

COMPANY PRESENTATION

FCR IMMOBILIEN AG



September 2022,
Pullach im Isartal



Our business model is a plus:
Specialized portfolio holder and innovation leader



Our business focuses on portfolio management and new technologies



We concentrate on the retail segment (shopping centers and specialist stores)



We develop new digital solutions for ourselves and for third parties



We pursue a clear growth and innovation strategy



Germany is our core market

Very good business results in 2021 and in the first half of 2022

Audited results in 2021 reach new records:

- Purchased 17 properties (Ø occupancy rate 100%, Ø WAULT > 5 years)
- Active asset management: High rate of new leases and lease extensions
- Earnings before tax (EBT) increased by 30% to €14.9 million
- Funds from operations (FFO) increased significantly by 42% to around €7.1 million

Very successful business development in the first half of 2022:

- EBT increased by 31% to €8.8 million, FFO improved by 35% to €5.0 million
- Very good operational development, supported by the further expansion of the real estate portfolio, the very successful asset management and the high efficiency of the administration
- Rental income increased by 32% to €16.2 million
- Continuation of the very positive business development expected

Acquisitions in 2021




17 acquisitions	Property	Segment	Occupancy rate (%)	WAULT (years)	Initial yield (%)
	Altenberg *	Retail	100	2.6	9.9
	Bautzen (Portfolio) *	Retail	100	5.6	14.0
	Dresden (Portfolio) *	Retail	100	3.4	8.8
	Eching *	Retail	100	6.1	5.3
	Eisenach **	Retail	100	2.4	11.6
	Finsterwalde *	Retail	100	3.8	8.5
	Görlitz *	Retail	99	5.3	8.2
	Jena (Portfolio) *	Retail	100	5.7	7.1
	Lügde **	Retail	100	1.7	8.5
	Naumburg (Portfolio) *	Retail	100	14.6	10.8
	Plauen (Portfolio) *	Retail	100	4.3	10.3
	Pforzheim **	Retail	100	11.3	6.9
	Siegen **	Retail	100	5.9	8.9
	Taucha (Portfolio) *	Retail	100	3.0	8.5
	Werdau (Portfolio) *	Retail	100	1.9	8.6
	Zeithain **	Retail	100	3.2	14.7
Zeulenroda-Triebes *	Retail	100	4.0	9.0	



classical

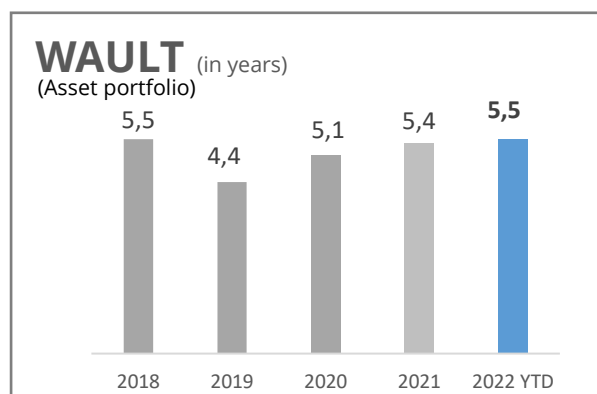
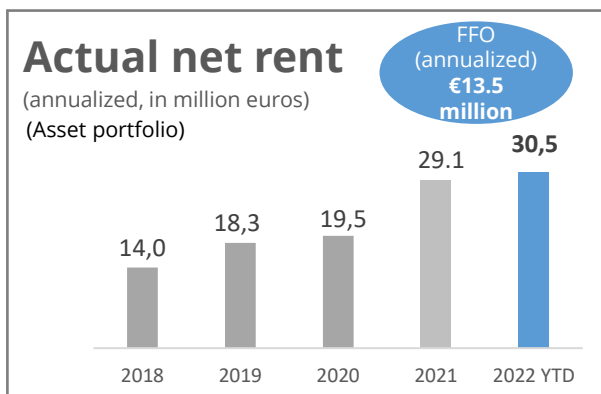
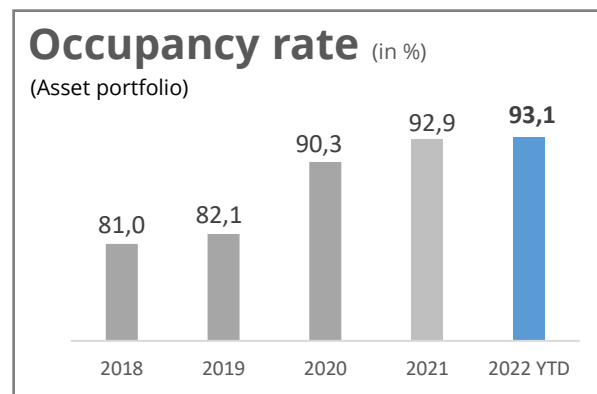
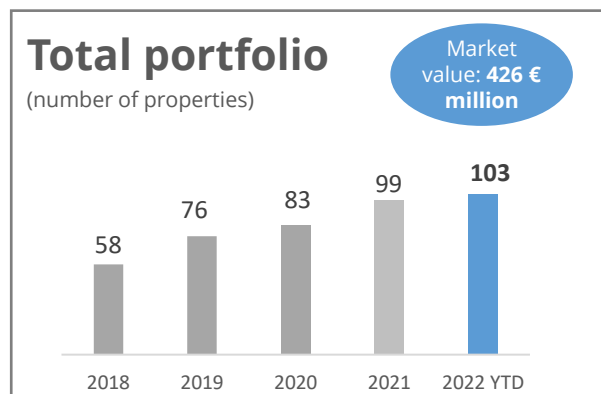
All notarized properties 2021:
* finalized in 2021 ** finalized in 2022

Acquisitions in 2022 YTD

6 acquisitions	Property	Segment	Occupancy rate (%)	WAULT (years)	Initial yield (%)	  
	Zella-Mehlis *	Retail	100	5.0	7.8	
	Dürrröhrsdorf-Dittersbach *	Retail	100	7.9	6.7	
	Salzwedel *	Office	100	11.6	5.7	
	Osterode *	Retail	100	6.6	7.2	
	Vohenstrauß *	Retail	100	9.9	7.1	
	Dettingen unter Teck *	Logistics	100	10.0	5.4	
	Acquisition pipeline	Property	Segment	Occupancy rate (%)	WAULT (years)	
Property 1		Retail	100	2.0	8.1	
Property 2		Retail	100	4.2	7.0	
Property 3		Retail	100	10.0	7.1	
Portfolio 1		Retail	100	3.7	7.9	

classical

Portfolio 2022 YTD: Annualized actual net rent currently increased to over €30 million



Portfolio 2022 YTD: Retail as a core segment recently expanded to nearly 90%



Portfolio properties: Distribution of net rents per federal state

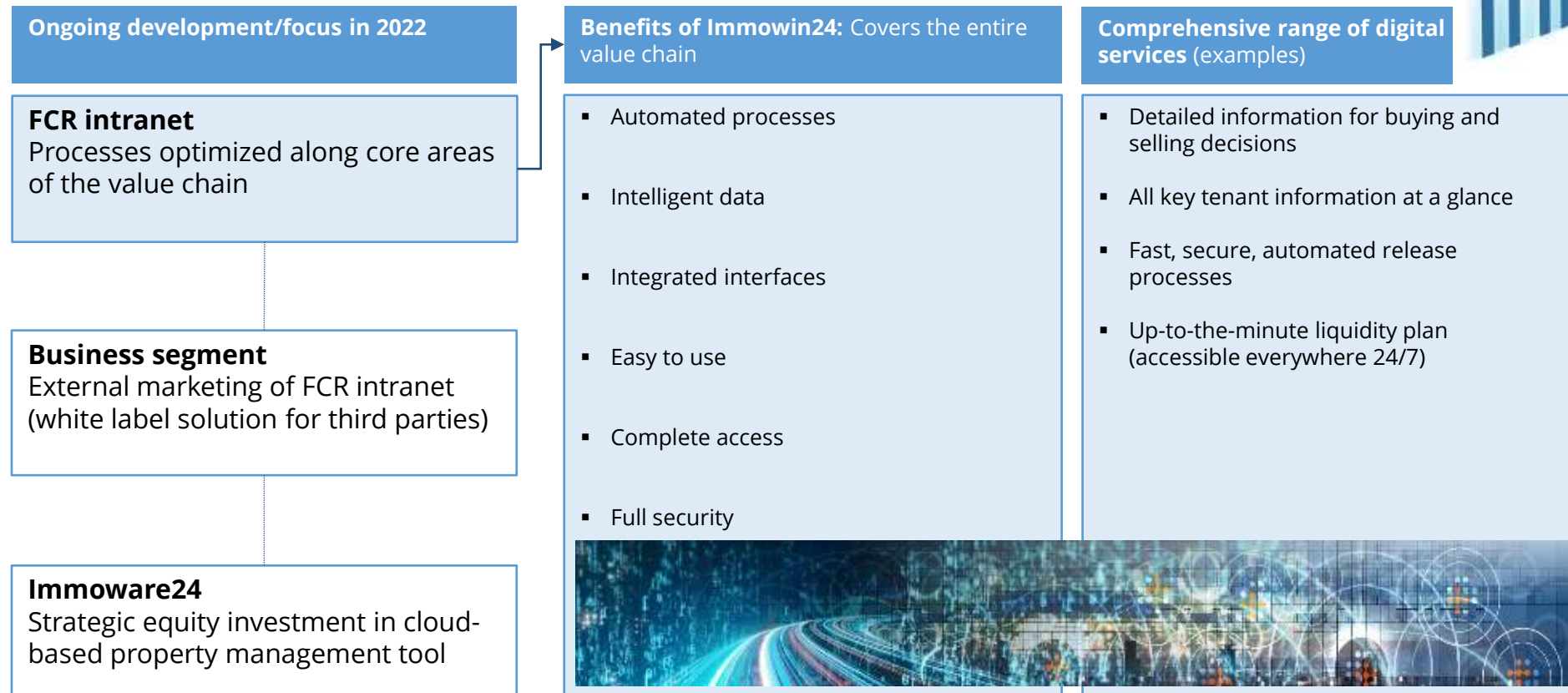
▪ Thuringia:	21.3%
▪ Saxony:	20.7%
▪ North Rhine-Westphalia:	12.9%
▪ Lower Saxony:	12.8%
▪ Baden-Württemberg:	10.8%
▪ Brandenburg:	7.7%
▪ Saxony-Anhalt:	4.3%
▪ Bavaria:	3.4%
▪ Mecklenburg-Western Pomerania:	3.2%
▪ Schleswig-Holstein:	1.4%
▪ Rhineland-Palatinate:	0.9%
▪ Saarland:	0.4%
▪ Berlin:	0.2%

Portfolio properties: Distribution of net rents by segment

▪ Retail	89.2%
▪ Office	5.5%
▪ Logistics	4.8%
▪ Residential	0.5%

We are setting new standards in the real estate business with our innovative product Immowin24

innovative



ESG criteria taken into account in business development, sustainability offensive launched

Overview of FCR's environment, social and governance (ESG) activities		
<p>Environment</p>	<p>Social</p>	<p>Governance</p>
<p>Environmental protection at FCR properties:</p> <ul style="list-style-type: none"> ▪ Sustainable water management ▪ Minimization of CO₂ emissions during construction ▪ State-of-the-art thermal insulation ▪ Installation of photovoltaic and geothermal systems ▪ Charging columns for e-vehicles in parking lots ▪ Parking lot with solar roofing ▪ Energy certificate of the properties <ul style="list-style-type: none"> ▪ Equipping FCR properties with a compartment locking system (delivery and pick-up station) ▪ Very "green" office, all processes in FCR's day-to-day operations run digitally to the greatest extent possible, energy-saving lighting, state-of-the-art technology ▪ Company vehicles are being converted to e-/hybrid solutions ▪ Business trips are largely replaced by telephone and video conferencing 	<ul style="list-style-type: none"> ▪ FCR business model supports basic/food supply in secondary locations ▪ FCR is committed to charitable causes primarily through the FCR Andrea & Falk Charity Foundation e.V. ▪ Current project: Setting up a school in South Africa ▪ Responsible treatment of employees and special corporate culture, for example through regularly scheduled continuing education programs, flexible working hours, modern office equipment/premises, employee stock ownership programs, support for volunteer activities, company events, monetary incentives for employee recruitment and product/process innovations ▪ Quick response to coronavirus crisis as well: Home office for employees, no short-time work, programs for tenants with rent deferral and rent waivers 	<ul style="list-style-type: none"> ▪ Comprehensive risk management system ▪ Compliance officer ▪ Internal and external audits, comprehensive due diligence reviews ▪ Comprehensive quality management system ▪ Holistic digital mapping of core processes on the FCR intranet ▪ Frictionless structure and process organization, rapid information supply and decision-making ▪ Responsibilities are defined directly at the company's Executive Board level

All FCR locations are to be equipped with charging infrastructure for EVs by the end of 2024

Our approach:

Our focus on shopping centers and specialist stores at over 90 real estate locations in Germany means potentially several hundred charging stations in our asset portfolio. This enables us to do our part to expand the charging infrastructure while also generating additional income from our portfolio assets. We will involve the tenants at each individual location in order to encourage acceptance and ensure that the equipment is appropriate for local requirements.

Our execution:

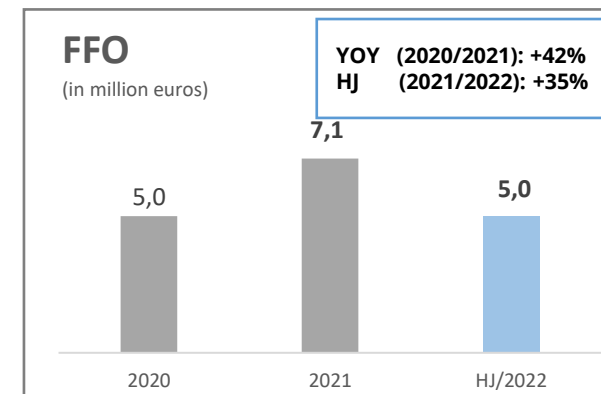
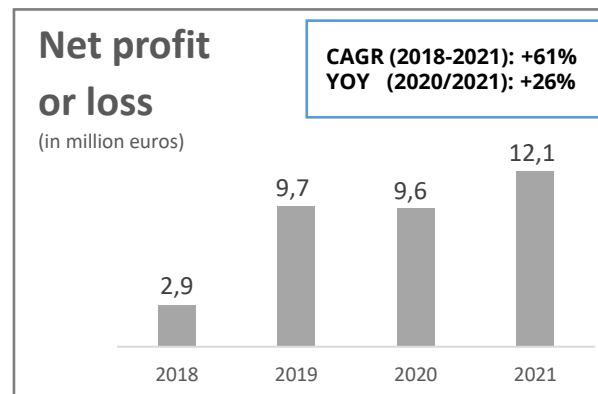
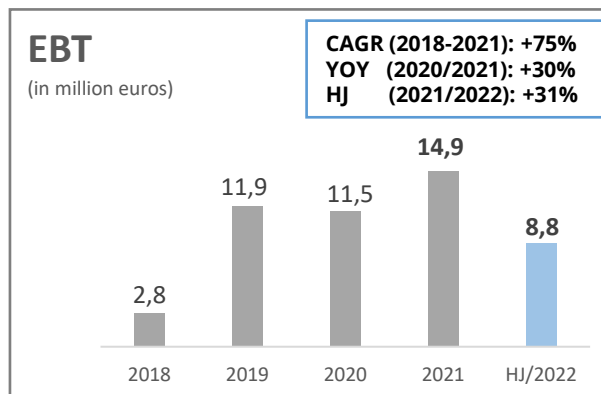
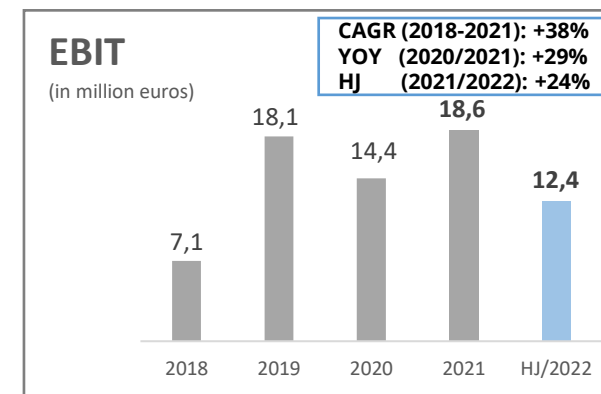
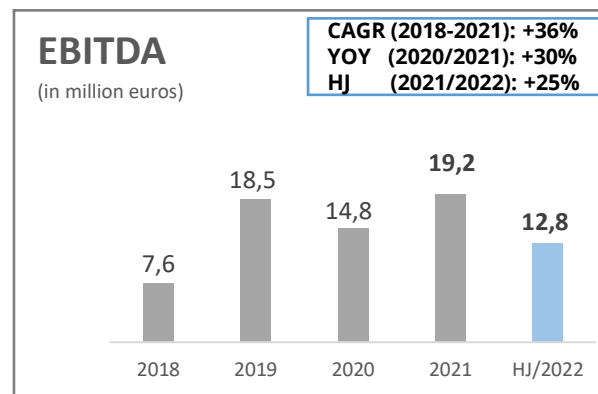
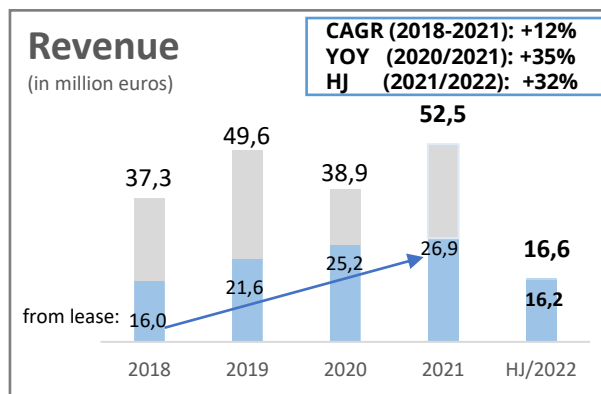
We have already signed contracts for 10 locations with leading charge point operators for electromobility in Europe. The specialist store in Brandenburg an der Havel is first in line, and is slated to receive six to eight charging stations for 12 to 16 vehicles. In addition to AC charging stations, high power chargers (HPCs) offering a capacity of up to 350 kW are also to be installed. The installation on site is to be performed by external partners, so FCR will generate rental income from the charging infrastructure while the project partners cover the up-front investments.



Additional projects:

In addition to building up a charging infrastructure, we are conducting a potential analysis to examine the option of installing photovoltaic systems on the roofs of individual locations in the FCR asset portfolio. With square footage of around 400,000 m² leased mainly by neighborhood supermarkets, drug stores and DIY stores, we expect to be able to use considerable areas for solar electricity generation. This is also to be executed with partners.

Very successful business development Key figures from 2018 to the first half of 2022

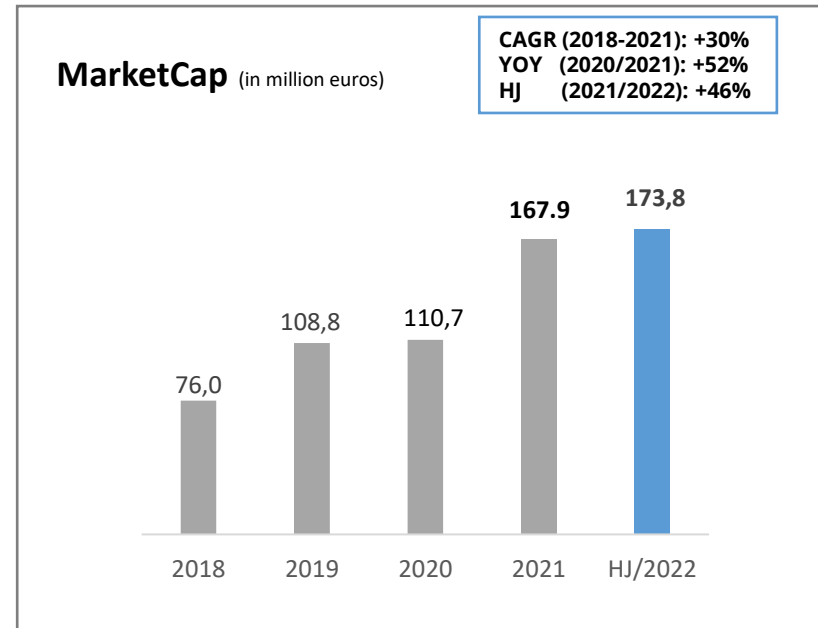
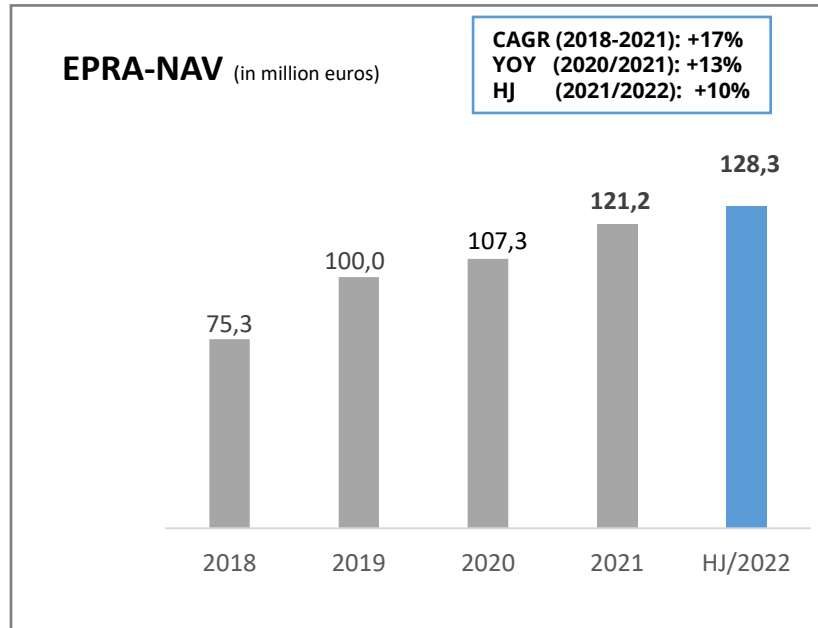


2018 IFRS comparable figure

2019, 2020, 2021 audited figures in accordance with IFRS

2022 unaudited figures in accordance with IFRS

Continuously growing net asset value and market capitalization

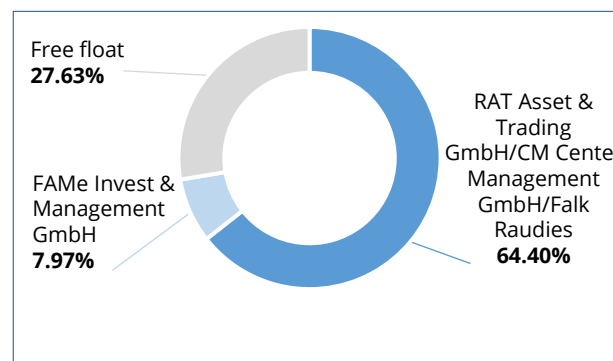


FCR share quickly established on the market: good, sustainable development in both absolute and relative terms

Master data of the share

ISIN / WKN	DE000A1YC913 / A1YC91
Ticker symbol	FC9
Trading platform	Xetra and Frankfurt, General Standard Munich (m:access)
Initial listing	November 7, 2018
Total number of shares	9,762,997 registered no-par value shares (ordinary shares)
Share capital	€9,762,997.00
Share price (August 31, 2022)	€17.50
Market capitalization	€171 million
Designated sponsor	BankM AG
Latest research	AlsterResearch (update, Sep 7, 2022) Acquisition recommendation, target price: €22.00

Shareholder structure



Recent development of share price Trading platform: Xetra




Comparison: FCR share/indexes









Firmly established on the capital market: Bonds and promissory note loans

<p>6.00% Bond 2018/2023</p> <p>Residual term < 1 year</p> <p>Fully placed WKN A2G9G6</p> <p>Issue volume: max. €25 million Interest payment: semiannually Due date: Feb. 20, 2023</p>	<p>5.25% Bond 2019/2024</p> <p>Residual term < 2 years</p> <p>Fully placed WKN/ISIN A2TSB1</p> <p>Issue volume: max. €30 million Interest payment: semiannually Due date: Apr. 29, 2024</p>	<p>4.25% Bond 2020/2025</p> <p>Residual term < 3 years</p> <p>Partially placed WKN/ISIN A254TQ</p> <p>Issue volume: max. €30 million Interest payment: quarterly Due date: Apr. 1, 2025</p>	<p>3.40% PNL 2021/2026</p> <p>Residual term 4 years</p> <p>Fully placed</p> <p>Issue volume for promissory note loans (PNL): €10 million</p>	<p>2.95% PNL 2022/2025</p> <p>Residual term 3 years</p> <p>Fully placed</p> <p>Issue volume for promissory note loans (PNL): €10 million</p>
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Strengthening our market position: FCR is much more than a traditional real estate business



Our strategic initiatives in 2022

-  Build on our successful growth and innovation strategy
-  Continue to profitably expand our asset portfolio
-  Leverage earnings potential through active asset management
-  Accelerate our sustainability offensive
-  Expand our innovation and technology leadership
-  Strengthen the FCR share as growth and equity stock

For investors and shareholders: Our 2022 financial calendar

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- Mar. 10, 2022 ✓ Preliminary figures for financial year 2021
 - Apr. 8, 2022 ✓ Publication of audited financial statement 2021
 - Apr. 25, 2022 ✓ Interim statement for Q1/2022
 - May 3, 2022 ✓ 33rd MKK Munich Capital Market Conference
 - May 18, 2022 ✓ Annual General Meeting
 - May 25, 2022 ✓ Spring conference
 - Jun. 1, 2022 ✓ Real Estate Conference
 - Aug. 24, 2022 ✓ 8th Hamburg Investors Day
 - Aug. 31 2022 ✓ Half-yearly financial report 2022
 - Nov. 2022 ▪ Interim statement for Q3/2022
 - Nov. 15, 2022 ▪ 34th MKK Munich Capital Market Conference
 - Nov. 28–30, 2022 ▪ German Equity Forum

We're always here for you: Your contact

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