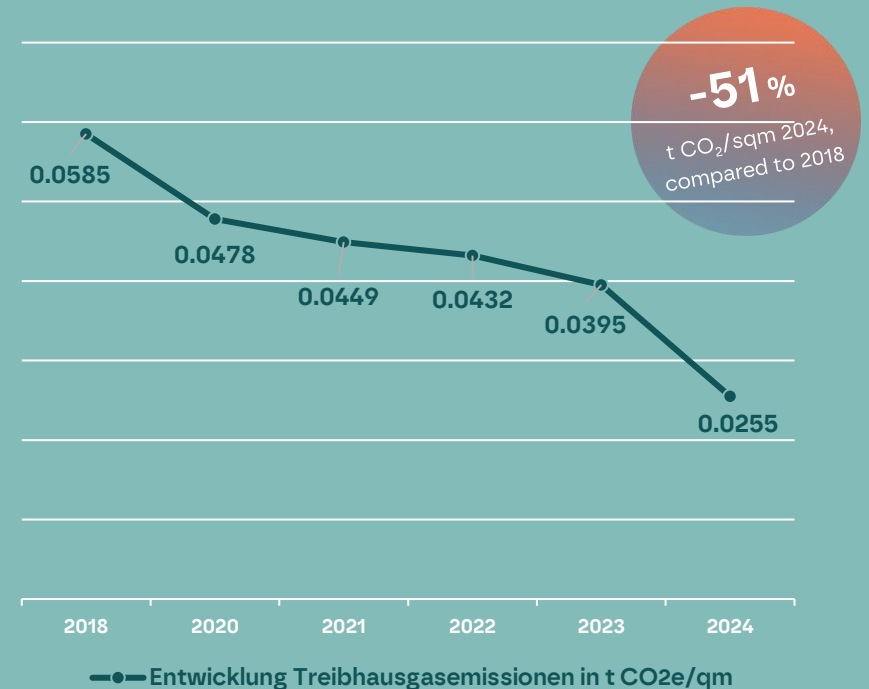


Energy optimisation
Palazzo Fiorentino | Frankfurt am Main
Modernisation of the electrical, refrigeration and ventilation technology to achieve lasting energy savings.



Photovoltaic
VIB logistic properties
The annual photovoltaic capacity of the VIB areas will reach around 30.053 kWp in 2025.

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 -51%.**





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

-50 %

CO₂ reduction target for designated portfolio in t CO₂/sqm by 2035 compared to base year 2024

40-50 %

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

51.5 %

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

23.5 %

total share of women at executive level



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



as of 31.12.2025

Branicks at a glance

More information on

branicks.com/sustainability



Our strength: one team, many talents

We create a **creative and pleasant working environment** for 300¹ highly motivated people who help shape and develop our **team of talents**.

Balanced employee structure according to age and gender.

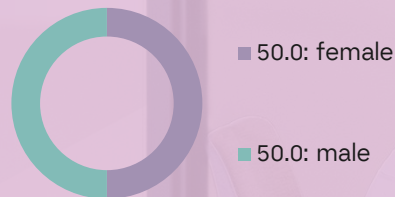
Attractive remuneration: basic income, additional benefits as well as performance-related components.

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 %



Age structure of the employees in %





Key financial figures as of 30 September 2025

Key financial figures				
in Mio. Euro	9M 2025	9M 2024	Q3 2025	Q3 2024
Gross rental income	106.8	129.7	34.5	40.6
Real estate management fees	30.2	37.4	9.4	16.6
Proceeds from sales of property	293.1	367.0	215.1	349.9
Profits on property disposals	10.7	0.5	7.7	0.0
Share of the profit or loss of associates	3.2	5.0	1.1	0.1
Cashflow from operating activities	33.4	36.1	10.7	16.7
Funds from Operations excluding non-controlling interest (FFO)	44.1	36.6	18.4	16.7
EBITDA	90.3	108.1	30.6	38.7

Key operating figures		
	30.09.2025	31.12.2024
Number of properties	273	317
Assets under Management in EUR billion	10.7	11.6
Rental space in sqm	3.718.638	4.096.179
Letting result in sqm	256.500	387.700

Key operating figures (Commercial Portfolio)*		
in EURO million	30.09.2025	31.12.2024
Annualised rental income in EUR million	125.6	147.7
EPRA vacancy rate in %	9.8	7.4
WALT in years	4.3	4.6
Avg. rent per sqm in EUR	10.34	10.20
Gross rental yield in %	5.4	5.4

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

More information on:
branicks.com/ir

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

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