

COMPANY PRESENTATION

FCR IMMOBILIEN AG



February 2025
Pullach i. Isartal

Our business model

We are a specialized portfolio holder with a focus on local supply properties

Our business focus is clearly on portfolio management (no developer/builder)

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

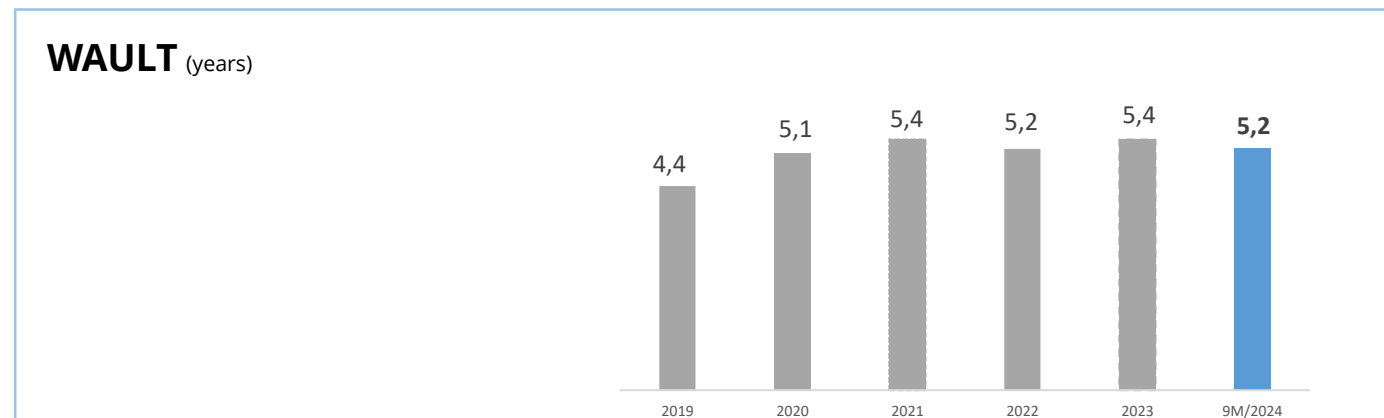
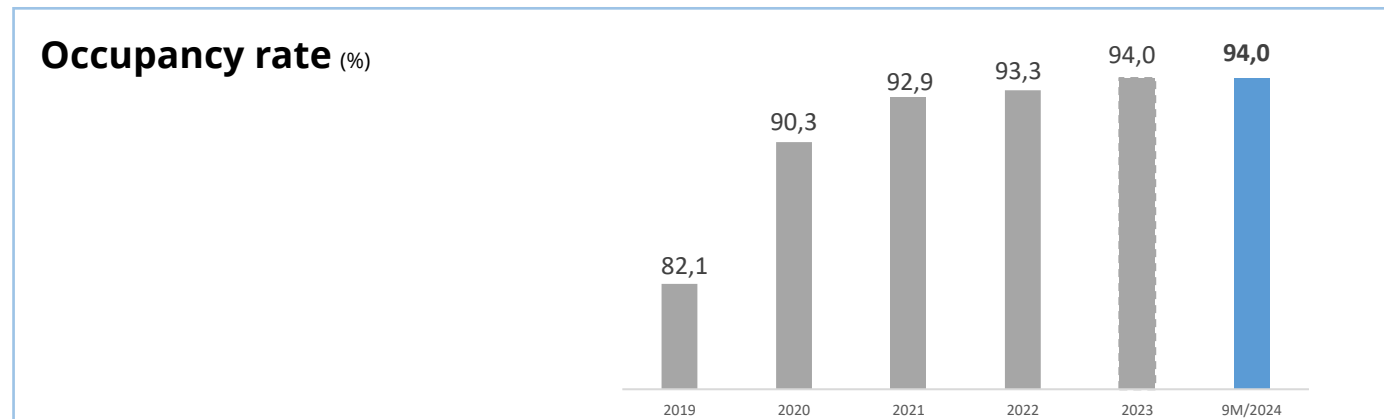
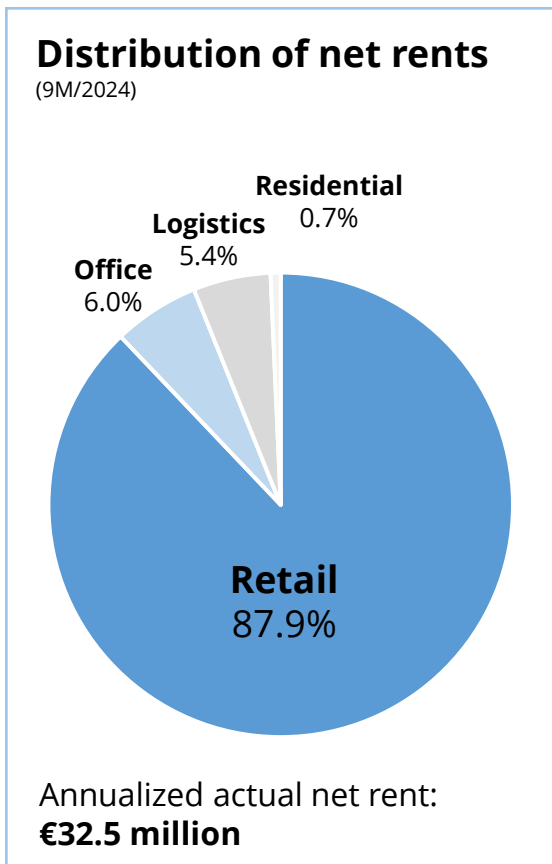
We pursue a stable earnings and growth strategy

With our innovative strength, we develop new digital solutions for ourselves and third parties

Our core market is Germany

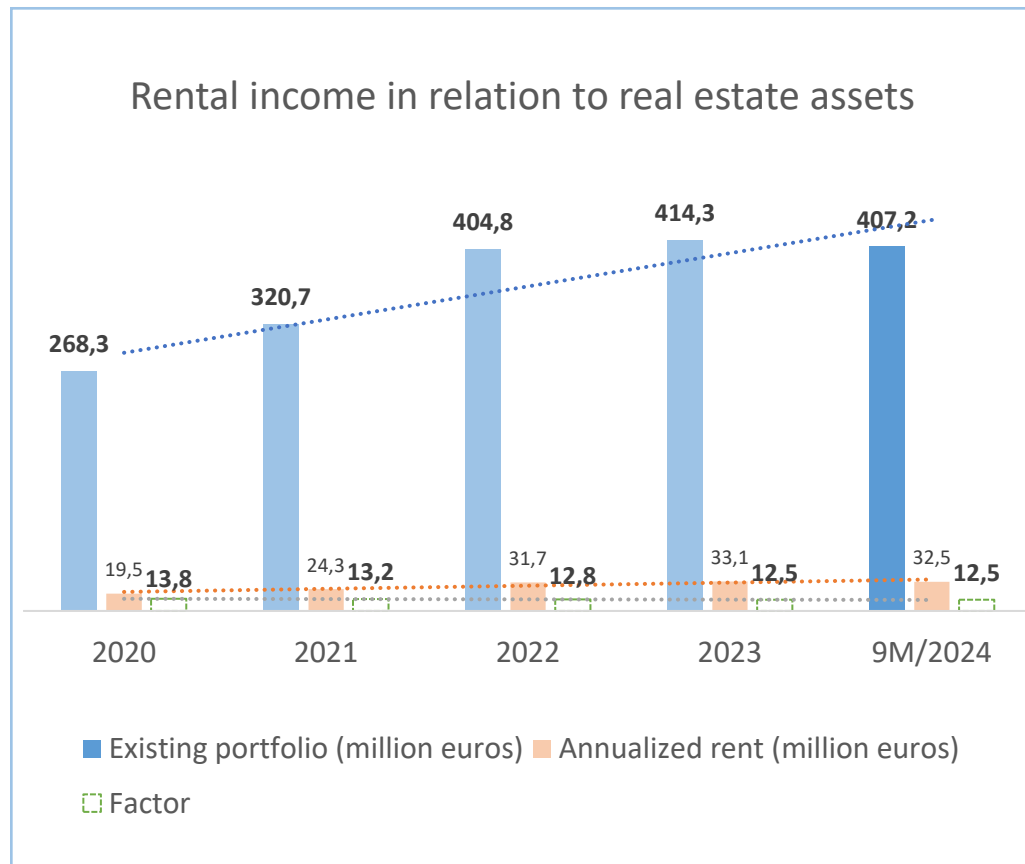
9M/2024: Stable performance parameters for the real estate portfolio (1/2)

Occupancy rate 94.0%, WAULT 5.2 years



9M/2024: Stable performance parameters for the real estate portfolio (2/2)


Portfolio valued at 12.5 times the annualized net rent



	2020	2021	2022	2023	9M/2024
Existing portfolio (million euros)	268.3	320.7	404.8	414.3	407.2
Annualized rent (million euros)	19.5	24.3	31.7	33.1	32.5
Factor	13.8	13.2	12.8	12.5	12.5

Innovation update


Integrated digitization of real estate processes through software solution

Ongoing development / priorities	Advantages of Immowin24: Covers the entire value chain	Comprehensive, digital range of services (examples)
<p>FCR-Intranet Optimization of processes along core areas of the value chain</p>	<ul style="list-style-type: none"> ▪ Automated processes ▪ Intelligent data ▪ Integrated interfaces ▪ Simple operability ▪ Complete access ▪ End-to-end security 	<ul style="list-style-type: none"> ▪ Detailed information for purchase and sale decisions ▪ All important tenant data at a glance ▪ Fast, secure and automated approval processes ▪ Daily updated liquidity plan (always and everywhere available)
<p>Business segment External marketing of the FCR intranet (white label solution for third parties)</p>		
<p>Immoware24 Strategic equity investment in cloud-based real estate management tool</p>		
		

9M/2024: Reduction in cost of materials ratio

Sustainable efficiency gains through the use of software

Ongoing development / priorities	Advantages of immowin24: Covers the entire value chain	Comprehensive, digital range of services (examples)
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Business segment External marketing of the FCR intranet (white label solution for third parties)		
Immoware24 Strategic equity investment in cloud-based real estate management tool		



	2020	2021	2022	2023	9M/2024
Sales revenue (million euros)	25.2	26.9	35.0	38.3	26.9
Cost of materials (million euros)	6.6	7.0	6.8	7.9	5.2
Material cost ratio	26.2%	26.0%	19.4%	20.6%	19.3%

Cost of materials reduced by:

26%

Sustainability update

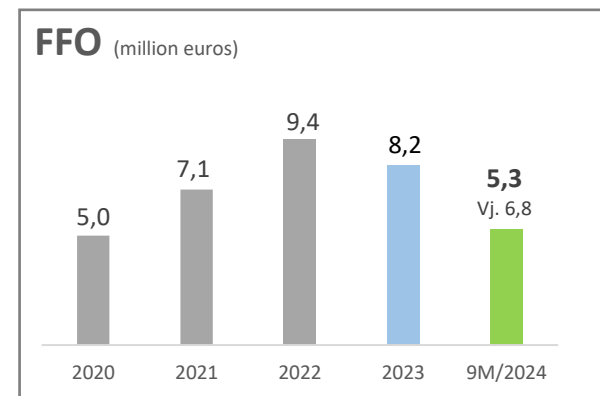
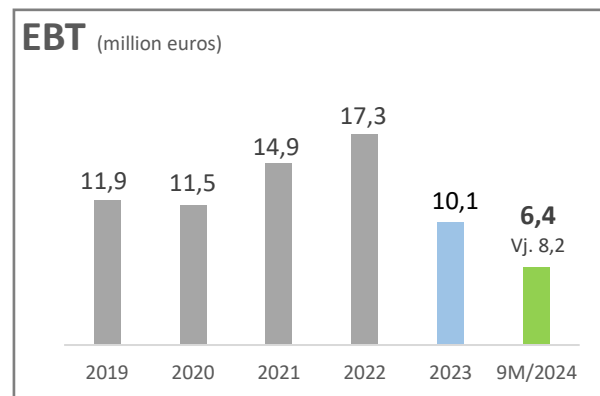
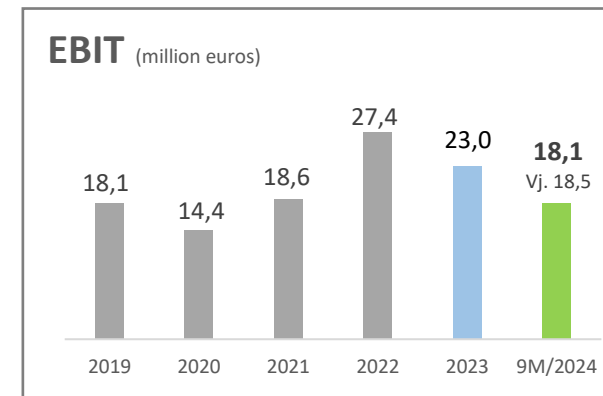
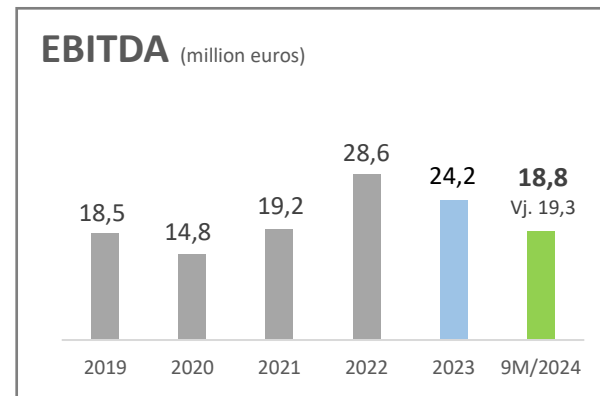
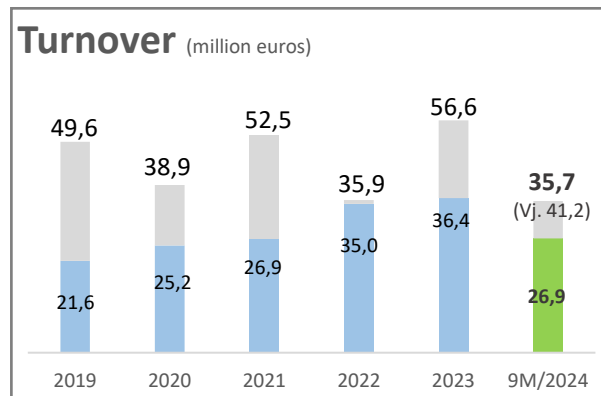
Consideration of ESG criteria in business development

Overview of FCR's environment, social and governance (ESG) activities

Environment	Social	Governance
<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"> ▪ 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 	<ul style="list-style-type: none"> ▪ Comprehensive risk management system ▪ Compliance officer ▪ Internal and external audits, comprehensive due diligence reviews
<ul style="list-style-type: none"> ▪ Equipping FCR properties with a compartment locking system (delivery and pick-up station) 	<ul style="list-style-type: none"> ▪ 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 	<ul style="list-style-type: none"> ▪ Comprehensive quality management system
<ul style="list-style-type: none"> ▪ 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 		<ul style="list-style-type: none"> ▪ Holistic digital mapping of core processes on the FCR intranet
<ul style="list-style-type: none"> ▪ Company vehicles are being converted to e-/hybrid solutions 		<ul style="list-style-type: none"> ▪ Frictionless structure and process organization, rapid information supply and decision-making
<ul style="list-style-type: none"> ▪ Business trips are largely replaced by telephone and video conferencing 	<ul style="list-style-type: none"> ▪ 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"> ▪ Responsibilities are defined directly at the company's Executive Board level

Successful key financial figures

Profitable business development after 9 months 2024



2019 to 2023 Audited figures in accordance with IFRS

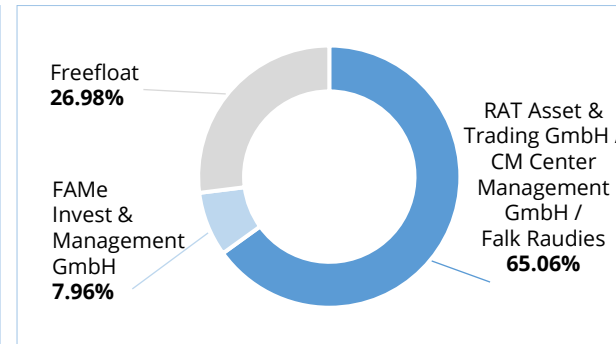
Capital market update (1/2)

FCR share

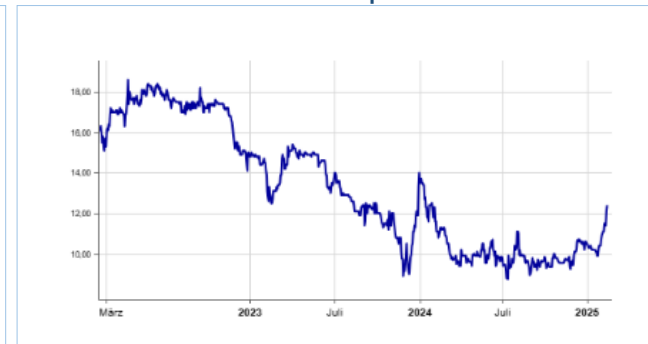
Master data

ISIN / WKN	DE000A1YC913 / A1YC91
Ticker symbol	FC9
Trading platform	Xetra and Frankfurt (General Standard) Munich (m:access)
Initial listing	Nov 7, 2018
Total number of shares	9,870,452 registered no-par value shares (ordinary shares)
Share capital	€9,870,452.00
Share price (Jan 31, 2025)	€10.70
Market capitalization	€106 million
Designated Sponsor	BankM AG
Current research	mwb research AG, Update, Jan 21, 2025 Buy recommendation Target price: €20.50

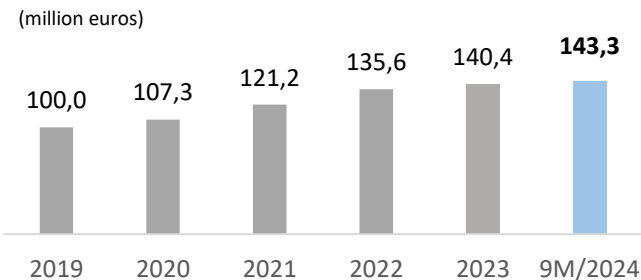
Shareholder structure



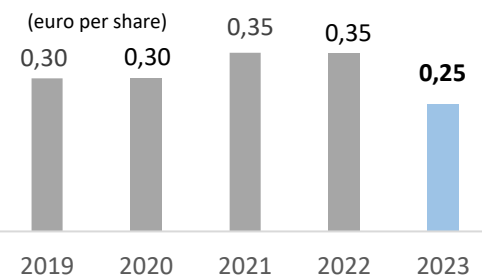
Performance share price (Xetra)



EPRA-NAV



Dividend



Capital market update (2/2)

New issue of 6.25% bond

Issuer	FCR Immobilien AG
WKN / ISIN	A4DFCG / DE000A4DFCG6
Issue volume	Up to €30 million
Interest	6.25% p.a.
Issue price	100.00% of the nominal amount per partial debenture
Denomination	€1,000.00
Interest payment	Annually in arrears on February 19, for the first time on February 19, 2026
Security	Land register debt (trustee)
Issue date	February 19, 2025
Term	5 years (until February 18, 2030)
Repayment	February 19, 2030
Repayment rate	100% of nominal amount
Subscription via issuer	Until probably January 23, 2026
Listing	Open Market of the Frankfurt Stock Exchange
Paying agent	Bankhaus Gebr. Martin AG

The offer is being made solely on the basis of the approved securities prospectus dated January 23, 2025 and any supplements thereto, available free of charge at www.fcr-immobilien.de. The approval by the Luxembourg Financial Supervisory Authority Commission de Surveillance du Secteur Financier (CSSF) should not be construed as an endorsement of the securities offered. Potential investors should read the Prospectus before making an investment decision in order to fully understand the potential risks and rewards of deciding to invest in the securities.

Outlook

We are pursuing the goal of continuing our profitable business development

Further profitable expansion of our real estate portfolio

Continuation of successful earnings and growth strategy

Utilization of innovative strength for expansion and cost reduction

Ongoing, sustainable optimization of financing structure

Financial calendar 2025

Focus on ongoing exchange and transparent reporting

- | | |
|-----------------------|---|
| 04/2025 | ▪ Preliminary figures for financial year 2024 |
| 04/2025 | ▪ Publication of audited financial statement 2024 |
| 05/2025 | ▪ Interim statement for Q1/2025 |
| 06/2025 | ▪ Annual General Meeting (Pullach i. Isartal) |
| 02 July 2025 | ▪ Anniversary conference (Munich Stock Exchange) |
| 09/2025 | ▪ Half-year financial report 2025 |
| 11/2025 | ▪ Interim statement for Q3/2025 |
| 24 – 26 November 2025 | ▪ German Equity Forum (Frankfurt) |

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This release contains forward-looking statements that are subject to certain risks and uncertainties. Future results may differ materially from those currently anticipated due to various risk factors and uncertainties, including changes in business, economic and competitive conditions, currency exchange rate fluctuations, uncertainties in litigation or investigative proceedings and the availability of financing. FCR Immobilien AG assumes no responsibility whatsoever to update the forward-looking statements contained in this release.

FCR Immobilien

