

Branicks

Half-year report Q2/2026



Contents



3 To our shareholders

3 About Branicks Group AG

4 Key figures

5 Foreword

7 Interim consolidated management report

39 Interim consolidated financial statements

46 Notes to the interim consolidated financial statements

55 Further information

55 EPRA key figures

55 Legal notes

About Branicks Group AG

Branicks Group AG is Germany's leading listed specialist for commercial real estate, with more than 25 years of experience in the property market and access to a broad network of investors. Our business is based on a regional and inter-regional real estate platform with nine offices in all major German markets. As of 30 June 2026, we managed 264 assets with a combined market value of EUR 10.1 billion, always close to our properties and their tenants.

The Commercial Portfolio segment represents the proprietary real estate portfolio of Branicks. In this segment, the Group generates steady cash flows from rental income, optimises the value of its portfolio assets, and realises gains from sales. Further income is generated through selected investments. Through its subsidiary VIB, Branicks also acts as project developer for new logistics properties.

The Institutional Business segment comprises the services related to property investments of institutional investors. The managed vehicles mainly include real estate funds investing in European office and logistics properties. Branicks receives management fees for various elements of its active management service provided during the term of the funds.

Our business model

Match:
Matching properties,
users, investors

Develop:
Further developing,
maintaining and optimising our
managed real estate portfolio



Transact:
Initiating and structuring
transactions to achieve
growth and realise the
added value create

Operate:
Managing real estate
comprehensively,
actively and sustainably



Key figures

Key financial figures						
in EUR million	H1 2026*	H1 2025	Δ	Q2 2026*	Q2 2025	Δ
Gross rental income	57.1	72.3	15.2	28.6	35.9	7.3
Net rental income	48.7	63.4	14.7	23.3	31.4	8.1
Real estate management fees	19.1	20.8	1.7	10.2	10.0	0.2
Proceeds from sales of property	54.1	78.0	23.9	0.0	78.0	78.0
Profits on property disposals	0.0	3.0	3.0	0.0	3.0	3.0
Share of the profit or loss of associates	0.8	2.1	1.3	0.4	1.1	0.7
Funds from Operations excluding non-controlling interest (FFO)	14.3	22.7	8.4	7.8	11.3	3.5
Funds from Operations II (excluding non-controlling interest, including profit on disposals)	14.3	25.7	11.4	7.8	14.3	6.5
EBITDA	43.0	59.8	16.8	21.1	29.7	8.6
EBIT	−144.2	9.6	153.8	−151.8	6.2	158.0
Result for the period	−142.3	−23.4	118.9	−141.0	−8.0	133.0
Cash flow from operating activities	15.4	24.8	9.4	9.5	23.1	13.6

Key earnings figures						
per share in EUR ¹	H1 2026*	H1 2025	Δ	Q2 2026*	Q2 2025	Δ
FFO per share (excluding non-controlling interest)	0.17	0.27	0.10	0.09	0.20	0.11
FFO II per share (excluding non-controlling interest)	0.17	0.31	0.14	0.09	0.20	0.11
Earnings per share (excluding non-controlling interest)	−1.72	−0.27	1.45	−1.68	0.94	2.62

¹ All per share figures adjusted in accordance with IFRSs (average number of shares 6M 2026: 83,565,510; 6M 2025: 83,565,510).

* not reviewed

Balance sheet figures		
in EUR million	30.06.2026*	31.12.2025**
Investment property	2,015.4	2,030.9
Non-current assets held for sale (IFRS 5)	118.1	165.5
Equity	786.3	868.0
Financial liabilities (incl. IFRS 5)	1,771.0	1,822.9
Total assets	2,747.8	2,902.1
Loan-To-Value ratio (LTV) ²	64.7 %	63.2 %
Adjusted LTV ^{2, 4}	59.2 %	58.1 %
NAV per share (in Euro) ¹	6.02	7.36
Adjusted NAV per share (in Euro) ⁴	8.85	10.19

Key operating figures		
	30.06.2026*	31.12.2025**
Number of properties	264	272
Assets under Management in EUR billion	10.1	10.5
Rental space in sqm	3,585,028	3,712,308
Letting result in sqm	148,516	456,200

Key operating figures (Commercial Portfolio) ³		
	30.06.2026*	31.12.2025**
Annualised rental income in EUR million	115.3	125.5
EPRA vacancy rate in %	13.7	10.1
WALT in years	4.5	4.3
Avg. rent per sqm in EUR	10.00	10.33
Gross rental yield in %	5.3	5.7

¹ All per share figures (number of shares 30.06.2026: 83,565,510; 31.12.2025: 83,565,510).

² Adjusted for warehousing.

³ Calculated for the Commercial Portfolio only, without repositioning and warehousing.

⁴ Incl. full value of Institutional Business.

* not reviewed

** unaudited



Foreword

Dear shareholders,

Our report on the first six months of the 2026 financial year shows that Branicks continued to deliver a robust operating performance amid challenging conditions in other respects. Although the macroeconomic environment and the commercial real estate market in which we operate remained turbulent, we successfully navigated these external headwinds and made significant progress with our own initiatives.

One of the big obstacles we face is procuring finance for our company.

The tight market conditions, driven in particular by rising interest rates and declining property values, have put Branicks in an extremely difficult financial situation. Approximately EUR 580 million of the Branicks Group's external debt has matured or will be maturing in the course of the 2026 financial year. This primarily relates to a bond with a principal amount of EUR 400 million plus promissory note loans and registered notes with an aggregate principal amount of around EUR 180 million. The persistently weak transaction market for commercial properties together with an extremely constrained lending environment (high interest rates combined with reduced risk appetite) meant that it was no longer possible to refinance this external debt on the market within the original time frame.

Against this backdrop, we entered into intensive negotiations with our key financial creditors during the reporting period. We have regularly kept the capital markets informed of our commencement of negotiations and subsequent progress, with a total of five ad hoc disclosures during the reporting period (9 March, 31 March, 28 April, 24 June and 1 July 2026). On 30 July 2026, we reached a contractual agreement with key creditors that hold the majorities required for restructuring in the relevant debt instruments, concerning the refinancing of those instruments. Failure to reach such an agreement would have put the Company's status as a going concern at immediate risk, potentially resulting in imminent insolvency.

The Company issued an ad hoc disclosure on 30 July 2026 containing the specifics of the agreement and the underlying restructuring plan. The restructuring plan essentially provides for the notes plus the promissory note loans and registered notes to each be divided into two tranches, i.e. (i) senior secured principal instruments with an aggregate principal amount of approximately EUR 375 million and maturing on 30 September 2030, and (ii) unsecured subordinated principal instruments with an aggregate principal amount of approximately EUR 220 million (including a subordination fee) maturing on 30 September 2038. There are also plans to grant secured bridge financing of EUR 35 million for Branicks and of EUR 60 million for our subsidiary VIB Vermögen AG. The key terms of this restructuring transaction (including its underlying business plan) have been independently verified by FTI-Andersch AG in a restructuring opinion (final draft version) in accordance with the IDW S6 standard.

Based on this restructuring plan, it is more likely than not that the Company will continue operating as a going concern. However, the plan is yet to be implemented. Among other things, two key milestones need to be reached: (i) effective approval by the Extraordinary Shareholders' Meeting on 9 October 2026 of all proposed resolutions as announced in the convocation of this meeting published in the Federal Gazette on 2 September 2026; and (ii) effective approval by the creditors of the EUR 400 million notes (ISIN XS2388910270) of the above-mentioned split into two tranches in a vote without meeting to be convened in accordance with the German Debt Securities Act (Schuldverschreibungsgesetz), which is expected to take place in mid-October. If these conditions are not met, it might not be possible to implement the restructuring plan, which in turn would jeopardise the Company's continued existence as a going concern. However, creditors that together hold a sufficient majority of the notes have committed to voting in favour, providing the other restructuring conditions are met.



As these conditions have yet to be met, the auditor has not yet issued an audit opinion for the annual and consolidated financial statements for the financial year ended 31 December 2025. For this reason, this half-year report as of 30 June 2026 has also not been reviewed by the auditor. Please note that the financial statements contained in this half-year report include unaudited figures for the 2025 financial year and the first half of 2026. The figures stated are based on the assumption – considered more likely than not – that the restructuring plan will be implemented and, consequently, that the Company will continue as a going concern. This half-year report is being published now – i.e. before the auditor has issued an audit opinion for 2025 and without a review for the 2026 half-year report – to provide transparency for the capital markets at this stage and to comply with the Company's obligation under capital markets legislation to publish the 2026 half-year report by 30 September 2026.

This progress, which follows intensive negotiations with our creditors in recent weeks and months, is a huge achievement for us, providing a coherent basis for decision-making ahead of our company's forthcoming Extraordinary Shareholders' Meeting and creating new perspectives. That wraps up the financial side.

In operational terms, Branicks is performing well and showing a high degree of continuity. Our portfolio is demonstrating its value: across the Group, we continue to have a good mix of assets and a solid letting business, even if this is weaker due to market conditions. Furthermore, we have taken decisive steps to advance the integration of VIB Vermögen into the Branicks Group by signing a control and profit transfer agreement and establishing a transparent allocation of the Group's portfolio across the relevant organisational units.

From both a strategic and an operational perspective, we are well on track with VIB's core business: full occupancy and continued project development of GreenBizz Park in Erding; establishment of a joint venture with Tristan Capital and launch of the initial projects under this joint venture, the details of which have already been finalised; and ongoing value creation in the Institutional Business and Commercial Portfolio segments.

In our day-to-day operations, we know what we're capable of and demonstrate it every day. The underlying value, resilience and performance of our portfolio are beyond dispute. We're taking a measured approach – also in the continued execution of our consolidation strategy. I cannot say when the general economic climate will start to improve again for us and the market as a whole. Nevertheless, we remain firmly on course, guided by a clear strategic direction and driven by determination, strong motivation and our combined efforts. My sincere thanks to all our staff across the Group and to you, our shareholders, for your perseverance and support.

From both a strategic and an operational perspective, we are well on track with VIB's core business: full occupancy and continued project development of GreenBizz Park in Erding; establishment of a joint venture with Tristan Capital and launch of the initial projects under this joint venture, the details of which have already been finalised; and ongoing value creation in the Institutional Business and Commercial Portfolio segments.

In our day-to-day operations, we know what we're capable of and demonstrate it every day. The underlying value, resilience and performance of our portfolio are beyond dispute. We're taking a measured approach – also in the continued execution of our consolidation strategy. I cannot say when the general economic climate will start to improve again for us and the market as a whole. Nevertheless, we remain firmly on course, guided by a clear strategic direction and driven by determination, strong motivation and our combined efforts. My sincere thanks to all our staff across the Group and to you, our shareholders, for your perseverance and support.

Kind regards,

Frankfurt am Main, September 2026



Sonja Wärntges
Chief Executive Officer



Interim consolidated management report*

Macroeconomic trends

Economic growth driven by rise in exports

The German economy continued to grow in the first half of 2026 despite the Iran war. Gross domestic product (GDP) was up 0.4% quarter-on-quarter in the first three months of 2026; according to initial calculations by the Federal Statistical Office, GDP rose by 0.2% in the second quarter, equivalent to a year-on-year increase of 0.9%. First-quarter growth was primarily driven by a rise in exports and government spending, while private consumer spending was flat. The Federal Statistical Office's initial analysis for the second quarter assumes that exports continued to increase while consumer spending remained subdued and investments declined.

ifo Business Climate Index records net decline yet recovers from April low

The outbreak of the Iran war initially caused a marked deterioration in sentiment among companies, with the ifo Business Climate Index falling to 84.5 points by April 2026 (December 2025: 87.6 points). Despite persistent uncertainty regarding the situation in the Persian Gulf, the business

climate recovered somewhat over the next few months to reach 85.7 points in June. While sentiment in the manufacturing industry improved slightly compared to the end of 2025, the mood in the main construction trade, retail and the services sector worsened slightly.

ECB raises key rates by a quarter of a percentage point

Energy prices in Germany, especially for fuels and light heating oil, also rose sharply due to supply shortages and the surge in crude oil prices triggered by the Iran war. As a result, inflation increased considerably in the first half of 2026, reaching 2.9% in April before the temporary fuel discount (Tankrabatt) brought it back down to 2.3% in June. Inflation then rose back to 2.8% in July after the fuel discount ended. The European Central Bank (ECB) responded to these price rises by increasing its key rates by 25 basis points in June. This lifted the interest rate on the ECB's deposit facility, which it primarily uses to control the course of its monetary policy, to 2.25%.

The German economy defies geopolitical crises
GDP in Q2 2026
+0.9%
(year-on-year)

Slightly more pessimistic sentiment ifo
Business Climate Index
85.7 points
(December 2025: 87.6 points)

Labour market remains weak
–223 thousand
Employed people
(year-on-year)

Prices driven up by Iran War
Inflation
+2.3%
(June 2026)

* The figures for the financial year ending 31 December 2025 have not been audited. The figures in the half-year report as of 30 June 2026 have not been reviewed by an auditor.



Decline in employment continues

The downward trend in the labour market, which had been noticeable since the start of 2025, continued in the first half of 2026. The number of employed people decreased by

223,000 year-on-year to 45.5 million in June 2026, while the number of unemployed people increased by 22,000 year-on-year in June 2026.

Sector trends

Rental market in the first half of 2026

Office asset class: take-up down 5% in first half, with modest recovery in second quarter

According to estimates from real estate consultancy Jones Lang LaSalle (JLL), Germany's office rental market made an optimistic start to 2026. However, the outbreak of the Iran war created fresh geopolitical uncertainty, prompting many businesses to delay decisions about whether or not to conclude leases. This caused take-up in Germany's seven largest office locations (Berlin, Düsseldorf, Frankfurt, Hamburg, Cologne, Munich and Stuttgart) to decline by 17% in the first quarter. While there were signs of recovery in the second quarter, take-up still decreased by almost 5% to 1.4 million sqm in the first half of 2026. In addition to the geopolitical situation, JLL believes that a persistently weak labour market is also weighing on take-up.

The top 7 markets presented a very mixed picture in the first six months of 2026. While Berlin and Munich recorded strong growth of 62% and 33% respectively to account for more than

50% of the overall market, demand was down in all other top locations, with Frankfurt (–49%), Cologne (–39%) and Stuttgart (–32%) registering the steepest declines.

Prime rents continue rising despite higher vacancies

The amount of new office space added to the market decreased by 5% to 508,000 sqm in the first half of 2026. However, JLL considers this performance to be a sign of stabilisation following sharp drops in previous years. Vacancies in Germany's seven largest cities continued to rise despite low completion rates, reaching an average of 8.5% at the end of the first half. However, JLL takes a more nuanced view of this increase in vacancies, as the gulf between modern properties in central locations and properties in B and C locations requiring renovation continues to grow. Düsseldorf and Frankfurt recorded the highest vacancy rates from a regional perspective.

Tenants' focus on high-quality office space caused prime rents to rise by an average of 1.6% during the first half of the year. Hamburg recorded the sharpest increase, followed by Munich and Frankfurt, while Munich's monthly prime rents of EUR 62/sqm were the highest in absolute terms.

Office space take-up in top 7 cities

1.4 million sqm

(–5% year-on-year)

Completed space

0.5 million sqm

(–5% year-on-year)

Vacancy rate

8.5%

(previous year: 7.7%)

Prime rents

+1.6%

(year-on-year)



Industrial and logistics asset class: strong growth in take-up continues

According to analysis from BNP Paribas Real Estate (BNPPRE), the German logistics rental market continued its growth trajectory in the first half of 2026 despite difficult economic conditions. Take-up increased by 23% to around 3.3 million sqm, 4% higher than the 10-year average. BNPPRE believes that robust demand from the logistics service providers to whom e-commerce providers outsource their logistics was a major growth driver during the period under review. This trend affected companies from Asian countries as well as other online retailers undergoing rapid expansion, and was also the reason why there were significantly more major deals for spaces exceeding 20,000 sqm in the first six months of 2026.

According to data from Colliers, momentum in Germany's top 8 industrial and logistics real estate markets (Berlin, Düsseldorf, Frankfurt, Hamburg, Cologne, Leipzig, Munich, Stuttgart) was much more restrained. Take-up in these markets totalled around 1.2 million sqm, a decline of 3% compared to the previous year's figure. Colliers attributes the weaker performance in Germany's major cities to the shortage of suitable space on offer, forcing retail companies in particular to shift their large-scale property searches to peripheral locations.

According to data from BNPPRE, prime rents in the top markets rose by an average of just over 4% year-on-year, while average rents recorded an increase of as much as 5%. Munich continued to register the highest prime rents with EUR 11.25/sqm in the second quarter of 2026, up 7% on the previous year's figure. It was followed by Frankfurt and Hamburg (EUR 8.80/sqm in each case) and Düsseldorf (EUR 8.70/sqm).



Investment market in the first half of 2026

Real estate investment market records modest growth despite uncertain macroeconomic outlook

According to BNPPRE data, transaction volumes in the German commercial real estate investment market totalled EUR 12.3 billion in the first half of 2026, an increase of 8% compared to the previous year. While transaction volumes contracted to just EUR 5.4 billion in the second quarter after a strong first quarter (EUR 6.9 billion), BNPPRE believes this decline signals a market recalibration, allowing risks to be appropriately priced in. Individual transactions continued to dominate transaction activity with a market share of around 75%, while portfolio transactions accounted for just under 25% of the market.

Investment volumes in Germany’s A-locations (Berlin, Düsseldorf, Frankfurt, Hamburg, Cologne, Munich and Stuttgart) totalled EUR 4.8 billion in the first half of 2026, surpassing the prior-year figure by 10%. A series of triple-digit million-euro office transactions meant Munich recorded the largest transaction volume at EUR 1.2 billion, followed by Hamburg (EUR 1.0 billion) and Düsseldorf (EUR 0.7 billion). After taking top spot last year, Berlin’s transaction activity roughly halved to EUR 0.6 billion in the first six months of 2026, a trend BNPPRE primarily attributes to a shortage of office transactions.

Retail properties’ share of market declines as office segment grows

While retail properties’ market share decreased to 18% in the first half of 2026 (previous year: 25%) after representing the largest asset class in the German investment market in the previous year, the office investment segment expanded (26% market share; previous year: 24%). BNPPRE points out that while this segment remains well below the long-term average, it has moved steadily upward from its 2024 low, with significantly more activity in the high-volume segment in particular. The share of revenues generated by logistics properties declined from 24% to 20%. BNPPRE primarily attributes this to smaller ticket sizes given the higher number of deals in the first quarter.

Foreign investors comprised a virtually unchanged 44% of total transaction volumes in the first half of the year (previous year: 45%).

Marked increase in prime yields

The aforementioned market recalibration resulting from changes to the risk landscape and higher financing costs triggered a rise in prime yields across all asset classes, especially in the second quarter. The average prime yield at A-locations in the first half of 2026 was 4.49% for office properties (previous year: 4.36%) and 4.60% for logistics properties (previous year: 4.25%). BNPPRE estimates that prime yields for commercial buildings in inner-city locations averaged 3.85% (previous year: 3.76%).

Commercial real estate transaction volume
EUR 12.3 billion
(previous year: EUR 11.4 billion)

Office properties volume
EUR 3.2 billion
(previous year: EUR 2.7 billion)

Logistics properties volume
EUR 2.5 billion
(previous year: EUR 2.8 billion)

Office prime yield
4.49%
(previous year: 4.36%)

Logistics prime yield
4.60%
(previous year: 4.25%)

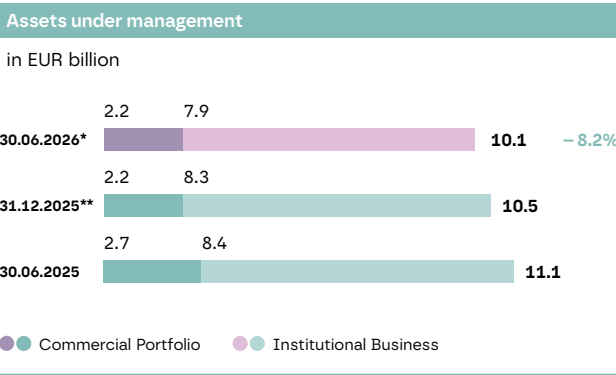


Business development

Platform

Assets under management

Assets under management (AuM) on the Branicks platform as of the end of June 2026 came to EUR 10.1 billion, down EUR 1.0 billion on the previous year (30 June 2025: EUR 11.1 billion). Of this total, EUR 2.2 billion was attributable to the proprietary portfolio (Commercial Portfolio) and EUR 7.9 billion to the business for institutional investors (Institutional Business). On 30 June of the previous year, EUR 2.7 billion was in the Commercial Portfolio and EUR 8.4 billion in the Institutional Business. These declines are due to transaction activity and measurement effects.



* not reviewed
** unaudited

In the first quarter of 2026, AuM on the platform decreased by EUR 0.3 billion (31 March 2026: EUR 10.4 billion, of which EUR 2.2 billion in the Commercial Portfolio and EUR 8.2 billion in the Institutional Business). The decline is primarily due to measurement effects and sales.

The regional portfolio structure at the end of the period under review was very similar to that reported in the first half of 2025, with 8% of assets under management in the North region, 11% in the East region, 31% in the Central region, 27% in the West region and 23% in the South region (30 June 2025: 7%, 13%, 30%, 26% and 24% respectively).

Portfolio by segments			
	30.06.2026*		
	Commercial Portfolio	Institutional Business	Total
Number of properties	122	142	264
Market value in EUR million ¹	2,196.8	7,905.2	10,102.0
Rental space in sqm	1,090,854	2,521,914	3,612,768

	30.06.2025		
	Commercial Portfolio	Institutional Business	Total
Number of properties	132	147	279
Market value in EUR million ¹	2,713.0	8,353.1	11,066.1
Rental space in sqm	1,264,828	2,597,099	3,861,927

¹ Market value as at 31.12. of the previous year, later acquisition generally considered at cost
* not reviewed



Transactions

Sales from the proprietary portfolio with a total value of around EUR 13 million were notarised in the first half of 2026. Notable highlights include the sale of the SAP Tower in Eschborn to an institutional investor. This single-tenant property with a total rental space of approximately 9,100 square metres was fully let at the time of sale.

While the transfer of possession, benefits and associated risks for one property sold was completed by June 2026, the remaining sale is set to close in the third quarter. Possession, benefits and associated risks for two properties from the Commercial Portfolio were also transferred, following the notarisation of their sale in December 2025.

As expected, there were no notarised purchases in the first half of the year.

Transactions 2026

Acquisitions			
in EUR million (number of properties)	Notarisations 2026 YTD	thereof: Notarisations 2026 YTD with Transfer until 30.06.2026	Prior-year Notarisations with Transfer until 30.06.2026
Balance Sheet Portfolio	0 (0)	0 (0)	0 (0)
Institutional Business	0 (0)	0 (0)	0 (0)
Total	0 (0)	0 (0)	0 (0)

Sales			
in EUR million (number of properties)	Notarisations 2026 YTD	thereof: Notarisations 2026 YTD with Transfer until 30.06.2026	Prior-year Notarisations with Transfer until 30.06.2026
Commercial Portfolio	13 (2)	7 (1)	51 (2)
Institutional Business	0 (0)	0 (0)	0 (0)
Total	13 (2)	7 (1)	51 (2)



Letting business

In the first half of 2026, letting performance by area was around 148,500 sqm, a sharp year-on-year decline of 31% (previous year: approximately 214,700 sqm).

Annualised rental income amounted to around EUR 14.6 million (previous year: around EUR 30.7 million). This 52% year-on-year decrease was driven by a similarly sharp reduction in new leases. Highlights for the first half of 2026 included the iconic Goldenes Haus in Frankfurt’s City West district. Following extensive renovations in recent years, this 1980s building is now a highly efficient and state-of-the-art office complex featuring innovative building technology and over 33,300 sqm of lettable space. The Goldenes Haus is now fully let, underscoring the high quality of Branicks properties.

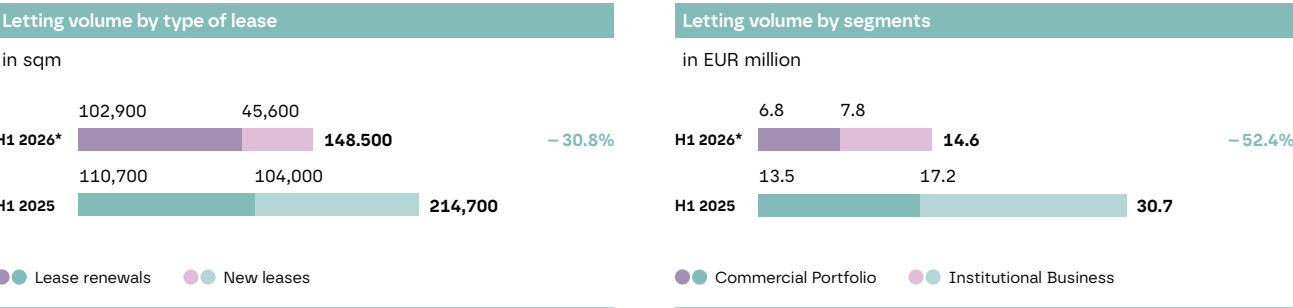
Of the **rental income contracted** in the reporting period, around EUR 6.8 million relates to the Commercial Portfolio and around EUR 7.8 million to the Institutional Business (previous year: EUR 13.5 million and EUR 17.2 million, respectively).

Lease renewals accounted for a rental volume of EUR 9.1 million and new leases for EUR 5.5 million (previous year: EUR 18.7 million and EUR 12.0 million, respectively).

Like-for-like rental income (not including portfolio additions and disposals) for the entire portfolio under management decreased by 1.9% in the 12 months to 30 June 2026. Like-for-like rental income was down 5.4% in the Commercial Portfolio and 0.9% in the Institutional Business, with indexation continuing to play a major role in both segments. Around 56% of the lease expiry volume relates to 2030 onwards. Branicks is already holding proactive discussions with users regarding larger leases set to expire in 2026 and 2027 in particular.

Letting performance by type of use				
	in sqm		annualised in EUR million	
	H1 2026*	H1 2025	H1 2026*	H1 2025
Office	42,600	107,300	7.2	19.9
Retail	4,700	2,700	0.6	0.8
Logistics	77,400	83,500	5.4	4.9
Further commercial	23,500	20,900	1.3	5.1
Residential	300	300	0.1	0.0
Total	148,500	214,700	14.6	30.7
Parking (units)	731	510	0.4	0.4

* not reviewed



* not reviewed

* not reviewed



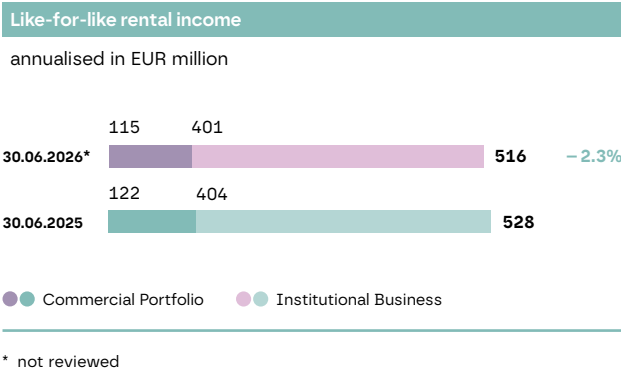
Commercial Portfolio

The Commercial Portfolio segment represents the Branicks Group's proprietary real estate portfolio, where Branicks generates steady cash flows from rental income, optimises the value of its portfolio assets, and realises gains from well-timed sales. Branicks also generates income from equity investments.

As of 30 June 2026, the directly held portfolio consisted of 122 properties (30 June 2025: 132). The market value of the portfolio was EUR 2,196.8 million (30 June 2025: 2,713.0 million) and the rental space totalled around 1,090,900 sqm (30 June 2025: around 1,264,800 sqm).

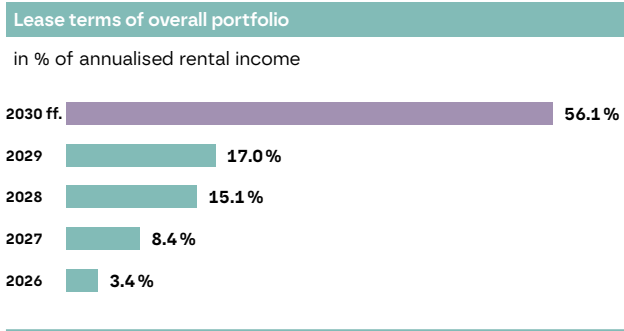
Based on annualised rental income of EUR 115.3 million (excluding project developments and repositioning properties), this corresponds to a gross rental yield of 5.3% (30 June 2025: EUR 142.3 million and 5.4%). The EPRA vacancy rate was 13.7% (30 June 2025: 8.3%) and the weighted average lease term (WALT) was 4.5 years (30 June 2025: 4.5 years). While WALT remained stable year-on-year, we have seen a rise in the vacancy rate compared to the previous year.

As part of the ongoing optimisation of its portfolio, Branicks continues to focus on the two strategic asset classes of logistics and office properties, which collectively accounted for 79% of the market value of the Commercial Portfolio as of the 30 June 2026 reporting date (30 June 2025: 82%).



Top 3 leases				
Commercial Portfolio				
Industrial company	Logistics	Renewal	Ingolstadt	21.292 sqm
Industrial company	Industry	Renewal	Ratingen	12.600 sqm
Industrial company	Logistics	Renewal	Kösching	11.093 sqm
Institutional Business				
Logistics companies	Logistics	New letting	Den Hoorn	16.393 sqm
Logistics companies	Logistics	New letting	Den Hoorn	6.773 sqm
Service companies	Office	Renewal	Cologne	6.654 sqm

The office properties asset class represents 50% of total market value, making it the largest asset class. At EUR 59.2 million, it accounts for around 51% of annualised rents. Logistics properties follow in second place, representing a share of 29% of the portfolio's market value or 29% of rents. Retail properties only represent 9% of market value and 7% of rents.



The proportion of Green Buildings within the Commercial Portfolio's market value (Green Building ratio) stood at 50.4% at the end of June 2026 (31 December 2025: 52.5%).

As of 30 June 2026, the ten largest tenants in the Commercial Portfolio collectively accounted for 31.3% of annualised rent. The focus on office and logistics properties is also reflected in these top tenants.



Types of use Commercial Portfolio (based on market value) ^{1/*}								
Type of use	No. of properties	Market value in EUR m	Market value % of total	Rental income EUR m	Rental income % of total	EPRA vacancy rate % of total	WALT	
 Office	52	1,106.9	50 %	59.2	51%	15.9 %	4.7	
 Logistics	39	641.2	29 %	33.6	29%	5.2 %	4.2	
 Mixed use	13	234.5	11%	13.2	12 %	12.6 %	3.6	
 Retail	7	189.0	9 %	8.1	7%	31.0 %	4.7	
 Other	9	20.8	1%	1.2	1%	16.1%	4.5	
 Project developments	2	4.4	0 %	n.a.	n.a.	n.a.	n.a.	

¹ All figures without project developments and repositioning properties, except for number of properties and market value.

* not reviewed

Top 10 tenants in the Commercial Portfolio		
Tenants	Asset class	Share of rental income
DKB Service GmbH	Office	4.8%
NH Hotels Deutschland GmbH	Hotel	4.2%
Free and Hanseatic City of Hamburg	Office	4.1%
State Property and Construction Office	Office	3.7%
Deutsche Börse AG	Office	3.0%
City of Offenbach	Office	2.8%
pronova BKK	Office	2.4%
Rudolph General Solutions GmbH	Logistics	2.4%
ING-DiBa AG	Office	2.1%
AUMOVIO Autonomous Mobility Germany GmbH	Logistics	1.9%
Total Top 10 tenants		31.3%



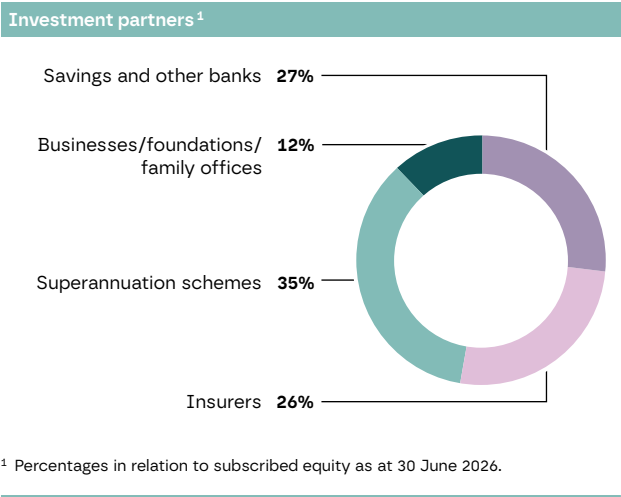
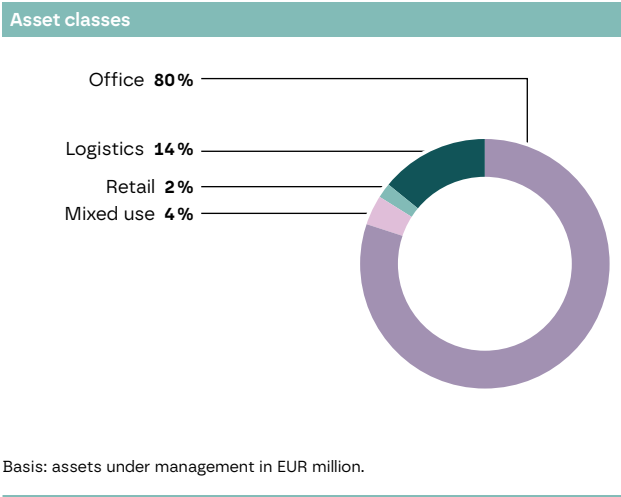
Institutional Business

As of 30 June 2026, assets under management in the Institutional Business segment totalled EUR 7,905.2 million for 142 properties (30 June 2025: EUR 8,353.1 million for 147 properties). This reduction is primarily due to the termination of third-party mandates and measurement losses.

The Branicks Group currently manages 29 vehicles (16 pool funds totalling EUR 5.2 billion, eight club deals totalling EUR 1.5 billion and five separate accounts totalling EUR 1.2 billion) for a total of 168 institutional investors.

Around 59% of equity comes from investors who have invested in more than one Branicks investment product.

The Company is in discussions and explores the market for other investment products.



Workforce changes

The Branicks Group employed a total of 231 people as of 30 June 2026, a decline compared to the figure recorded at year-end 2025.

Number of employees			
	30.06.2026*	31.12.2025**	30.06.2025
Portfolio management, investment and funds	27	26	29
Asset, property and development management	133	153	158
Group management and administration	71	74	79
Branicks Group total	231	253	266

* not reviewed
** unaudited

Revenue and results of operations

For Branicks, the first half of 2026 was characterised by a transaction-related decline in income in the letting business on the one hand and a challenging transaction environment and the reinforcing of our financial base on the other. In a market situation impacted by challenging geopolitical conditions and subdued prospects for the German economy, Branicks generated funds from operations (FFO) excluding non-controlling interests totalling EUR 14.3 million (previous year: EUR 22.7 million). The loss for the period of EUR 142.3 million (previous year: EUR 23.4 million) has been impacted in particular by the write-downs of investments totalling EUR 158.9 million. Offsetting some of the write-downs of investments was the decrease in interest expense to EUR 25.6 million (previous year: EUR 42.0 million). Overall, Branicks is on track to further advancing its operating business despite the challenging market situation. However, Branicks' future operating performance depends on the implementation of the restructuring plan described on pages 5, 32 and 53 of this report.

FFO excluding non-controlling interest at EUR 14.3 million

The substantially improved net interest result and our operating performance as part of our 360-degree approach were unable to fully compensate for the transaction-related decline in rental income in the first half of 2026. Net rental income in the reporting period amounted to EUR 48.7 million (previous year: EUR 63.4 million). Overall, operating expenses were reduced by 8.5% to EUR 25.8 million (previous year: EUR 28.2 million). Factoring in the improvement in the net interest result to EUR –18.6 million (previous year: EUR –35.6 million), FFO before non-controlling interest came to EUR 27.7 million (previous year: EUR 32.4 million). VIB's takeover of the Institutional Business in July 2025 was one of the factors causing FFO excluding non-controlling interest to decrease to EUR 14.3 million in the first half of 2026 (previous year: EUR 22.7 million). Following the entry in the commercial register of the control and profit transfer agreement between VIB Vermögen AG as the controlled company and DIC Real Estate Investments GmbH & Co. KGaA as the controlling company at the end of August 2026, the deduction

for non-controlling interests will be significantly lower starting with the Q3 2026 quarterly statement.

With the average number of shares remaining unchanged year-on-year, FFO per share (excluding non-controlling interest) was EUR 0.17 (previous year: EUR 0.27).

Loss for the period affected by write-downs

Driven mainly by the write-down of investments totalling EUR 158.9 million (previous year: EUR 21.5 million in impairment charges on property) and a sales-related decrease in net rental income to EUR 48.7 million (previous year: EUR 63.4 million) loss for the period as of 30 June 2026 increased to EUR 142.3 million (previous year: EUR 23.4 million). The significantly lower interest expense had an offsetting effect. Group shareholders' share in profit/loss for the period in the first half of 2026 was EUR –143.9 million (previous year: EUR –22.9 million). Earnings per share amounted to EUR –1.72 (previous year: EUR –0.27), with the number of shares remaining the same compared to the previous year.



FFO reconciliation by segment

The reconciliation of FFO by segment covers two segments:
the Commercial Portfolio, i.e. Branicks' proprietary portfolio,
and the Institutional Business, i.e. properties managed for

institutional investors. In the following sections, we present
the revenue and results of operations of each individual
segment.

Transition FFO									
in EUR million	Total			Commercial Portfolio			Institutional Business		
	H1 2026*	H1 2025	Δ	H1 2026*	H1 2025	Δ	H1 2026*	H1 2025	Δ
Net rental income	48.7	63.4	23 %	48.7	63.4	23 %			
Profit on disposals	0.0	3.0	100 %	0.0	3.0	100 %			
Administrative expenses	– 11.1	– 11.1	0 %	– 6.1	– 6.3	3 %	– 5.0	– 4.8	4 %
Personnel expenses	– 14.7	– 17.1	14 %	– 5.4	– 5.8	7 %	– 9.3	– 11.3	18 %
Other operating income/expenses	0.2	– 1.3	>100 %	0.4	– 1.1	>100 %	– 0.2	– 0.2	0 %
Real estate management fees	19.1	20.8	8 %				19.1	20.8	8 %
Share of the profit or loss of associates	0.8	2.1	62 %	0.0	0.0	0 %	0.8	2.1	62 %
Net interest income	– 18.6	– 35.6	48 %	– 18.6	– 35.1	47 %	0	– 0.5	100 %
Other adjustments ¹	3.3	11.3	71 %	2.6	11.3	77 %	0.7	0.0	0 %
Funds from Operations	27.7	32.4	15 %	21.6	26.4	18 %	6.1	6.0	2 %
Non-controlling interest	– 13.4	– 9.7	38 %	– 8.3	– 8.7	5 %	– 5.1	– 1.0	>100 %
Funds from Operations (excluding non-controlling interest)	14.3	22.7	37 %	13.3	17.7	25 %	1.0	5.0	80 %
Funds from Operations II (including profit on disposals)	27.7	35.4	22 %	21.6	29.4	27 %	6.1	6.0	2 %
Funds from Operations II (including profit on disposals/excluding non-controlled interest)	14.3	25.7	44 %	13.3	20.7	36 %	1.0	5.0	80 %

¹ The other adjustments include:
– Transaction, legal and consulting costs of EUR 3,280 thousand (previous year: EUR 11,301 thousand).

* not reviewed



Commercial Portfolio

Gross and net rental income impacted by sales

Gross rental income decreased to EUR 57.1 million (previous year: EUR 72.3 million) year-on-year, primarily due to sales. Reflecting this trend, net rental income declined to EUR 48.7 million (previous year: EUR 63.4 million).

Operating expenses reduced by EUR 0.6 million (–5%)

Branicks managed to reduce operating expenses by 5% to EUR 11.5 million in the first half of 2026 (previous year: EUR 12.1 million). While personnel costs decreased by EUR 0.4 million to EUR 5.4 million (previous year: EUR 5.8 million), administrative expenses declined by EUR 0.2 million to EUR 6.1 million (previous year: EUR 6.3 million).

Write-down of investments

Due to the current micro- and macroeconomic challenges, the Group recognised write-downs of investments amounting to EUR 158.9 million. Compared with EUR 21.5 million in the previous year, considerably lower write-downs of EUR 5.0 million were made on investment property in the context of transactions. As a result, depreciation, amortisation and write-downs totalling EUR 183.6 million were recognised in the first half of 2026 (previous year: EUR 46.5 million).

Marked improvement in net interest result

Due to our ongoing success in reducing debt, the net interest result again improved significantly by EUR 16.5 million to EUR -18.6 million (previous year: EUR -35.1 million).

FFO contribution after deducting non-controlling interests at EUR 13.3 million due to sales

The segment’s FFO contribution after deducting non-controlling interests decreased to EUR 13.3 million on account of sales (previous year: EUR 17.7 million). This is primarily due to lower rental income resulting from transactions, which could not be fully offset by the improvement in net interest result.

Institutional Business

Real estate management fees shaped by stable recurring fees and low transaction activity

Branicks generated real estate management fees of EUR 19.1 million (previous year: EUR 20.8 million). These consist solely of recurring asset and property management and development fees totalling EUR 19.0 million (previous year: EUR 18.9 million), and transaction and performance fees of EUR 0.1 million (previous year: EUR 1.9 million).

Investment income at EUR 0.8 million

Investment income from the Institutional Business came to EUR 0.8 million (previous year: EUR 2.1 million).

Operating expenses down EUR 1.8 million (–11%)

At EUR 14.3 million, operating expenses were around 11% lower than the prior-year figure of EUR 16.1 million. This is mainly due to a reduction in personnel costs, which came to EUR 9.3 million (previous year: EUR 11.3 million). Administrative expenses remained virtually steady year-on-year at EUR 5.0 million (previous year: EUR 4.8 million).

Lower FFO contribution excluding non-controlling interest

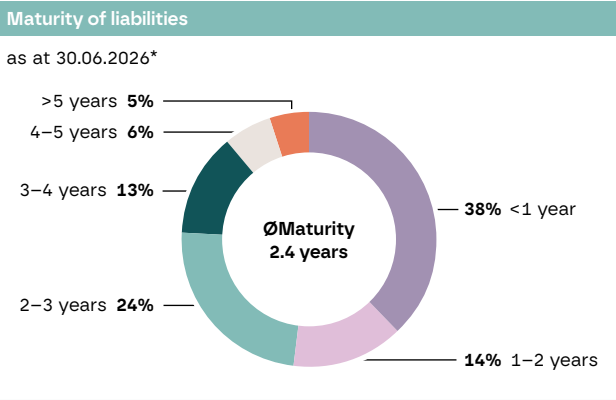
Due to the higher non-controlling interest resulting from the acquisition of the Institutional Business by VIB, the segment’s FFO contribution excluding non-controlling interest decreased to EUR 1.0 million year-on-year (previous year: EUR 5.0 million), although FFO before non-controlling interest increased slightly to EUR 6.1 million. After the control and profit transfer agreement has come into effect, the deduction for non-controlling interests from the third quarter of 2026 onwards will consist almost exclusively of the guaranteed compensation payment.



Financial position

The first half of 2026 was dominated by negotiations regarding new long-term refinancing with the creditors of our Green Bond and the promissory note loans, which were successfully finalised at the end of July 2026 with the signing of lock-up agreements (see also the explanantions on pages 5, 32 and 53 of this report). Following the repayment in full of the bridging loan in the 2024 financial year and repayment of the 2024 promissory note loans as of 30 June 2025, absolute interest expense including non-recurring effects was significantly lower year-on-year.

The average term of all financial debt was 2.4 years as of 30 June 2026 (31 December 2025: 2.6 years). The proportion of financing with a term exceeding five years was 5% as of 30 June 2026 (31 December 2025: 5%).



* not reviewed

At around 62%, almost two-thirds of the Company's financial debt consists of mortgage loans agreed with a wide range of German banks. The rest relates primarily to the corporate bond and promissory notes.

The average interest cost of all financial debt as of 30 June 2026 was 2.5% (31 December 2025: 2.4%).

As of 30 June 2026, around 92% of financial debt was fixed-rate or hedged against fluctuations in interest rates (31 December 2025: 92%).

LTV at 64.7%

LTV adjusted for temporary warehousing effects increased only slightly to 64.7% compared to the end of 2025 (31 December 2025: 63.2%), despite the write-down of investments totalling EUR 158.9 million.

Adjusted LTV, which includes the value of the Institutional Business, also increased incrementally to 59.2% (31 December 2025: 58.1%).



Loan-To-Value (LTV)		
in EUR thousand	30.06.26*	31.12.25**
Asset values		
Carrying amount of Properties	2,015,388	2,030,872
Carrying amount of properties under IFRS 5	89,372	136,816
Fair value adjustment	92,025	80,432
Fair value of investment properties, total	2,196,785	2,248,120
Fair value of investments (indirect property) ¹	163,510	218,758
Goodwill	190,243	190,243
Service agreements	17,808	20,425
Carrying amount of loans/receivables due to related parties	75,270	115,766
Fair value of assets (value)	2,643,616	2,793,312
Less goodwill	– 190,243	– 190,243
less service agreements	– 17,808	– 20,425
Add fair value of Institutional Business	457,914	457,914
Adjusted fair value of assets (value)	2,893,479	3,040,558
Liabilities		
Non-current interest-bearing loans and borrowings ²	1,074,944	1,165,992
Liabilities related to non-current assets held for sale	0	0
Current interest-bearing loans and borrowings	282,771	244,637
Related party liabilities	9,774	9,453
Corporate Bonds	399,543	398,539
Less cash and cash equivalents	– 55,374	– 51,902
Net liabilities (loan)	1,711,658	1,766,719
LTV²	64.7%	63.2%
Adjusted LTV²	59.2%	58.1%

¹ Includes shares in associated companies and participation.

² Adjusted for warehousing.

* not reviewed

** unaudited

Cash flows still shaped by outflows from financing activities

Cash flows in the first half of 2026 were still dominated by negative cash flow from financing activities totalling EUR –58.0 million, with repayments totalling EUR 62.0 million offset by proceeds from real estate loans of EUR 9.8 million.

Cash flow from investing activities amounted to EUR 46.1 million (previous year: EUR 49.3 million) and mainly resulted from the sale of various office and logistics properties.

Cash flow from operating activities totalled EUR 15.4 million in the first half of 2026 (previous year: EUR 24.8 million). This is primarily due to the reduction in operating profit caused by lower net rental income on the one hand, and net tax refunds of EUR 2.7 million (previous year: net tax payments of EUR 7.4 million) on the other.

Taking into account the cash changes, cash and cash equivalents decreased by EUR 10.7 million overall year-on-year.

Cashflow		
in EUR thousand	H1 2026*	H1 2025
Profit for the period	– 142,258	– 23,375
Cash flow from operating activities	15,409	24,828
Cash flow from investing activities	46,078	49,269
Cash flow from financing activities	– 58,015	– 258,728
Net changes in cash and cash equivalents	3,472	– 184,631
Cash and cash equivalents as at 30 June	55,374	66,089

* not reviewed



Net assets

As of 30 June 2026, total assets decreased by EUR 154.3 million compared to the end of 2025 to EUR 2,747.8 million, mainly on account of the write-down of investments.

Due to the write-down of investments in associates, other equity investments, and loans to and receivables from related companies totalling EUR 158.9 million, non-current assets in particular decreased by EUR 92.7 million to EUR 2,493.6 million (previous year: EUR 2,586.3 million). The addition of other loans associated with the sale of non-controlling interests in various property companies and the increase in deferred taxes had an offsetting effect.

The EUR 61.5 million decline in current assets to EUR 254.2 million (previous year: EUR 315.8 million) is primarily attributable to the EUR 47.4 million reduction in “non-current assets held for sale” to EUR 118.1 million (previous year: EUR 165.5 million) due to the disposal of two properties.

Non-current loans and borrowings decreased by EUR 91.0 million to EUR 1,088.7 million (previous year: EUR 1,179.7 million) due to reclassifications to current loans and borrowings. Once repayments are taken into account, this resulted in a EUR 39.1 million increase in current loans and borrowings to EUR 682.3 million (previous year: EUR 643.2 million).

Equity ratio at a solid 28.6%

Equity as of 30 June 2026 increased by EUR 81.7 million to EUR 786.3 million compared to 31 December 2025 (31 December 2025: EUR 868.0 million). This is mainly due to the write-down of investments, with the sale of non-controlling interests in various property companies, which has led to an increase in the non-controlling interest reported in equity, having an offsetting effect. As of the reporting date, the reported equity ratio remained solid, changing marginally to 28.6% compared to the end of financial year 2025 (31 December 2025: 29.9%).

Balance sheet overview		
in EUR million	30.06.26*	31.12.25**
Total assets	2,747.8	2,902.1
Total non-current assets	2,493.6	2,586.3
Total current assets	254.2	315.8
Equity	786.3	868.0
Total non-current financial liabilities	1,088.7	1,179.7
Total current financial liabilities	682.3	643.2
Other liabilities	190.4	211.2
Total liabilities	1,961.4	2,034.1
Balance sheet equity ratio	28.6 %	29.9 %
Loan-To-Value ¹	64.7 %	63.2 %
Adjusted Loan-To-Value ¹	59.2 %	58.1 %
NAV	502.8	615.4
Adjusted NAV	739.2	851.8

¹ The ratio of total net financial debt (including liabilities to related parties) to the sum of the market value of the Commercial Portfolio, the market value of other investments, GEG/RLI goodwill and other intangible assets in connection with the acquisition of GEG/RLI, loans to associates and receivables from related parties.

* not reviewed

** unaudited



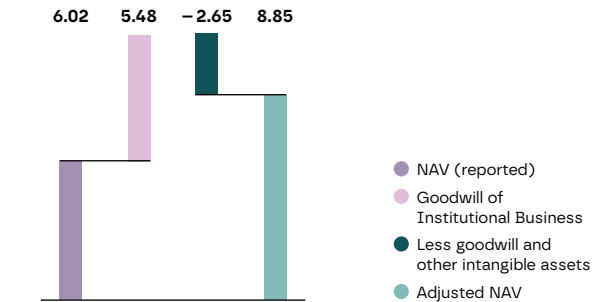
Adjusted net asset value reflects full value of Institutional Business

The net asset value (NAV) is equal to the value of all tangible and intangible assets less liabilities. The NAV was EUR 502.8 million as of 30 June 2026 (31 December 2025: EUR 615.4 million). Only a portion of the value of real estate management services provided by the Institutional Business is reflected in NAV via the goodwill recognised in the balance sheet, intangible assets and other assets and liabilities. Adding this value contribution delivers a total adjusted NAV as of the reporting date of EUR 739.2 million (31 December 2025: EUR 851.8 million).

The NAV per share was EUR 6.02, compared to EUR 7.36 as of 31 December 2025, with the number of shares outstanding remaining unchanged compared to the end of 2025. The adjusted NAV per share as of 30 June 2026 was EUR 8.85 (31 December 2025: EUR 10.19).

Adjusted NAV reconciliation (including value of Institutional Business)

in EUR/share*



* not reviewed

Net Asset Value		
in EUR million	30.06.26*	31.12.25**
Carrying amount of investment properties	2,015.4	2,030.9
Fair value adjustment	92.0	80.4
Fair value of the Commercial Portfolio	2,107.4	2,111.3
Real estate assets acc. with IFRS 5	89.4	136.8
Fair value of properties	2,196.8	2,248.1
Carrying amount of equity investments	110.2	116.6
+/- Other assets/liabilities (excluding goodwill)	210.1	321.9
Restatement of Other assets/liabilities ¹	- 70.9	- 118.6
Net loan liabilities at carrying amount	- 1,771.0	- 1,822.9
Net loan liabilities in accordance with IFRS 5	0.0	0.0
Non-controlling interests	- 394.0	- 351.2
Goodwill incl. other assets/liabilities	221.5	221.5
Net Asset Value (NAV)	502.8	615.4
Number of shares (thousand)	83,566	83,566
NAV per share in EUR	6.02	7.36
Adjusted NAV per share in EUR ²	8.85	10.19

¹ Restated for deferred taxes (EUR +18,464 thousand; previous year: EUR +18,162 thousand), financial instruments (EUR 0 thousand; previous year: EUR 0 thousand) and IFRS 5 assets and liabilities (EUR -89,372 thousand; previous year: EUR -136,816 thousand).

² Incl. Institutional Business.

* not reviewed

** unaudited



Report on expected developments, risks and opportunities

Report on risks and opportunities

The consolidated financial statements and the consolidated management report for financial year 2024, which were published in March 2025, describe in detail Branicks’ risk management system and internal control system. The risk assessment as of 31 December 2025 is presented below.

As of 30 June 2026, the risk assessment changed as follows: Due to the current negative sentiment in the real estate market, the counterparty credit risk of real estate management fees has been raised from medium to high. Similarly, due to the Group’s current restructuring, the personnel risk, i.e. the risk of finding suitable personnel and retaining high performers, has been upgraded from low to medium.

Risk matrix and risk categories of Branicks Group AG

Explanation of our risk matrix

Our risk matrix is an important risk management tool that helps us to aggregate and visualise various individual risks according to their probability of occurrence and impact.

The risk matrix is structured in the form of a table that sets out the main dimensions of our risk categories: probability of occurrence, potential level of damage and risk classification.

The risk matrix enables us to identify and analyse risks in a simplified and systematic way. Placing identified risks in the matrix gives our employees and investors an insight into our company’s current risk situation. It also provides the Risk

Committee with a clear overview of which risk categories should be prioritised, making it easier to allocate risk mitigation resources and develop risk management strategies.

Risk matrix as the 31 December 2025 reporting date**

Individual risks and opportunities			
	Probability of occurrence	Potential level of damage	Risk classification
Strategic risks			
Organisational risk	Very rarely	Medium	G
Market environment risk	High	High	H
Compliance risks			
Risks arising from breaches of compliance regulations	Very rarely	Medium	G
Legal risks	Occasionally	Low	G
Operational risks			
Tenant credit risk	Occasionally	Medium	M
Letting risk	Rarely	Low	G
Credit risk related to real estate management fees	Occasionally	Medium	M
Risk arising from refurbishments /project developments	Occasionally	Medium	M
Transaction risk	High	Very high	H
Location and property risks	Rarely	Low	G
Technological risks (including IT)	Occasionally	Medium	M
Personnel risks	Occasionally	Low	G
Political, social, regulatory and environmental risks			
Regulatory risks	Occasionally	Low	G
Climate and environmental risks	Rarely	Low	G
Financial risks			
Financing risk	High	Very high	H
Valuation risk	High	Very high	H

** unaudited



Detailed statement on risk categories

Strategic risks

Organisational risk

Organisational risk includes the danger that the Company's organisation, processes, and rules and regulations are not strictly aligned with the corporate strategy and objectives, or are incorrect, or that there is no connection between the strategy and the operating business. There is also a risk of inefficient organisational structures and processes, and dependence on or a lack of support from IT systems and structures.

To minimise risks, we continuously review current processes and decision-making channels, and introduce internal policies to support this. A dedicated committee has been formed for this purpose that generally meets once every two weeks.

Overall, we classify the organisational risk as low.

Risk classification as at 31 December 2024: (L) LOW

Risk classification as at 31 December 2025**: (L) LOW

** unaudited

Market environment risk

The real estate sector is still one of the most diverse industries in a modern economy. In addition to managing properties, it also includes the main and ancillary construction trades as well as all activities related to real estate assets and financing.

The market environment remains challenging despite an improved interest situation compared to previous years. After several interest rate cuts in 2024 and 2025, the ECB most recently left its key rate unchanged in early February 2026, a move that generally provided more planning certainty. Nevertheless, the previous turnaround on interest rates, subdued economic growth and persistent geopolitical and trade uncertainty continued to weigh on the real estate market.

Risk classification as at 31 December 2024: (H) HIGH

Risk classification as at 31 December 2025**: (H) HIGH

** unaudited

Compliance risks

Risks arising from breaches of compliance regulations

As a company, we rely on all of our employees and management to help us adhere to compliance standards. Criminal, unlawful or unethical acts (including corruption) or breaches of data protection legislation could have a massive negative impact on our company's business activities, financing terms and earnings. In addition to direct financial consequences, indirect consequences such as reputational damage could also have a significant adverse effect on our business activities.

As a result, our employees and management undertake to comply with principles of ethics and integrity within the Group at all times. This means not only complying with legal provisions but also adhering to our Code of Conduct, which illustrates what we as the Branicks Group stand for and the values we uphold.

The Compliance Policy, which was last updated in April 2025, includes the following items:

- Protection against discrimination: Our entire organisation in the strongest possible terms rejects any form of discrimination, disadvantage or undesirable behaviour, particularly on grounds of ethnic origin, gender, religion or belief, disability, age or sexual identity.



- **Avoidance of conflicts of interest and corruption risks:** Group companies reject any kind of corruptive behaviour and the misuse of decision-making powers. The giving and accepting of gifts is regulated by binding provisions in the Compliance Guidelines and subject to the principle of maintaining transparent business activities. Employees must avoid giving the appearance of granting an advantage when dealing with government officials. Under no circumstances must benefits be granted to government officials in order to persuade them to act in contradiction to their duties. Private secondary employment and company investments must not influence the employee's actions.
- **Facilitation payments:** Our employees and our management make no distinction between bribery and so-called "facilitation payments". A facilitation payment is made with the intention of ensuring or expediting a normal business transaction to which one is entitled. Our company prohibits such payments from being made.
- **Data protection:** Employees undertake to safeguard trade and company secrets and to comply with applicable data protection laws. The Branicks Group provides information on its website on the handling of personal data in accordance with the European General Data Protection Regulation (GDPR).
- **Capital market requirements/insider trading bans:** Conducting insider trading, advising or inducing third parties to conduct insider trading and the unauthorised disclosure of insider information are prohibited.
- **Money laundering:** Our organisation does not tolerate money laundering and obliges its employees to report suspicious behaviour by business partners and advisers and observes all relevant provisions and instructions in this regard.
- **Prohibited agreements:** Any distortion of competition or corrupt practices in contravention of competition law are strictly rejected. In situations where employees see a violation of competition rules, they are encouraged to voice their concerns clearly, expressly distance themselves from the content and inform the Compliance Officer immediately.
- **Donations and sponsoring:** The Branicks Group supports groups or organisations to sponsor interesting projects in various social and environmental contexts. We do not make donations to political parties. Neither do we sponsor individuals in the body politic or in industry associations.
- **Reports of misconduct and violations:** Employees are encouraged to report misconduct and violations of statutory provisions or regulations and internal company policies. They can report such incidents to the appointed Compliance Officer, relevant supervisor, Management Board, personnel department or via the whistleblower system that also enables employees to submit reports anonymously.
- **Consequences:** Employees can expect sanctions under employment law for violating statutory provisions and internal company policies. The companies also reserve the right to report a crime or file a criminal complaint in the event of a criminal offence.

Given our comprehensive policies, established control environment, compulsory training programme for all employees and past experience, we consider the risk of a breach of compliance regulations to be low overall.

Risk classification as at 31 December 2024: (L) LOW
Risk classification as at 31 December 2025**: (L) LOW

** unaudited

Legal risks

Every company is exposed to the risk that conflicts will arise with business partners, employees or third parties along its value chain. These conflicts usually culminate in legal disputes that always involve a legal risk.

Our Legal department advises Branicks Group employees and management to help identify potential legal disputes at an early stage and carry out an upstream assessment of legal risks.

As the Legal department therefore plays a crucial role in ensuring that the Company conducts its activities in a legally compliant way and minimises legal risks, its work is central to our risk mitigation efforts.

Legal risks may also arise from actions relating to the structure of the Company, most notably the control and profit transfer agreement associated with VIB Vermögen AG. These actions may present legal and procedural risks, especially in relation to rescission and arbitration procedures, the appropriateness of compensation and severance agreements and delays in implementation. Attention must also be paid to obligations arising from compensation schemes and loss-sharing arrangement associated with the control and profit transfer agreement.



We classify the overall legal risks as low.

Risk classification as at 31 December 2024: (L) LOW

Risk classification as at 31 December 2025**: (L) LOW

** unaudited

Operational risks

Tenant credit risk

Tenant credit risks relate to rent defaults. Counterparty credit risk resulting from outstanding rental payments is taken into account by way of bad debt allowances. We generally aim to diversify our tenant structure to avoid becoming reliant on individual tenants or concentrations of tenants in the same sector.

As of 31 December 2025, around 32.0% of total rental income from the Commercial Portfolio was attributable to the ten largest tenants. These are renowned tenants with mostly excellent credit ratings from various industries. No tenant accounts for more than 5% of total letting volume.

Given our proximity to our tenants and the ongoing diversification of the tenant structure in our Commercial Portfolio, we continue to classify tenant credit risks as medium.

Risk classification as at 31 December 2024: (M) MEDIUM

Risk classification as at 31 December 2025**: (M) MEDIUM

** unaudited

Letting risk

Letting risk involves profitability risks due to less profitable new leases or lease renewals.

We improved our letting performance in the overall portfolio by around 18% to approximately 456,200 sqm during the 2025 financial year, primarily due to our success in letting office space.

We expect the letting markets, particularly office letting markets, to continue their recovery in the 2026 financial year. Our discussions with tenants and other interested parties show that tenants are still prepared to pay high rents for high-quality space in good locations.

Examples of this include the successful large-scale lease in the Commercial Portfolio totalling around 27,000 sqm in Erding’s GreenBiz Park to an international automotive service provider, as well as several large-volume lease renewals of office and logistics properties in both segments.

Although the majority of the leases in our Commercial Portfolio at around 67% are scheduled to expire from 2029 onwards, we are already in advanced discussions about larger new leases or renewals for 2026 and 2027.

In light of our active letting management, ongoing portfolio streamlining and intelligent use of capex measures, we continue to classify our letting risk as low.

Risk classification as at 31 December 2024: (L) LOW

Risk classification as at 31 December 2025**: (L) LOW

** unaudited

Credit risk related to real estate management fees

As part of its Institutional Business, the Branicks Group designs various investment structures – principally funds and club deals – for institutional investors. In doing so, we generate recurring income from asset and property management and from management fees on regular acquisitions, sales and developments in our portfolio. These fees are recorded in the risk management system as real estate management fees.

Risks arise in the Institutional Business segment from the fact that the expected income depends on the volume of assets under management, rental income and transaction activities. The volume of assets under management can be impacted in particular if transaction activities deviate from those forecast. Lower rental income as well as a negative trend in market values can also weigh on income. Despite our wide-ranging expertise and strong, trust-based business relationships with our investors, we consider the credit risk related to real estate management fees to be medium in 2026. This is primarily due to the fact that real estate management fees are dependent on transactions in a transaction market that remains subdued.

Risk classification as at 31 December 2024: (M) MEDIUM

Risk classification as at 31 December 2025**: (M) MEDIUM

** unaudited

Risk arising from refurbishments/project developments

The risk arising from refurbishments and project developments consists of project-related market, financial and construction risks. This enables us to assign individual risk positions directly to a particular project development.

The Branicks Group has invested in various project developments in the past few years as a co-investor and possesses real estate with potential for development (Commercial Portfolio). The Group is currently implementing a larger project development in Erding.



This project consists of several construction phases, the majority of which have already been completed and handed over to tenants. Other parts of the project are still at the construction or marketing stage. We were able to deliver several of the completed construction phases significantly under budget in some cases.

In order to minimise risks, we have started project developments and repositioning activities only after successful pre-marketing. Long-term financing is in place for this project, the implementation of which is subject to a tight system of project and cost controls.

By involving partners in the projects and through contractual agreements, we achieved an appropriate sharing of risk.

Demand for new project developments came to a standstill due to ongoing economic fluctuations.

Based on the lack of demand, we still classify the risk arising from refurbishments and project developments as medium due to the fact that we have largely realised our ongoing projects.

Risk classification as at 31 December 2024: (M) MEDIUM
Risk classification as at 31 December 2025**: (M) MEDIUM

** unaudited

Transaction risk

Active portfolio management is a key component of our corporate development. We constantly monitor the risks associated with the sale or acquisition of real estate and, where required, recognise provisions.

In the case of purchases, risks arise mainly from income and costs deviating from budget, a fact which generally only becomes apparent in the medium to long term. In the case of property sales, the seller usually provides certain guarantees, for example with regard to legal and technical issues. As a result, there is a risk that claims may be asserted against the seller after the sale for breach of warranty obligations.

There is also the risk in transactions that the planned figures may not be achieved due to sudden changes in the macroeconomic environment or property-specific issues. This would lead to deviations from targets in liquidity planning.

We generally reduce risks prior to sales and purchases by means of extensive due diligence in conjunction with external experts. Furthermore, we prepare risk-oriented business plans, which are continually adjusted to cost and income trends.

Our planning for 2026 also contains income and profits resulting from sales. Should we exceed or fail to meet the projected transaction volumes, this could change our earnings forecast positively or negatively.

Aside from the risks that may subsequently arise from 2024 and 2025 transactions, we consider it highly likely that we will have to deviate substantially from our planning for 2026 as a result of the challenging market environment and the flat transaction market.

Risk classification as at 31 December 2024: (H) HIGH
Risk classification as at 31 December 2025**: (H) HIGH

** unaudited

Location and property risks

Location risks arise from the wrong assessment of the property's location and any negative change to the infrastructure at the micro-location or the regional structures of the macro-location. We therefore examine the position and location intensively before making any investment and acquisition decisions. In operational business, our professional asset management contributes to identifying changes in the environment in good time and reacting appropriately by repositioning or selling the properties, for instance.

Property risks are risks resulting from the possession and operation of a property. In addition to wear and tear, these include all risks resulting from the wearing out or partial destruction of the property. Furthermore, risks may arise from inherited problems, harmful substances or breaches of construction law requirements. As a landlord, we try to reduce the risks of property depreciation by contractually obliging the tenant to use the property within the generally



accepted scope and to contribute to its maintenance or repair. Through our professional asset management, we also exclude virtually all risks from inadequate property management, failures in maintenance and inefficient cost management. We also maintain a comprehensive insurance programme, thereby outsourcing financial risks arising from damage or loss of properties to the insurance market.

Given our many years of experience in asset and property management, we continue to classify the location and property risks as low.

Risk classification as at 31 December 2024: (L) LOW
Risk classification as at 31 December 2025**: (L) LOW

** unaudited

Technological risks (including IT)

The Branicks Group relies heavily on stable, secure and available IT systems to efficiently support its business processes and meet regulatory requirements. As a result, we take a multi-level approach to identifying, assessing and minimising technical and organisational risks.

The main IT risks include cyberattacks, unauthorised access, data loss, system outages, configuration errors and risks arising from reliance on third-party providers. The increasing use of cloud-based services and growing threat posed by ransomware and phishing attacks exacerbate this risk situation further.

The Branicks Group is introducing a comprehensive information security protocol to address these risks that includes the following measures:

- Multilayered technical security architecture, including firewalls, network segmentation, zero-trust principles, email security, endpoint protection and automated vulnerability analysis

- Patch and vulnerability management to regularly review and reinforce our systems
- Backup and recovery strategies in line with defined RPO/ RTO requirements, including regular recovery tests
- Monitoring and incident response carried out via an integrated security platform that includes, among other things, automated threat analysis, central log monitoring, cloud app checks, and clearly defined reaction and escalation processes
- Certificate-based authentication and 802.1X to protect our network connection
- Continuously raising awareness among our employees, most notably via our e-learning platform, with simulated phishing campaigns, awareness training and compulsory e-learning modules
- Emergency and crisis management, including defined escalation procedures and regular drills

Despite these wide-ranging measures, we cannot fully exclude the possibility of IT disruptions in future. As a result, the Branicks Group continually assesses its existing security mechanisms and develops them to adapt the level of protection to fit the current risk and threat environment.

As a result of the precautions and security measures taken, we continue to classify the technological risks as medium.

Risk classification as at 31 December 2024: (M) MEDIUM
Risk classification as at 31 December 2025**: (M) MEDIUM

** unaudited

Personnel risks

Competent, committed and motivated employees are crucial to the success of our company. As a result, risks primarily arise from top performers leaving the Company, the loss of expertise associated with this, and the difficulty in attracting suitably skilled new employees.

To reduce these risks, we constantly work hard to be perceived as an attractive employer. We focus above all on systematic human resources marketing, the practical promotion of young talent, targeted professional training and the analysis of performance and potential with the aim of opening up attractive prospects for personal development.

Key positions are regularly analysed with regard to anticipated succession planning and appropriate internal candidates are prepared for these roles. Further elements include target-group oriented support and advice and attractive incentive systems.

In light of these measures, we continue to classify personnel risks as of 31 December 2025 as low.

Risk classification as at 31 December 2024: (L) LOW
Risk classification as at 31 December 2025**: (L) LOW

** unaudited



Political, social, regulatory and environmental risks (ESG)

Branicks Group AG revised its materiality assessment in 2024, assessing sustainability topic based on their impact and financial relevance. This double materiality assessment takes into account both the impacts of our business activities on the environment and society (inside-out) and the financial risks and opportunities for the Company (outside-in). The aim is to identify material topics for sustainability reporting.

The results of the materiality analysis carried out in 2024 are reviewed annually to ensure they are up to date for each reporting year. These reviews pay particular attention to whether significant changes to areas such as our corporate structure require us to adjust our thematic priorities.

In the 2025 reporting year, this review did not prompt us to change our assessment of the material impacts, risks and opportunities. We also intend to repeat the materiality assessment in full every five to eight years.

Regulatory risks

Regulatory risks arise from negative changes to general conditions or regulations. In particular, shifts in the balance of political power combined with further increasing social polarisation and a potential trend towards greater protectionism plus other temporarily applicable or permanently amended laws as a consequence of exceptional circumstances could have negative effects on the German economy and the real estate sector.

Such changes usually require a certain amount of lead time to allow sufficient scope to adjust. However, exceptional situations such as the financial crisis, the Covid-19 pandemic or the war in Ukraine have shown that such changes can happen quickly, making adaptation more difficult.

Our business model has proven robust and broadly positioned to cope with such changes as we managed such exceptional situations in the past, however.

Compared with other countries in Europe, however, Germany proved itself as a very stable economy in the past – in regulatory, social and political terms.

Overall, we classify the risks arising from the short-term change in the regulatory environment as low.

Risk classification as at 31 December 2024: (L) LOW
Risk classification as at 31 December 2025**: (L) LOW

** unaudited

Climate and environmental risks

Climate and environmental risks in the real estate sectors have become significant factors due to climate change and growing awareness of environmental issues. These risks could have a significant impact on the profitability, value and long-term sustainability of real estate.

We currently identify the following climate and environmental risks to the Branicks Group:

- Physical risks
For Branicks, physical risks include acute weather events and natural hazards such as storms, heavy rain, earthquakes, floods and forest fires. Our portfolio is concentrated on the commercial and logistics real estate markets in Germany. Significant and lasting climate change

increases the direct and indirect risks to the real estate portfolio's building stock. These events could cause physical damage to a building's structure or envelope, for example. In such cases, the risk to Branicks mainly consists of the financial cost of any necessary repairs as well as rent defaults that may arise from limited use of a building due to damage. Such events may also result in cost increases or exclusions of liability within building insurance policies. A systematic climate risk and vulnerability analysis including future scenarios SSP1-2.6, SSP2-4.5 and SSP5-8.5 was carried out for the first time in 2023 to determine existing and future risk potential. All properties already have appropriate insurance cover that encompasses the identified risks. We tackle physical risks by continually updating our physical risk assessment. We make construction and organisational adjustments where necessary to enhance the resilience of our buildings.

- Transition risks
Transition risks for Branicks result from the transition to a decarbonised economy, which is impacted by changes in policy, regulation, technology and consumer preferences.

New regulations and stricter laws on energy efficiency and emissions requirements may necessitate increased spending on modernisation or directly result in additional costs for tenants and landlords (e.g. carbon cost allocation resulting from the Federal Fuel Emissions Trading Act (BEHG) or the EU Emissions Trading System (EU-ETS)).



Amendments such as those in the Building Energy Act (GEG) could require significant changes in the construction or conversion of real estate and lead to higher expenses for complying with energy efficiency requirements in the areas of asset and property management. Global warming and climate change may cause user behaviour to change in the medium to long term. Tenants' consumption of energy and water, and thus their operating costs, could increase. Tenants will place greater emphasis on sustainability-certified or energy-efficient space and buildings in the future due not only to the high energy prices but also to a general increase in awareness of sustainability issues. Properties that do not meet these requirements may experience falling demand from tenants and investors and may also suffer losses in value along the entire real estate value chain. There is expected to be increased demand for energy-efficient properties from tenants and investors.

- We recognised these complex challenges at an early stage and consider managing these risks to be part of our ESG DNA. We have developed a long-term ESG strategy including specific targets, established structures and built up expertise to manage the risks and opportunities that arise from the transition to a decarbonised economy. Our approach is to develop our proprietary portfolio based on → specific environmental and governance criteria, acquire suitable properties and sell unsuitable ones, let and manage properties sustainably, and use construction, technical and innovative techniques to develop the managed real estate portfolio.

Given the measures taken and the Company-wide understanding of climate and environmental risks, we continue to classify this risk as low.

Risk classification as at 31 December 2024: (L) LOW
Risk classification as at 31 December 2025**: (L) LOW

** unaudited

Financial risks

Financing risk

Financing risk assesses the threats that could arise from uncertainty and fluctuations in the capital markets, changing interest rates, non-compliance with loan terms such as covenant violations or the timing of refinancing or renewals and therefore could trigger higher costs, financial losses caused by lower financing volumes than expected or no financing at all, and liquidity risk. We recognised these complex challenges at an early stage and consider managing these risks to be part of our ESG DNA. We have developed a long-term ESG strategy including specific targets, established structures and built up expertise to manage the risks and opportunities that arise from the transition to a decarbonised economy. Our approach is to develop our proprietary portfolio based on specific environmental and governance criteria, acquire suitable properties and sell unsuitable ones, let and manage properties sustainably, and use construction, technical and innovative measures to develop the managed real estate portfolio. The liquidity risk consists in particular of the risk that, due to insufficient availability of funds, the Company is unable to meet existing or future payment obligations or unable to meet them on time, or has to accept unfavourable financing terms in order to meet cash shortfalls.

The Branicks Group's real estate portfolio is financed on a property or portfolio basis. The Company has agreed a customary level of credit with financial covenants (loan agreement clauses imposing financial ratios). If the Company fails to comply with these clauses, capital providers could modify their credit terms, pledge liquidity from the financed asset, demand additional collateral or call in loans at short notice, which would have negative financial implications. Essentially, the following covenant structures have been agreed:

- DSCR (debt service coverage ratio): specifies the percentage of expected interest plus repayment covered by rental income.
- ICR (interest coverage ratio) indicates the rental income in relation to interest payments
- Debt yield (rental income / loan volume): indicates rental income as a percentage of debt.
- LTV (loan-to-value): is a ratio expressing the loan amount as a percentage of a property's value.

Compliance with credit covenants is monitored continuously and proactively through risk management in the Corporate Finance division. During the 2025 reporting year, Branicks complied with the agreed covenants of the associated financing for all properties held long-term.

Liquidity risk is managed centrally on the basis of multi-year financial plans and considering weekly rolling liquidity planning of existing credit lines and liquid funds. Cash is passed on to Group companies under cash pooling arrangements. Liquidity is mainly held in the form of call deposits.



Despite comprehensive risk management in the Corporate Finance division and long-standing and good contacts with financing partners, refinancing options are currently limited, particularly in the area of unsecured capital market financing. The main reasons for this are external factors such as longer-than-anticipated stagnation in the transaction market and the persistently challenging financing environment.

The liabilities due in financial year 2026 at the level of Branicks Group AG from promissory note loans amounting to EUR 100.5 million and the Green Bond totalling EUR 400 million were not completely covered by liquidity and firmly agreed financing or sales proceeds as of the 31 December 2025 reporting date. On 30 July 2026, Branicks entered into lock-up agreements with the creditors of the promissory note loans maturing in 2030 and a group (ad hoc group), which represents a sufficient majority of the bond creditors. These agreements set out key elements for refinancing the existing liabilities under the Green Bond amounting to EUR 400.0 million and the promissory note loans amounting to EUR 179.5 million by issuing new financing instruments, including an expansion of the credit volume by EUR 35.0 million for Branicks Group AG and by EUR 60.0 million for VIB Vermögen AG required for operational activities, a creditor waiver in line with the further course of proceedings, and customary security arrangements and termination rights. Under the refinancing conditions set out in the lock-up agreements, an independent consulting firm has submitted

the updated draft of an S6 expert opinion for Branicks Group AG through financial year 2030, dated 27 July 2026, and in it confirmed, subject to the refinancing being implemented, that the Branicks Group is objectively capable of being restructured and that the specific restructuring measures are objectively suitable for a comprehensive restructuring, as a result of which a positive going concern forecast can be made.

Notwithstanding this assessment, financing risk is a high-risk position. If the business and liquidity plan including the planned refinancing, contrary to our expectations and the assessment of the consulting firm that prepares the S6 expert opinion, cannot be implemented or alternative financing sources cannot be tapped, the Company's and the Group's continued existence as a going concern would be jeopardised. At this time, we see no indication that the contractual provisions and operational measures set out in the lock-up agreements will not be implemented. Overall, we continue to classify the financing risk as high (see also page 5 of this report).

Further information about the Group's financial position can be found in the combined consolidated management report.

Risk classification as at 31 December 2024: (H) HIGH
Risk classification as at 31 December 2025**: (H) HIGH

** unaudited

Valuation risk

This risk assesses the possibility that the market value of individual properties will fall compared to the past due to unfavourable changes in valuation parameters (such as market rent, location assessment, ESG parameters, interest rate level). Since we recognise properties at amortised cost, fluctuations in valuations only impact on the balance sheet and income statement when their market value falls below the carrying amount. However, fluctuations in valuation can have a negative impact on financing conditions.

Sensitivity calculations were carried out as at the reporting date in order to quantify possible valuation risks. The sensitivity analysis shows, by way of example, how market values react to changes in the discount rate and capitalisation rate. If the discount rate increases by 25 basis points, for example, market values will decrease by EUR 46.3 million. If the capitalisation rate increases at the same time by 25 basis points, this will result in a decrease of EUR 124.5 million.



Given the persistently challenging situation in the real estate market and based on internal analysis, we continue to see a high risk that market values could fall during the year.

Risk classification as at 31 December 2024: (H) HIGH
Risk classification as at 31 December 2025**: (H) HIGH

** unaudited

Sensitivity analysis at 31.12.2025**

Change in the market value of properties in the Commercial Portfolio

Scenarios for a change in the capitalisation rate				
		+0.25 %	0 %	−0.25 %
Scenarios for a change in the discount rate	+0.25 %	− 124.5 EUR million	− 46.3 EUR million	+42.7 EUR million
	0 %	− 80.0 EUR million	+/- 0.0	+91.4 EUR million
	− 0.25 %	− 69.2 EUR million	+12.1 EUR million	+102.5 EUR million

** unaudited

Overall assessment of the risk and opportunity position

The Branicks Group's overall risk and opportunity situation is currently dominated by risks and remains very challenging despite successfully implemented results from the “Performance 2024” action plan in recent years. Financing risks in particular represent high-risk positions that could not only negatively impact or jeopardise the earnings forecasts but could even jeopardise the Company's continued existence as a going concern in the worst-case scenario. A key prerequisite for easing the Branicks Group's overall risk and opportunity situation is the implementation of the financing adjustments agreed in the lock-up agreements with the creditor groups of the Green Bond and the promissory note loans. Refinancing the liabilities, strengthening liquidity and reducing operating expenses associated with the business plan represent important steps in further improving the overall risk and opportunity situation.

The Management Board assumes that it is more likely than not that the Company will continue as a going concern and has therefore prepared the interim financial statements as of 30 June 2026 on a going-concern basis. Nevertheless, there is a going-concern risk if the steps agreed upon and initiated with the creditors of the so-called Green Bonds and promissory note loans in the lock-up agreements dated 30 July 2026 cannot be successfully implemented. The remaining key steps relate in particular to the resolutions to be adopted at the Extraordinary Shareholders' Meeting on 9 October 2026, as well as the subsequent creditor vote in mid-October 2026 (see also page 5 of this report).

Opportunities will primarily arise as the real estate market continues to stabilise, transaction activity steadily recovers, the interest rate environment eases further, and the Company consistently implements its strategic and operational initiatives. It is not currently possible to predict or calculate the probability of occurrence or potential impact of these risks and opportunities due to their global interconnectedness, complexity and multidimensional nature.



Report on expected developments

Expected environment in the second half of 2026

Macroeconomic trends

According to the Kiel Institute for the World Economy, there are tentative signs of recovery in the German economy as we reach the middle of 2026. Expansionary fiscal policy is providing a particular boost, while structural obstacles and the consequences of the Iran war are hampering a large-scale recovery. Higher commodity prices are driving up inflation and eroding the purchasing power of private households. The Kiel Institute now expects the adverse impact of commodity price rises to be stronger and last longer than previously predicted in its spring forecast. In light of this, the Institute lowered its GDP growth forecast for 2027 from 1.4% to 1.0%, while the 2026 forecast remains unchanged with growth of 0.8%.

The ifo Business Climate Index also continued its recovery in July, climbing to 86.6 points. This means that while the index is still one point lower than at the end of 2025, it is two points higher than the annual low reached in April. This recovery was primarily driven by improved expectations, with companies' assessment of the current situation improving only marginally.

In March 2026, the ECB raised its eurozone inflation forecast for the current year to 2.6% (2025: 2.1%) due to rising energy prices. It increased its inflation forecast again to 3.0% in June and raised its key rates by 25 basis points as a result. According to a survey of financial market participants in July 2026 (ECB Survey of Monetary Analysts), respondents believe that the ECB will increase the interest rate for its deposit facility by a further 25 basis points to 2.50% in September 2026.

Sector trends

After a weak first quarter, real estate consultancy Jones Lang LaSalle (JLL) in April 2026 lowered its outlook for the German office rental market in the current year, and now only expects single-digit percentage growth compared to 2025, having previously predicted a rise of around 11%. This cautious optimism is based on the expectation of economic stabilisation in Germany, especially in the services sector – a particularly relevant segment for the office market. Demand for space is expected to remain selective, with companies focusing on high-quality, ESG-compliant and centrally located space, while properties with below-average quality of fixtures and fittings and low energy efficiency face increasing competitive pressure. Observations suggest that users are still prepared to pay a premium for prime space, with JLL anticipating another modest rise in prime rents in almost every hotspot by the end of the year.

BNPPRE's experts expect demand for German logistics properties to remain high in the second half of the year despite continuing geopolitical tensions, as the market benefits from the general trend towards building up inventory in the face of fragile supply chains. In addition, e-commerce companies are seeking large amounts of space, primarily via logistics services providers. Short-term availability of space is likely to become an increasing issue in several top markets once again. In particular, a short- to medium-term demand overhang is emerging in relation to large spaces that cannot be sufficiently offset by what remains a relatively subdued construction activity. BNPPRE expects prime and average rents to rise as a result.

BNPPRE considers the outlook for the German commercial real estate investment market to be mixed. While geopolitical uncertainty and weak economic momentum are weighing on growth, robust user markets give investors a high degree of security. Recent transaction processes also show that sellers and buyers are finding it easier to agree purchase prices following the market's recalibration. BNPPRE therefore expects the investment market environment to steadily brighten over the next few months. This means the market is likely to move sideways overall compared to 2025, even though BNPPRE anticipated a rise in investment volumes to around EUR 40 billion at the start of the year (previous year: EUR 25.1 billion).

Guidance

Development of the Commercial Portfolio

By carrying out targeted sales of properties from our Commercial Portfolio representing a total value of around EUR 2.2 billion at the 31 December 2025 reporting date, we are aiming to realise value and use the resulting funds primarily for refinancing purposes and to optimise our balance sheet and financial structure. Based on the current portfolio, planned letting performance, planned sales recognised on the balance sheet in the 2026 financial year, we expect gross rental income from the Commercial Portfolio to come in between EUR 107 and 117 million

Development of the Institutional Business

Real estate management fees in the Institutional Business consist of (1) fees for ongoing management (asset and property management and developments), (2) transaction fees for acquisitions, sales and the structuring of investment products, and (3) performance fees for exceeding predefined target returns.



We are anticipating slightly higher transaction-based management fees than in the 2025 financial year; however, we would like to note that prevailing uncertainty – especially geopolitical – could have a negative impact on the market environment. Overall, we are planning to generate real estate management fees of EUR 48 to 63 million in financial 2026.

Increasing FFO after registration of the control and profit transfer agreement

As we will continue to focus on the further consolidation of our financing, and the associated optimisation of our portfolios and cash flows in the 2026 financial year, we expect FFO (excluding non-controlling interest, before tax) of between EUR 50 and 65 million. FFO in financial year 2026 will be driven mainly by the sales programme planned for the Commercial Portfolio segment and transaction-related real estate management fees generated in a market environment currently dominated by geopolitical uncertainty.

Material assumptions for the business forecast

- This forecast does not take into account inorganic growth from initiatives such as the acquisition or takeover of companies.
- There will not be any outbreaks of previously unknown pandemics (comparable to Covid-19) that could result in a further deterioration in and restrictions on public life.
- Global trade conflicts will not expand significantly.
- There will be no major escalations of geopolitical tensions (e.g. Iran crisis).
- There will be no new sovereign debt crisis in the euro-zone.
- There will be no resurgence of the banking crisis in the eurozone.
- The German economy will grow and not fall into a deep and lasting recession.
- Other leading indicators or economic factors such as the unemployment rate will not deteriorate significantly
- The rental market and lease revenue will not deteriorate significantly year-on-year during the 2026 financial year.
- Inflation will not see a further unexpectedly high increase.
- The control measures introduced by the European Central Bank (ECB) will continue to take effect during the current financial year, with no unexpected rises in key interest rates required.
- Banks will not tighten the requirements of their lending policies further to such an extent that they restrict transaction activity.
- No new, unforeseen permanent or temporary regulatory changes and regulations will come into effect and have massive monetary consequences.
- The restructuring plan agreed in the lock-up agreements and described on pages 5, 32 and 53 of this report will be implemented as planned.



Investor relations and capital markets

Equity markets remain robust in the first half of 2026 despite uncertainty

Global equity markets moved upwards in the first half of 2026, although this trend was volatile. Indices such as the S&P 500 and Nikkei 225 reached new record highs, driven by the ongoing euphoria surrounding artificial intelligence and tech stocks, while geopolitical crises, most notably the escalations in the Middle East, and persistent uncertainty over the USA's erratic trade policy had a dampening effect. European equity markets performed surprisingly well in the first half of 2026 despite global political tensions and trade conflicts.

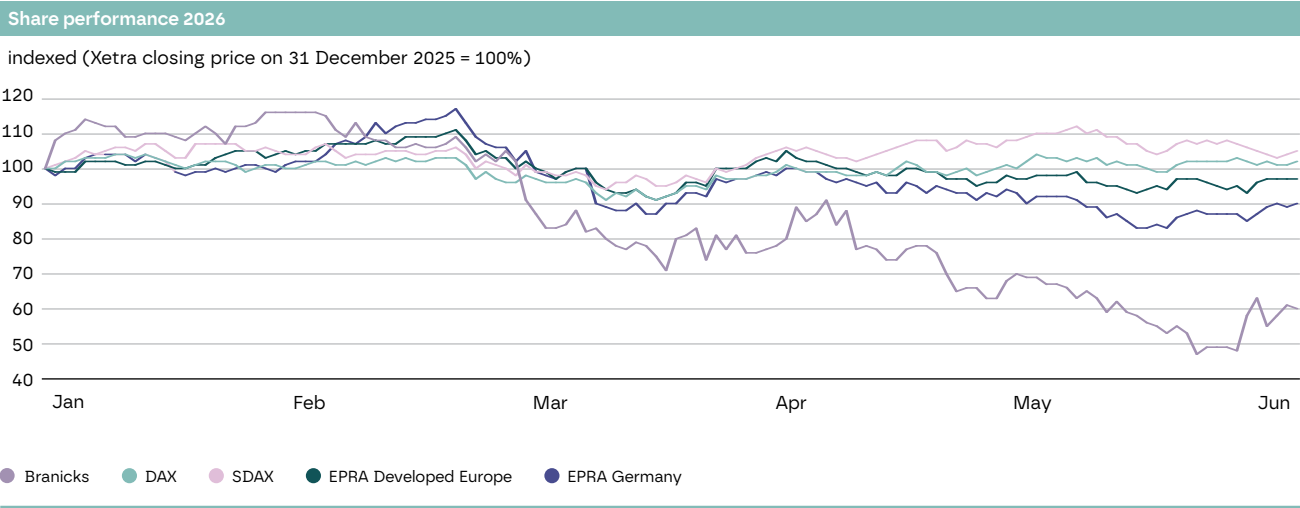
While the German equity market temporarily recorded new record highs against a challenging geopolitical backdrop, its performance remained subdued by international standards. Germany's benchmark indices experienced mixed fortunes once again in the first half of 2026. The DAX rose by around 2.1% to break 25,000 points for the first time before closing June slightly lower at 24,995.81 points. The SDAX delivered a stronger performance by gaining around 5.1% during the period under review.

The German and international real estate sector experienced a marked recovery with rising transaction volumes in the first half of 2026. EPRA Developed Europe started the year positively but lost momentum from early March. Although the index recovered slightly in mid-April, it could not sustain this trend and ended the reporting period on 30 June lower than it began. EPRA Germany also made a strong start to the year, recording temporary highs in the second half of February before negative impacts weighed on the index from the end of the first quarter.

EPRA Germany recorded a loss of almost 11% at the end of the first half, while EPRA Developed Europe ended the same period down slightly by around 3%.

Branicks shares in the first half of 2026

Shares in Branicks (formerly DIC Asset AG) opened trading on 2 January 2026 with a XETRA closing price of EUR 1.85 and reached their half-year high of EUR 1.99 on 2 February 2026. The share price remained roughly around this level until 10 February before steadily shedding value and reaching an interim low of EUR 1.22 on 30 March 2026. After recovering slightly in early April, the share price initially remained relatively stable to end the month at EUR 1.32 before losing value again from mid-May. Branicks shares reached their half-year low of EUR 0.80 on 16 June, before stabilising slightly in the second half of June to end the month at EUR 1.03.



Overall, the share price was affected by delays to the company’s financial reporting and uncertainty over how it plans to handle its upcoming financial maturities.

Branicks bond

Global bond markets – including the most important government bond markets, from the USA to Japan – came under considerable pressure in the first half of 2026, pushing yields to their highest levels in decades. The trend was driven by rising budget deficits, a sharp increase in corporate debt to finance investments in expanding AI infrastructure, and inflation fears triggered by the spike in energy prices resulting from the Iran war. Corporate bonds proved more resilient compared to their government counterparts, with issuance activity driven by the unabated euphoria surrounding AI. Google, Meta and Amazon have issued bonds worth a combined EUR 144 billion to expand their AI infrastructure since the start of the year, a figure that already considerably exceeds their issue volume for the whole of 2025.

Branicks has one outstanding bond as of 30 June 2026. With a volume of EUR 400 million, the 21/26 Green Bond ended the reporting period at 50.00%.

Virtual 2026 extraordinary
General Shareholders’ Meeting

At the extraordinary General Shareholders’ Meeting, which was held as an online event on 13 February 2026, all items on the agenda were adopted with large majorities.

One of the key resolutions adopted by the General Shareholders’ Meeting was to create Contingent Capital 2026 for the purpose of granting shares to outside shareholders in VIB Vermögen AG. Another resolution concerned the conclusion of a control and profit transfer agreement between Branicks Group AG and DIC Real Estate Investments GmbH & Co. Kommanditgesellschaft auf Aktien.

The General Shareholders’ Meeting also approved reducing the size of the Supervisory Board to five members.

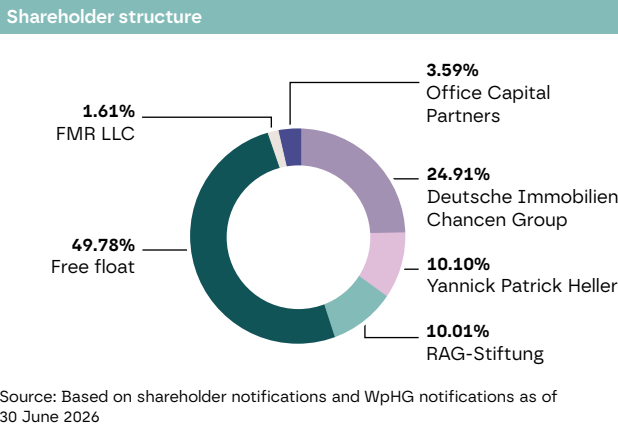
Basic data Branicks Group share (last updated:: 30 June 2026)	
Number of shares	83,565,510 (registered shares)
Share capital in EUR	83,565,510
WKN/ISIN	A1X3XX/DE000A1X3XX4
Symbol	BRNK
Freefloat	49.78% (last updated: 30.06.2026)
Exchanges	Xetra, all exchanges in Germany
Deutsche Börse segment	Prime Standard
Designated sponsors	ODDO BHF Corporates & Markets AG, Baader Bank AG
Paying agent	ODDO BHF SE

Key figures ¹			
		H1 2026	H1 2025
FFO per share*	EUR	0.17	0.27
Half-year closing price	EUR	1.03	2.03
52-week high	EUR	2.26	2.70
52-week low	EUR	0.92	1.55
Market capitalisation at end of period ²	EUR million	86	170

¹ Xetra closing prices used in each case.
² Number of shares as of 30 June 2026: 83,565,510; as of 30 June 2025: 83,565,510.
* not reviewed

Basic data bond (last updated: 30 June 2026)	
Name	Branicks Group AG Green Bond 21/26
WKN/ISIN	A3MP5C/XS2388910270
Segment	Euro MTF market of the Luxembourg Stock Exchange
Minimum investment amount	EUR 100,000
Coupon	2.250%
Issuance volume	EUR 400 million
Maturity	22.09.2026





Stable shareholder structure

Branicks’s shareholder group has a fundamentally stable structure comprising national and international institutional investors. Anchor shareholder Deutsche Immobilien Chancen Group as of 30 June 2026 held around 24.91% of the shares, of which 8.2% are attributed via TTL Real Estate GmbH. In February 2021, Yannick Patrick Heller exceeded the 10% threshold and currently holds around 10.10% of the Company’s shares. The RAG-Stiftung, a foundation, has been a major Branicks shareholder since 2014 and holds around 10.01% of the Company’s shares. Office Capital Partners holds 3.59% of the shares and FMR LLC holds 1.61%. A total of 49.78% of shares were in free float as of 30 June 2026.

Consistent capital markets communication

Our investor relations activities focus on providing ongoing, timely information about the latest developments at Branicks to our shareholders, investors and analysts.

In the first half of 2026, we held numerous discussions with lenders and bondholders as well as with institutional and private investors, both by telephone and videoconference and in face-to-face meetings. We also maintained a regular and active dialogue with the aforementioned stakeholder groups via email. At the start of the first half of the year, the dialogue with stakeholders primarily centred on the agenda of the extraordinary General Shareholders’ Meeting and the Company’s financial position. Discussions subsequently focused on the uncertainty over how to deal with upcoming financial obligations and the postponement of financial reports.

We promptly publish all information about Branicks that is relevant for the capital markets on our website and keep this information up to date continually. Besides financial reports, company presentations and notifications, recordings of

Analyst recommendations			
Bank/Financial institute	Analyst	Current recommendation	Current price target in euros
Baader Bank	Dieter Hein	Buy	2.18 (07.08.2026)
Metzler	Jochen Schmitt	Not rated	No TP (04.08.2026)
ODDO BHF	Manuel Martin	Sell	1.70 (06.11.2025)
SRC Research	Stefan Scharff	Hold	1.00 (04.08.2026)
Warburg Research	Philipp Kaiser	Buy	4.80 (19.11.2025)
Price target (median)			1.94

Last updated: 7 August 2026

previous teleconferences on the annual and quarterly reporting, and a detailed consensus overview of analysts’ current opinions can be found there.

Ongoing exchange with analysts

Branicks Group AG was covered by a total of five analysts at the time of preparing this report. There are currently two Buy recommendations, one Hold recommendation and one Sell recommendation. One bank does not issue a recommendation. The target prices range from EUR 1.00 to EUR 4.80, with a median target price is EUR 1.94 per share. Detailed estimates from these research firms are regularly updated and published on Branicks’ IR website. The IR team maintains a regular exchange with the analysts, with numerous talks having been held again in the first half of 2026.

Follow us on:



Interim consolidated financial statements

as at 30 June 2026



40 Consolidated income statement

41 Consolidated statement of comprehensive income

42 Consolidated balance sheet

43 Consolidated statement of cash flows

44 Consolidated statement of changes in equity

Consolidated income statement

for the period from 1 January to 30 June

in EUR thousand	H1 2026*	H1 2025	Q2 2026*	Q2 2025
Gross rental income	57,098	72,289	28,625	35,905
Ground rents	– 115	– 91	– 49	– 62
Service charge income on principal basis	15,162	14,668	8,368	7,401
Service charge expenses on principal basis	– 15,704	– 15,684	– 8,539	– 7,620
Other property-related expenses	– 7,738	– 7,770	– 5,061	– 4,230
Net rental income	48,703	63,412	23,344	31,394
Administrative expenses	– 11,141	– 11,116	– 6,020	– 5,727
Personnel expenses	– 14,671	– 17,139	– 6,836	– 8,722
Depreciation and amortisation	– 187,162	– 50,178	– 172,999	– 23,521
Real estate management fees	19,131	20,768	10,214	10,011
Other operating income	939	1,425	462	809
Other operating expenses	– 738	– 2,703	– 406	– 2,126
Net other income	201	– 1,278	56	– 1,317
Net proceeds from disposal of investment property	54,129	78,025	0	78,025
Carrying amount of investment property disposed	– 54,129	– 75,023	0	– 75,023
Profit on disposal of investment property	0	3,002	0	3,002
Net operating profit before financing activities	– 144,939	7,471	– 152,241	5,120
Share of the profit of associates	778	2,104	390	1,052
Interest income	7,005	6,383	3,547	2,801
Interest expense	– 25,559	– 41,998	– 12,838	– 17,922
Profit/loss before tax	– 162,715	– 26,040	– 161,142	– 8,949
Current Income tax expense	– 7,923	– 6,044	– 5,674	– 2,358
Deferred tax expense	28,380	8,709	25,848	3,273
Profit for the period	– 142,258	– 23,375	– 140,968	– 8,034
Attributable to equity holders of the parent	– 143,956	– 22,866	– 140,215	– 7,781
Attributable to non-controlling interest	1,698	– 509	– 752	– 253
Basic (= diluted) earnings per share (EUR) ¹	– 1.72	– 0.27	– 1.68	– 0.09

¹ Calculated with the average number of shares in accordance with IFRS.

* not reviewed



Consolidated statement of comprehensive income

for the period from 1 January to 30 June

in EUR thousand	H1 2026*	H1 2025	Q2 2026*	Q2 2025
Profit/loss for the period	- 142,258	- 23,375	- 140,968	- 8,034
Other comprehensive income				
Items that may be reclassified subsequently to profit or loss				
Fair value measurement of hedging instruments				
Cash flow hedges	- 14	- 15	- 7	- 8
Items that shall not be reclassified subsequently to profit or loss				
Gain/losses on financial instruments classified as measured at fair value through other comprehensive income	0	- 3,151	0	0
Other comprehensive income ¹	- 14	- 3,166	- 7	- 8
Comprehensive income	- 142,272	- 26,541	- 140,975	- 8,042
Attributable to equity holders of the parent	- 143,970	- 26,019	- 140,223	- 7,789
Attributable to non-controlling interest	1,698	- 522	- 752	- 253

¹ After tax.
* not reviewed



Consolidated balance sheet

as at 30 June 2026

in EUR thousand	30.06.2026*	31.12.2025**
Goodwill	190,243	190,243
Investment property	2,015,388	2,030,872
Property, plant and equipment	28,370	36,013
Investments in associates	110,228	116,641
Loans to related parties	0	92,285
Other non-current loans	60,604	0
Other investments	38,293	87,128
Intangible assets	19,081	21,761
Deferred tax assets	31,383	11,383
Total non-current assets	2,493,590	2,586,326
Receivables from sale of investment property	179	789
Trade receivables	26,699	26,111
Receivables from related parties	14,666	23,481
Income tax receivable	3,320	15,563
Other receivables	31,385	28,633
Other current assets	4,496	3,744
Cash and cash equivalents	55,374	51,902
	136,119	150,223
Non-current assets held for sale	118,071	165,516
Total current assets	254,190	315,739
Total assets	2,747,780	2,902,065

* not reviewed

** unaudited

in EUR thousand	30.06.2026*	31.12.2025**
Equity		
Issued capital	83,566	83,566
Share premium	836,118	836,118
Hedging reserve	280	294
Reserve for financial instruments classified as at fair value through other comprehensive income	– 27,355	– 27,355
Actuarial gains/losses pensions	768	768
Retained earnings	– 478,503	– 361,350
Total shareholders' equity	414,874	532,041
Non-controlling interest	371,454	335,950
Total equity	786,328	867,991
Liabilities		
Non-current interest-bearing loans and borrowings	1,088,655	1,179,703
Deferred tax liabilities	75,039	83,419
Pension provisions	3,076	3,078
Other non-current liabilities	18,954	20,550
Total non-current liabilities	1,185,724	1,286,750
Corporate bonds	399,543	398,539
Current interest-bearing loans and borrowings	282,771	244,637
Trade payables	5,394	6,872
Liabilities to related parties	9,774	9,453
Income taxes payable	31,697	33,287
Other liabilities	46,549	54,536
Total current liabilities	775,728	747,324
Total liabilities	1,961,452	2,034,074
Total equity and liabilities	2,747,780	2,902,065

Consolidated statement of cash flows

for the period from 1 January to 30 June

in EUR thousand	H1 2026*	H1 2025
Operating Activities		
Net operating profit before interest and taxes paid	– 123,999	9,797
Realised gains/losses on disposals of investment property	0	– 3,002
Depreciation and amortisation	187,162	50,178
Changes in receivables, payables and provisions	– 1,114	9,736
Other non-cash transactions	– 28,380	– 8,709
Cash generated from operations	33,669	58,000
Interest paid	– 21,228	– 27,246
Interest received	302	1,493
Income taxes received/paid	2,666	– 7,419
Cash flows from operating activities	15,409	24,828
Investing activities		
Proceeds from disposal of investment property	54,129	78,025
Capital expenditure on investment properties	– 11,628	– 29,787
Acquisition of other investments	558	0
Disposal of other investments	0	1,080
Investment in business combination	122	0
Disposal/Acquisition of office furniture and equipment, software	2,897	– 49
Cash flows from investing activities	46,078	49,269
Financing activities		
Repayment of minority interest	0	– 1,370
Proceeds from other non-current borrowings	9,810	58,163
Repayment of borrowings	– 62,033	– 86,626
Repayment of corporate bonds/promissory notes	0	– 225,000
Lease payments	– 1,756	– 1,645
Payment of transaction costs	– 4,036	– 2,250
Cash flows from financing activities	– 58,015	– 258,728
Net increase in cash and cash equivalents	3,472	– 184,631
Cash and cash equivalents as at 1 January	51,902	250,720
Cash and cash equivalents as at 30 June	55,374	66,089

* not reviewed



Consolidated statement of changes in equity

for the period from 1 January to 30 June 2026

in EUR thousand	Issued capital	Share premium	Hedging reserve	Reserve for financial instruments classified as at fair value through other comprehensive income	Actuarial gains/losses pensions	Retained earnings	Total shareholders' equity	Non-controlling interest	Total
Balance at 31 December 2025**	83,566	836,118	294	− 27,355	768	− 361,350	532,041	335,950	867,991
Profit/loss for the period						− 143,956	− 143,956	1,698	− 142,258
Other comprehensive income ¹									
Items that may be reclassified subsequently to profit or loss									
Gains/losses from cash flow hedges			− 14				− 14		− 14
Items that shall not be reclassified subsequently to profit or loss									
Gains/losses on financial instruments classified as measured at fair value through other comprehensive income				0			0		0
Actuarial gains/losses pensions									
Comprehensive income			− 14	0		− 143,956	− 143,970	1,698	− 142,272
Change of non-controlling interest						26,803	26,803	33,806	60,609
Balance at 30 June 2026*	83,566	836,118	280	− 27,355	768	− 478,503	414,874	371,454	786,328

¹ Net of deferred taxes.
* not reviewed
** unaudited



Consolidated statement of changes in equity

for the period from 1 January to 30 June 2025

in EUR thousand	Issued capital	Share premium	Hedging reserve	Reserve for financial instruments classified as at fair value through other comprehensive income	Actuarial gains/losses pensions	Retained earnings	Total shareholders' equity	Non-controlling interest	Total
Balance at 31 December 2024	83,566	836,118	324	-17,986	465	-149,901	752,586	375,896	1,128,482
Profit/loss for the period						-22,866	-22,866	-509	-23,375
Other comprehensive income ¹									
Items that may be reclassified subsequently to profit or loss									
Gains/losses from cash flow hedges			-15				-15		-15
Items that shall not be reclassified subsequently to profit or loss									
Gains/losses on financial instruments classified as measured at fair value through other comprehensive income				-3,151			-3,151		-3,151
Comprehensive income			-15	-3,151		-22,866	-26,032	-509	-26,541
Change of non-controlling interest								-3,358	-3,358
Balance at 30 June 2025	83,566	836,118	309	-21,137	465	-172,767	726,554	372,029	1,098,583
Profit/loss for the period						-188,583	-188,583	-25,287	-213,870
Other comprehensive income ¹									
Gains/losses from cash flow hedges			-15				-15		-15
Gains/losses on financial instruments classified as measured at fair value through other comprehensive income				-6,218			-6,218		-6,218
Actuarial gains/losses pensions					303		303		303
Comprehensive income			-15	-6,218	303	-188,583	-194,513	-25,287	-219,800
Withdrawn from share premium									
Change of non-controlling interest							0	-10,792	-10,792
Balance at 31 December 2025**	83,566	836,118	294	-27,355	768	-361,350	532,041	335,950	867,991

¹ Net of deferred taxes.
** unaudited



Notes to the interim consolidated financial statements

as at 30 June 2026



Notes to the interim consolidated financial statements

General information on reporting

In accordance with section 115 of the Wertpapierhandelsgesetz (WpHG – German Securities Trading Act), the interim report comprises condensed interim consolidated financial statements and an interim group management report. The condensed interim consolidated financial statements for the period ended 30 June 2026 were prepared in accordance with the requirements of the International Financial Reporting Standards (IFRSs), as adopted by the EU, that are applicable to interim financial reporting (IAS 34). The interim financial statements of the companies included in the consolidated financial statements were prepared using uniform accounting policies. The interim group management report was prepared in accordance with the applicable requirements of the WpHG.

The interim consolidated financial statements were prepared using the same consolidation principles, currency translation policies and accounting policies as applied in the consolidated financial statements for financial years 2024 and 2025, with the exception of the changes presented in the following. Income taxes were deferred on the basis of the tax rate expected for the full year.

These condensed interim consolidated financial statements do not contain all the information and disclosures required by IFRSs for full-year consolidated financial statements, and should therefore be read in conjunction with the consolidated financial statements for the year ended on 31 December 2024, which form the basis for the accompanying interim financial statements. For information on material changes and transactions in the period up to 30 June 2026, Branicks Group AG (“Branicks”) refers to the interim group management report in this document.

Preparation of the interim consolidated financial statements requires management to make estimates and assumptions affecting both the measurement of assets, liabilities and contingent liabilities at the end of the reporting period and the measurement and presentation of income and expenses for the period. Actual amounts may differ from these estimates. There were no adjustments due to changes in estimates or assumptions in the period up to the end of June 2026.

Application of new standards and interpretations

a) Standards, interpretations and amendments to standards applicable for the first time in the financial year

The following standards, amendments to standards and interpretations were applied for the first time in the current financial year.

Standard	Title
Amendments to IFRS 9 and IFRS 7	Amendments to the Classification and Measurement of Financial Instruments
Annual Improvements Volume 11	Annual Improvements

These amendments to standards do not materially affect the interim consolidated financial statements of Branicks.



b) Standards and amendments to standards that have been issued but not yet applied

The following standard, which will become effective next year, has been adopted into applicable EU law:

Standard	Title	Application mandatory for annual periods beginning on or after
IFRS 18	Presentation and Disclosure in Financial Statements	01.01.2027

The following standards, which will become effective in the coming years, have not yet been adopted into applicable EU law:

Standard	Title	Application mandatory for annual periods beginning on or after
IFRS 19	Subsidiaries without Public Accountability: Disclosures	open
IFRS 20	Regulatory Assets and Regulatory Liabilities	open
IAS 28	Amendments to the Fair Value Option (Investments in Associates)	open
IAS 21	The Effects of Changes in Foreign Exchange Rates:	open

Branicks will only apply all of the standards listed from the date of mandatory first-time adoption. The effects of the amendments or new provisions not yet adopted into EU law on the consolidated financial statements of Branicks are currently still being reviewed. According to the analyses carried out, there will be no material effects on accounting and measurement for future financial years, with the exception of those relating to the changes required under IFRS 18, which primarily affects the presentation of the Group's income statement and introduces additional disclosure requirements. As a company in the real estate sector, and based on the latest analysis of IFRS 18, we expect that we will present parts of our financial statements in accordance with the special regulations set out in IFRS 18.49 and 18.50, as we currently assume that parts of our income will fall into the "specified main business activity" category. This would mean that income that would typically fall into the "investing" category in accordance with IFRS 18.53 would instead fall into the "operating" category under IFRS 18.58. We also expect additional disclosures to be made on "management-defined performance measures".

Basis of preparation

As in the previous year, measurement is made on a going-concern basis. Please refer to the explanations in the 2024 Annual Report in the Notes section "Basis of preparation". With regard to the going-concern basis, we also refer to the explanations on pages 5, 32 and 53 of this report.

The figures for the financial year ending 31 December 2025 have not been audited. The figures in the half-year report as of 30 June 2026 have not been reviewed by an auditor (see also page 5 of this report).

Financial instruments disclosures

No quoted prices in an active market are available for the unlisted shares of DIC Opportunistic GmbH held by the Group and for shares held in limited partnerships (Level 3 of the IFRS 13 fair value hierarchy). Their fair value is based on the indirectly held real estate and equity investments. Between 31 December 2025 and the reporting date, the investment in DIC Opportunistic GmbH was written down by EUR 48,479 thousand. The valuation of the real estate assets as of the reporting date has not changed compared to 31 December 2025.

The following table presents the carrying amounts and fair values of the individual financial assets and financial liabilities for each class of financial instrument and reconciles them to the corresponding line items in the balance sheet. The IFRS 9 measurement categories relevant for the Group are: Financial assets at fair value through OCI (FVOCI), Financial assets at fair value through profit or loss (FVTPL), Financial assets measured at amortised cost (FAAC), and Financial liabilities measured at amortised cost (FLAC).



in EUR thousand	IFRS 9 measurement category	Carrying amount 30.06.2026*	Fair Value 30.06.2026*	Carrying amount 31.12.2025**	Fair Value 31.12.2025**
Assets					
Other investments	FVOCI	0	0	48,479	48,479
Other investments	FVTPL	38,293	38,293	38,649	38,649
Loans to related parties	FAAC	0	0	92,285	92,285
Other loans	FAAC	60,604	60,604	0	0
Receivables from sale of investment property	FAAC	179	179	789	789
Trade receivables	FAAC	26,699	26,699	26,111	26,111
Receivables from related parties	FAAC	14,666	14,666	23,481	23,481
Other receivables	FAAC	31,385	31,385	28,633	28,633
Other assets	FAAC	4,496	4,496	3,744	3,744
Cash and cash equivalents	FAAC	55,374	55,374	51,902	51,902
Total	FAAC	193,403	193,403	226,945	226,945
Liabilities					
Non-current interest-bearing loans and borrowings	FLAC	1,088,655	1,060,251	1,179,703	1,150,182
Corporate bond – current	FLAC	399,543	200,000	398,539	278,000
Current loans and borrowings	FLAC	282,771	281,663	244,637	243,675
Trade payables	FLAC	5,394	5,394	6,872	6,872
Related party liabilities	FLAC	9,774	9,774	9,453	9,453
Other liabilities ¹	FLAC	42,210	42,210	50,037	50,037
Total	FLAC	1,828,347	1,599,292	1,889,241	1,738,219

¹ Without current lease liabilities.

* not reviewed

** unaudited

Changes in Level 3 financial instruments are as follows:

in EUR thousand	2026*	2025**
01.01.	87,128	88,035
Addition	0	7,225
Measurement gains/losses	– 344	– 7,946
impairment loss	– 48,479	0
Disposals	– 12	– 186
30.06./31.12.	38,293	87,128

* not reviewed

** unaudited



Non-current assets

The Company applies the cost model in accordance with IAS 40.56 to measure its properties.

Details of and information on the levels of the fair value hierarchy in accordance with IAS 40.79 in conjunction with IFRS 13.93 (a), (b) and 13.97 of the Group's investment property as at 31 December 2025 are presented in the following table.

Valuation techniques applied to level 3

The fair values calculated (net value after deducting transaction costs) are based entirely on the findings of the independent valuers contracted for this purpose, Cushman & Wakefield, CBRE and ENA Experts, who have undertaken a valuation in accordance with internationally recognised standards. Valuation parameters that are as close to the market as possible should be used as inputs. Despite taking account of some observable market inputs, which correspond to level 2, the fair values must ultimately be assigned to level 3.

The calculation of market values is based on a calculation of their present values (discounted cash flow method). This is generally based on a cash flow period of ten years, at the end of which the property is assumed to be sold. The discount rate recognised for the valuation comprises a risk-free rate, which can be derived from the average current yield on long-term, fixed-income federal bonds and a property-specific risk premium, which reflects the restricted fungibility of real estate investments in relation to more fungible forms of investment such as equities or bonds. The average current yield recognised was 0.85% (2024: 0.68%). The property-specific risk premium was between 3.25% and 7.65% (2024: between 3.30% and 7.70%). The average discount rate was 4.10% to 8.50% (2024: 4.00% to 8.40%).

The interest rate recognised for the capitalisation of the terminal value corresponds to the observable interest rate in the current real estate capital market plus a property-specific risk premium. The capitalisation rates recognised vary between 2.90% and 8.00% (2024: 2.90% and 7.90%) depending on the quality, location, structure and use of the properties.

When investment property is tested for impairment in accordance with IAS 36, the carrying amounts of the properties – with the exception of properties classified as non-current assets held for sale – are compared with the higher of fair value and the properties' values in use deduced from market values. The comparison uses gross market values, i.e. not including the transaction costs that may arise if the properties are actually sold. In addition, parameters specific to the Company were used to calculate the reference values. These parameters take account of the value in use of the properties in the context of their use for business purposes. In this respect, the important factors are, in particular, the retention of the property in the Group, the forecast cash flows arising as a result and the reduction in management costs compared with the standard valuation due to the assets being managed in-house. An appropriate asset-specific capitalisation rate is also calculated in accordance with the criteria of IAS 36 A17.

As at 31 December 2025, acquisition costs do not include any borrowing costs, as in the previous year. In the 2025 financial year, no borrowing costs were recognised, as in the previous year.

As of 30 June 2026, there was no material change in their fair value.

Cash and cash equivalents

Of the existing cash and cash equivalents, EUR 31,989 thousand is subject to short-term restrictions on disposal beyond the end of the reporting period.



Segment reporting

The Branicks segment report structured in line with IFRS 8 Operating Segments following the management approach. Reporting is focused on two pillars: the Commercial Portfolio

segment, which includes the Company's proprietary portfolio, and the Institutional Business segment, which comprises the management services provided for institutional investors.

Segment reporting						
in EUR million	H1 2026*			H1 2025		
	Commercial Portfolio	Institutional Business	Total	Commercial Portfolio	Institutional Business	Total
Key earnings figures						
Gross rental income (GRI)	57.1		57.1	72.3		72.3
Net rental income (NRI)	48.7		48.7	63.4		63.4
Profits on property disposals	0.0		0.0	3.0		3.0
Real estate management fees		19.1	19.1		20.8	20.8
Share of the profit or loss of associates	0.0	0.8	0.8	0.0	2.1	2.1
Depreciation and amortisation	– 183.6	– 3.6	– 187.2	– 46.5	– 3.7	– 50.2
Net other income	0.4	– 0.2	0.2	– 1.1	– 0.2	– 1.3
Net interest result	– 18.6	0.0	– 18.6	– 35.1	– 0.5	– 35.6
Operational expenditure (OPEX)	– 11.5	– 14.3	– 25.8	– 12.1	– 16.1	– 28.2
of which admin costs	– 6.1	– 5.0	– 11.1	– 6.3	– 4.8	– 11.1
of which personnel costs	– 5.4	– 9.3	– 14.7	– 5.8	– 11.3	– 17.1
Other adjustments	2.6	0.7	3.3	11.3	0.0	11.3
Funds from Operations (FFO)	21.6	6.1	27.7	26.4	6.0	32.4
Funds from Operations (excluding non-controlling interest)	13.3	1.0	14.3	17.7	5.0	22.7
Funds from Operations II (FFO II)	21.6	6.1	27.7	29.4	6.0	35.4
Funds from Operations II (excluding non-controlling interest, including profit on disposals)	13.3	1.0	14.3	20.7	5.0	25.7
EBITDA	37.6	5.4	43.0	53.2	6.6	59.8
EBIT	– 146.0	1.8	– 144.2	6.7	2.9	9.6
Segment assets						
Number of properties	122	142	264	132	147	279
Assets under Management (AuM)	2,196.8	7,905.2	10,102.0	2,713.0	8,353.1	11,066.1
Rental space in sqm	1,090,854	2,521,914	3,612,768	1,264,800	2,597,100	3,861,900

* not reviewed



Income statement disclosures

The decline in net rents to EUR 48,703 thousand (previous year: EUR 63,412 thousand) is primarily attributable to sales. While administrative expenses remained virtually unchanged from the previous year at EUR 11,141 thousand (previous year: EUR 11,116 thousand), personnel expenses decreased to EUR 14,671 thousand (previous year: EUR 17,139 thousand). Depreciation, amortisation and impairment losses increased to EUR 187,162 thousand (previous year: EUR 50,178 thousand) as a result of write-downs on investments. Interest expense decreased to EUR 25,559 thousand year-on-year (previous year: EUR 41,998 thousand), mainly due to the continued repayment of debt.

Contingent liabilities

As of 30 June, 2026, the Company did not enter into new contingent liabilities and extinguished contingent liabilities amounting to EUR 1.1 million.

The Branicks Group has provided the following sureties and guarantees as of 30 June 2026:

Type of collateral	Beneficiary	Purpose	Amount in EUR thousand	Branicks Group share in EUR thou- sand
Guarantee	Raiffeisenlandesbank Oberösterreich AG, Zweigniederlassung Süddeutschland	Guarantee for loan agreement	2,847	2,847
Guarantee	KFB Baumanagement GmbH für die Stadt Erding	construction project Erding	1,160	1,160
Payment bond	ED.Züblin AG	MT Panorama construction project	595	238
Rent guarantee	Global Tower Projekt GmbH & Co. KG	Rent guarantee Global Tower	1,272	1,272
Directly enforceable guarantee	Union Investment Real Estate GmbH	Fulfilment of all payment obligations and obligations to pay damages by the seller in accordance with the MT Porta purchase agreement	1,000	400
Guarantee	DZ HYP AG	Guarantee for loan agreement	2,000	2,000
Guarantee	Sparkasse Köln Bonn	Guarantee for loan agreement	8,000	8,000
Directly enforceable guarantee	Town Erding	coverage development cost for a subsidiary's rental property	460	460
Rent guarantee	Hermann Wendelstadt	Rent guarantee for a subsidiary's rental property	12	12
Rent guarantee	Burda GmbH	Rent guarantee for a subsidiary's rental property	38	38
Rent guarantee	Artamac GmbH S.á.r.l.	Rent guarantee for a subsidiary's rental property	80	80



Events after the reporting period

Branicks reached a lock-up agreement with a group of bondholders and promissory note holders as part of the refinancing negotiations between the end of the reporting period and the date on which the interim consolidated financial statements were published. Signed on 30 July 2026, this agreement includes the following key elements (see also page 5 of this report):

- EUR 35.0 million in new borrowed capital at the level of Branicks Group AG
- EUR 60.0 million in new borrowed capital at the level of VIB
- Bonds and promissory note loans restructured into two distinct classes: ‘Senior Secured Principal Instruments’ totalling EUR 375.0 million and ‘Subordinated Principal Instruments’ totalling EUR 219.5 million.

The maturities of the various instruments range from 2029, 2030 to 2038, with interest rates of 7.5% p.a. for the Senior Secured Principal Instruments and 15.0% p.a. for the Subordinated Principal Instruments. Appropriate levels of security were provided for the secured instruments.

Both the new borrowed capital at the level of Branicks and that at the level of VIB were fully disbursed by the end of September. VIB used these funds to repay its promissory note loans totalling EUR 43.5 million, which were due on 29 September 2026, on time.

The control and profit transfer agreement between DIC Real Estate Investments GmbH & Co. KGaA as the controlling company and VIB Vermögen AG as the controlled company was entered in the commercial register and thus came into effect on 27 August 2026. The net income/loss of VIB Vermögen AG under commercial law for the 2026 financial year and all subsequent financial years together with the existing contractual chain is being transferred via a chain of control and profit transfer agreements from VIB Vermögen AG via DIC Real Estate Investments GmbH & Co. KGaA to Branicks Group AG. This means that profit will no longer be distributed to minority shareholders at the level of VIB Vermögen AG from the Q3 2026 report onwards. Instead, a contractually agreed annual gross compensation payment to minority shareholders of around EUR 9.5 million will be recognised for every financial year of the existing control and profit transfer agreement.

Furthermore, the transfer of possession, benefits and associated risks for two office properties in Halle and one office property in Alsbach took place after the reporting date.

Subsidiaries

The financial information concerning the Group’s subsidiaries (VIB Vermögen AG sub-group) in which significant non-controlling equity interests are held, is summarised below. Non-current assets mainly concern investment property measured in accordance with IAS 40 in conjunction with IFRS 13.

	30.06.2026*	31.12.2025**
	in EUR thsd.	in EUR thsd.
Balance sheet		
Non-current assets	2,203,590	2,164,496
Current assets	143,798	216,243
	2,347,388	2,380,739
Equity	1,218,388	1,157,214
thereof non-controlling interests	367,026	331,783
Non-current financial liabilities	916,375	943,882
Current financial liabilities	212,625	279,643
	2,347,388	2,380,739
	H1 2026*	H1 2025
	in EUR thsd.	in EUR thsd.
Cash flow		
Cash flows from operating activities	28,545	37,411
Cash flows from investing activities	6,610	– 124,072
Cash flows from financing activities	– 32,265	– 22,171
Profit/loss	in EUR thsd.	in EUR thsd.
Gross rental income	46,460	50,030
Profit	18,966	– 7,792

* not reviewed
** unaudited



Responsibility statement

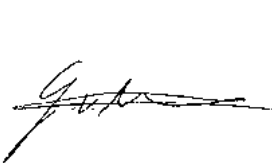
To the best of our knowledge, and in accordance with the applicable reporting principles for interim financial reporting, the interim consolidated financial statements give a true and fair view of the assets, liabilities, financial position and profit or loss of the Group, and the consolidated interim management report includes a fair review of the development and performance of the business and the position of the Group, together with a description of the material opportunities and risks associated with the expected development of the Group for the remaining months of the financial year.

Frankfurt am Main, 30 September 2026

The Management Board



Sonja Wärntges



Johannes von Mutius



Josef Schultheis



EPRA key figures

in EUR million	30.06.2026	31.12.2025	Δ
EPRA Net Reinstatement Value (EPRA-NRV)	598.2	714.1	16 %
EPRA Net Disposal Value (EPRA-NDV)	513.4	549.5	7 %
EPRA Net Tangible Assets (EPRA-NTA)	270.2	381.0	29 %
EPRA net initial yield (in %) ¹	4.2	4.8	12 %
EPRA “topped up” net initial yield (in %) ¹	4.3	4.9	12 %
EPRA vacancy rate (in %) ²	13.7	10.1	36 %
EPRA-LTV (%)		65.9	100 %
	6M 2026	6M 2025	Δ
EPRA earnings	28.2	38.8	27 %
EPRA cost ratio incl. direct vacancy costs (in %) ¹	31.4	25.8	22 %
EPRA cost ratio incl. direct vacancy costs (in %) ¹	29.2	22.6	29 %
EPRA earnings per share ³	0.34	0.46	26 %
	30.06.2026	31.12.2025	Δ
NAV per share	6.02	7.36	18 %
Adjusted NAV per share⁴	8.85	10.19	13 %

¹ Calculated for the Commercial Portfolio only.
² Calculated for the Commercial Portfolio only, without warehousing, project developments and repositioning.
³ All per share figures (number of shares 6M 2026: 83,565,100; 6M 2025: 83,565,100).
⁴ Incl. Full value of Institutional Business.

Legal notes

Branicks Group AG
Neue Mainzer Straße 32 – 36
60311 Frankfurt am Main
Tel. (069) 9454858-0
Fax (069) 9454858-99 98
ir@branicks.com | www.branicks.com

© September 2026 | Publisher: Branicks Group AG

Concept, design and realisation:
HGB Hamburger Geschäftsberichte GmbH & Co. KG

Forward-looking statements

This half-year report contains statements that refer to future developments. Such statements constitute assessments that have been taken in the light of the information available. Should the assumptions on which they are based not prove accurate, or should – as specified in the section entitled Risk Report – risks occur, the actual results may differ from those anticipated.

Note

The figures for the financial year ending 31 December 2025 have not been audited. The figures in the half-year report as of 30 June 2026 have not been reviewed by an auditor.

This report is published in German (original version) and English (non-binding translation).

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



