

# FACT SHEET

Last updated: January 2019

## Corporate overview

FCR Immobilien AG - Dynamically growing real estate investor operating nationwide

The FCR Immobilien AG business model focuses on the acquisition, active asset management and successful sale of shopping centres and retail parks in Germany. FCR Immobilien AG have positioned themselves as specialists in commercial properties in secondary locations. Such secondary locations offer above average ROI potential, whilst also offering a more stable development of rental income and value in the long term than real estate in primary locations, which is more volatile to economic cycles. Acquiring real estate from other sectors (e.g. hotels, offices or residential) is also an option for FCR Immobilien AG. As part of their active real estate management, FCR Immobilien AG generates revenues from the rental of high-performance portfolio properties and, after their optimisation, from the sale of selected commercial properties.

## Board of Directors and Supervisory Board

Experience and continuity guaranteed by the FCR Immobilien AG corporate bodies



**Falk Raudies**  
Founder and CEO



**Professor Dr Franz-Joseph Busse**  
Chairman of the Supervisory Board



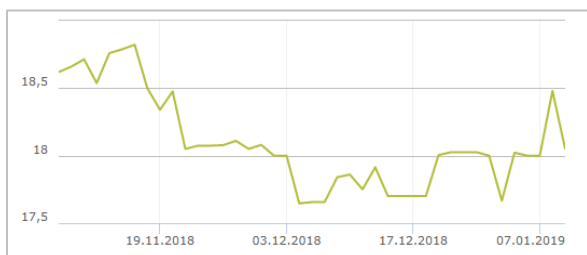
**Arwed Fischer**  
Deputy Chairman of the Supervisory Board



**Frank Fleschenberg**  
Supervisory Board

## Share price

Despite a difficult market environment, the FCR share remained stable (initial price: €18.00)



## Share master data

FCR Immobilien AG shares have been listed on the Frankfurt stock exchange since 07 November 2018

ISIN / WKN	DE000A1YC913 / A1YC91
Market place	XETRA and Frankfurt, Segment Scale
Total number of shares	4,219,588 non-par value registered shares (ordinary shares)
Registered share capital	€4,219,588
Shareholder structure	70.54% RAT Asset & Trading AG 9.22% FAME Invest & Management GmbH 20.24% free-float shares

## Key portfolio and financial indicators (YTD)

Rapid, sustainable growth based on stability and security

Number of properties 57	Leasable space 250,000 m <sup>2</sup>	Actual net rental income p.a. €14.9 million
Actual net rental return 9.8%	Vacancy rate 15%	WAULT 5.5 years

	2014	2015	2016	2017	2018e
<b>Turnover</b>	3.3	12.7	12.1	16.4	<b>33.5</b>
<b>EBITDA</b>	1.5	3.7	3.1	4.9	<b>9.9</b>
<b>EBIT</b>	1.1	3.0	2.3	3.7	<b>7.9</b>
<b>EBT</b>	0.8	1.9	0.8	1.3	<b>4.2</b>

## Investment highlights in Q4/2018

Market value of the FCR portfolio rises above €250 million YTD

- November 2018: - SMC Research (22 November 2018) Recommendation to buy, target price: €27.30
- KFM Barometer (update): bond 6.0% upgraded to 'attractive' (4 stars)
- Purchase portfolio with 12 properties
- First Berlin Equity Research (12 November 2018): recommendation to buy, target price: €25.00
- IPO FCR Immobilien AG (07 November 2018)
- October 2018: - Acquisition of Schlossgalerie (shopping centre) in Rastatt
- Overall rental income rises above €13 million
- September 2018: - Full placement of 6.0% bond (2018/2023)

## FCR Immobilien AG

Bavariaring 24, 80336 Munich, Germany  
Telephone: +49 89 413 2496 00 Email: info@fcr-immobilien.de

## Contact

Falk Raudies, Executive Board  
Telephone: +49 89 413 2496 10 Email: f.raudies@fcr-immobilien.de