

COMPANY PRESENTATION

FCR IMMOBILIEN AG



May 2026
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)

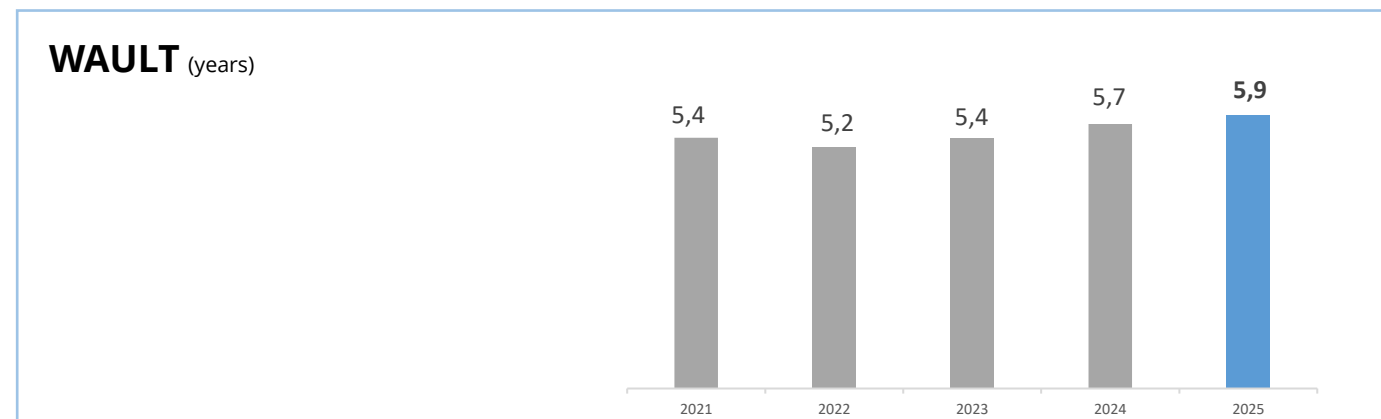
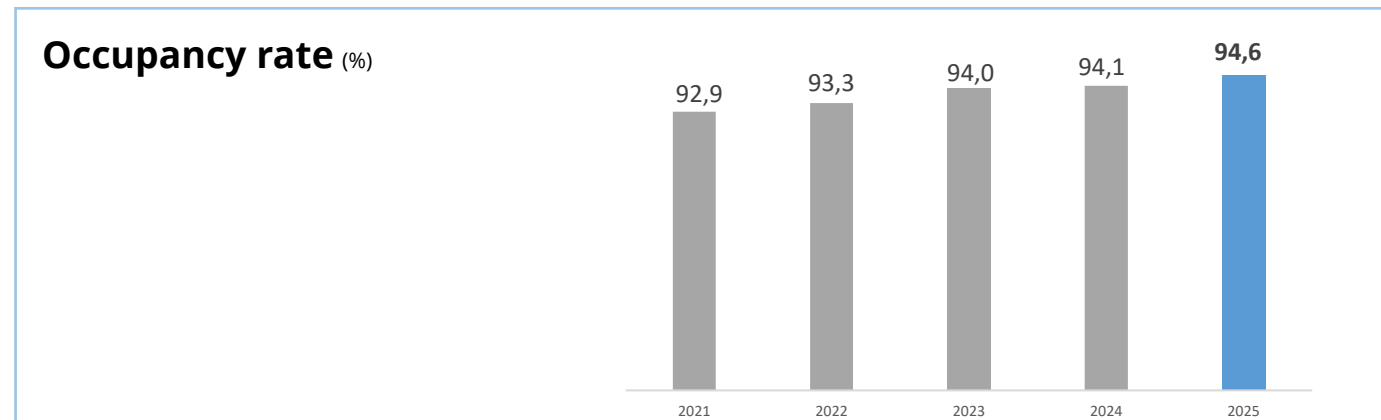
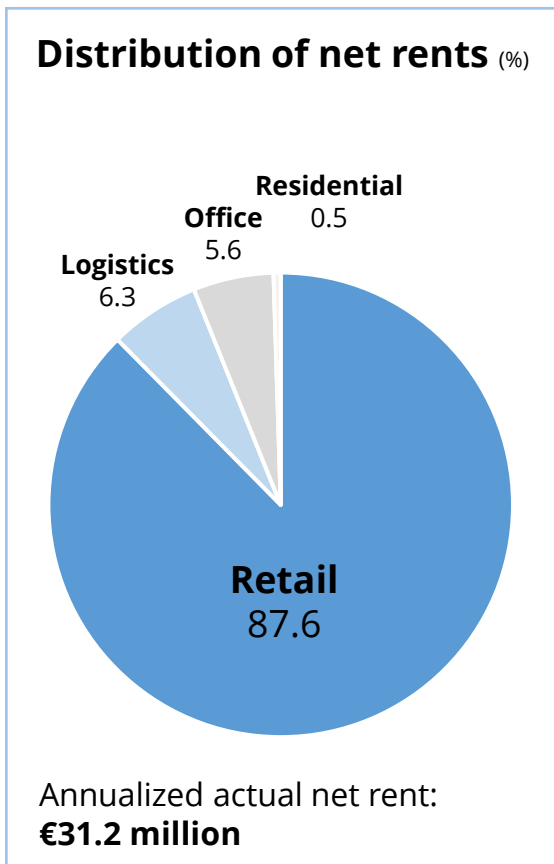
We pursue a stable earnings and growth strategy

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

Our core market is Germany

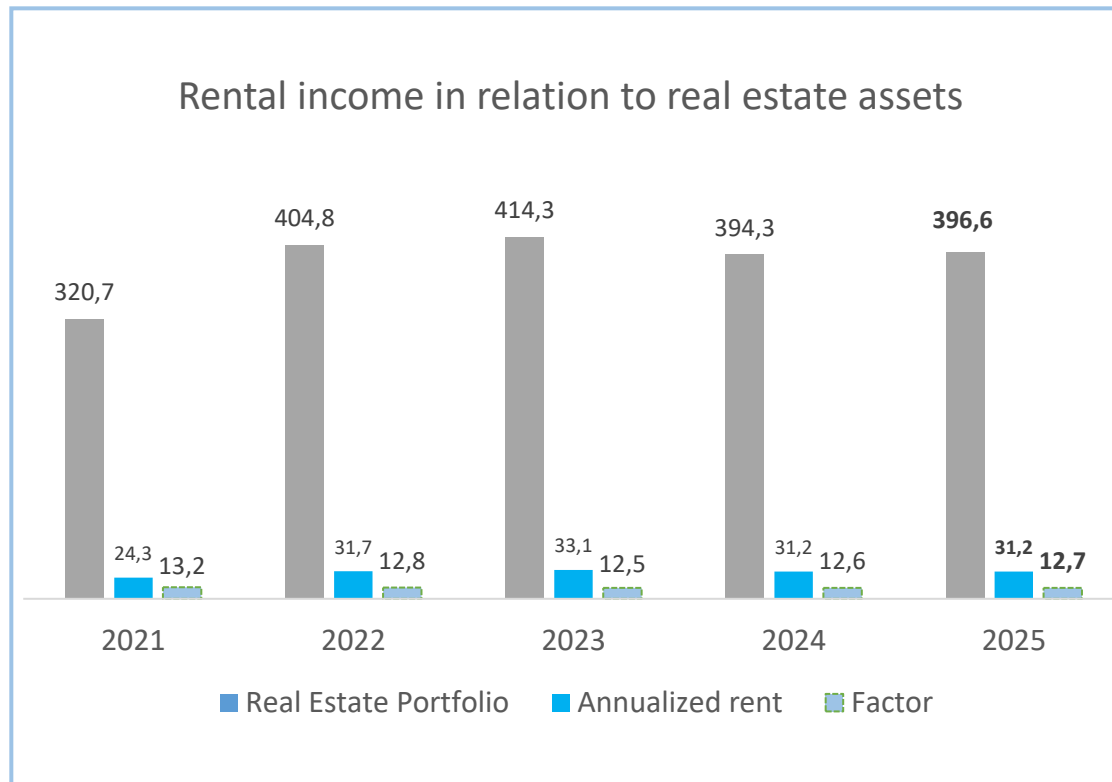
Financial Statements: Real Estate Portfolio (1/2)

Continuously improve the occupancy rate and WAULT



Financial Statements: Real Estate Portfolio (2/2)

The valuation highlights the portfolio's stability




	2020	2021	2022	2023	2024	2025
Real Estate Portfolio (million euros)	268.3	320.7	404.8	414.3	394.3	396.6
Annualized rent (million euros)	19.5	24.3	31.7	33.1	31.2	31.2
Factor	13.8	13.2	12.8	12.5	12.6	12.7

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>		



Sustainability update

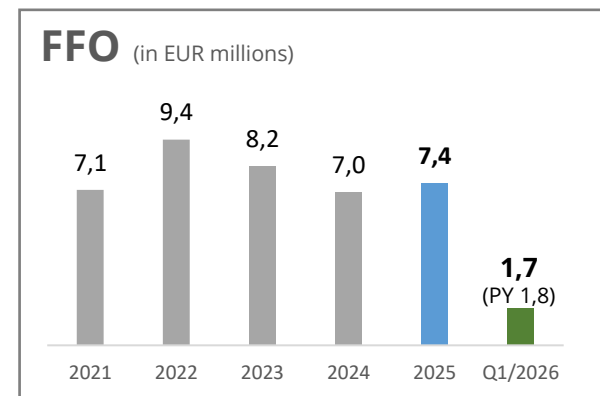
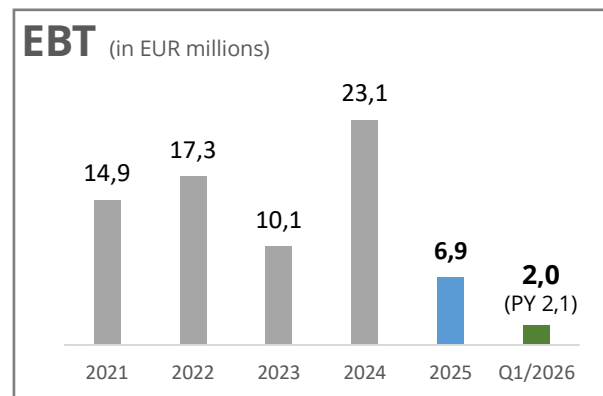
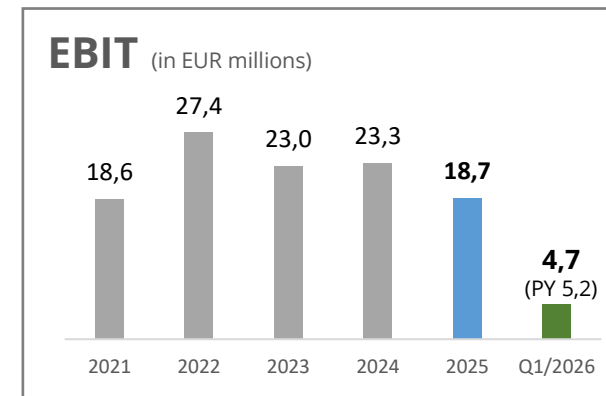
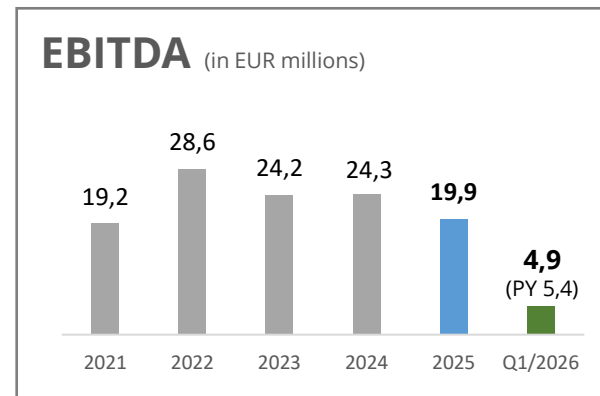
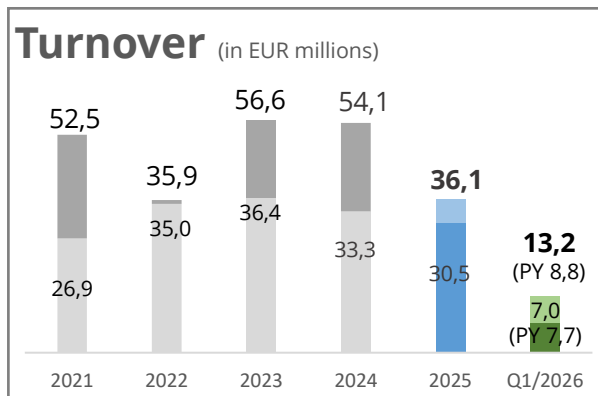
Consideration of ESG criteria in business development

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"> ▪ Responsibilities are defined directly at the company's Executive Board level

Successful Financial Metrics 2021 – Q1/2026

Profitable business development, stable earnings situation



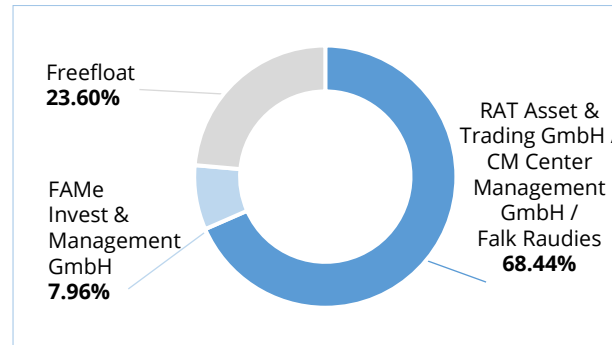
Capital market update

FCR share

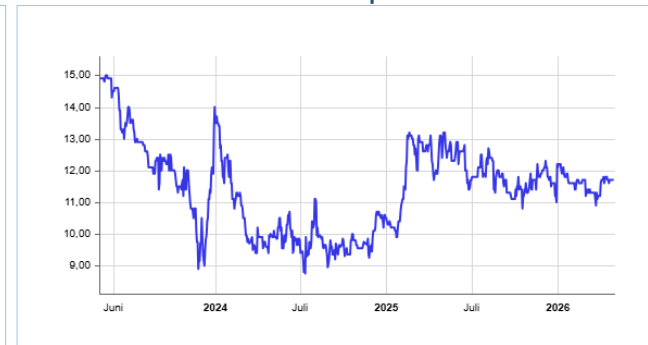
Master data

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 (April 30, 2026)	€11.70
Market capitalization	€115 million
Designated Sponsor	BankM AG
Current research	mwb research AG, Update, April 28, 2026 Buy recommendation Target price: €22.00

Shareholder structure

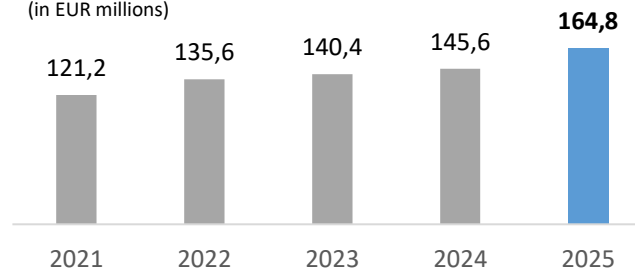


Performance share price (Xetra)



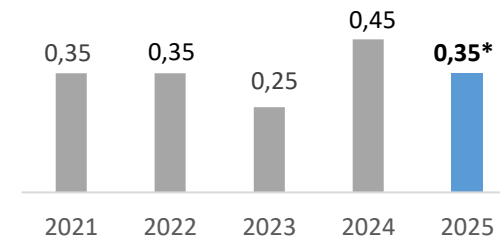
EPRA-NAV

(in EUR millions)



Dividend

(Euro per share)



2020 - 2025 Audited figures in accordance with IFRS

* Management proposal to the Annual General Meeting (June 16, 2026)

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 2026

Focus on ongoing exchange and transparent reporting

- | | | |
|------------------|---|---|
| 1 April 2026 | ✓ | Preliminary figures for financial year 2025 |
| 22 April 2026 | ✓ | Publication of audited financial statement 2025 |
| 20 May 2026 | ✓ | Interim statement for Q1/2026 |
| 11 June 2026 | ▪ | m:access analyst conference (Munich Stock Exchange) |
| 16 June 2026 | ▪ | Annual General Meeting (Pullach i. Isartal) |
| 09/2026 | ▪ | Half-year financial report 2026 |
| 11/2026 | ▪ | Interim statement for Q3/2026 |
| 24 November 2026 | ▪ | German Equity Forum (Frankfurt) |

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