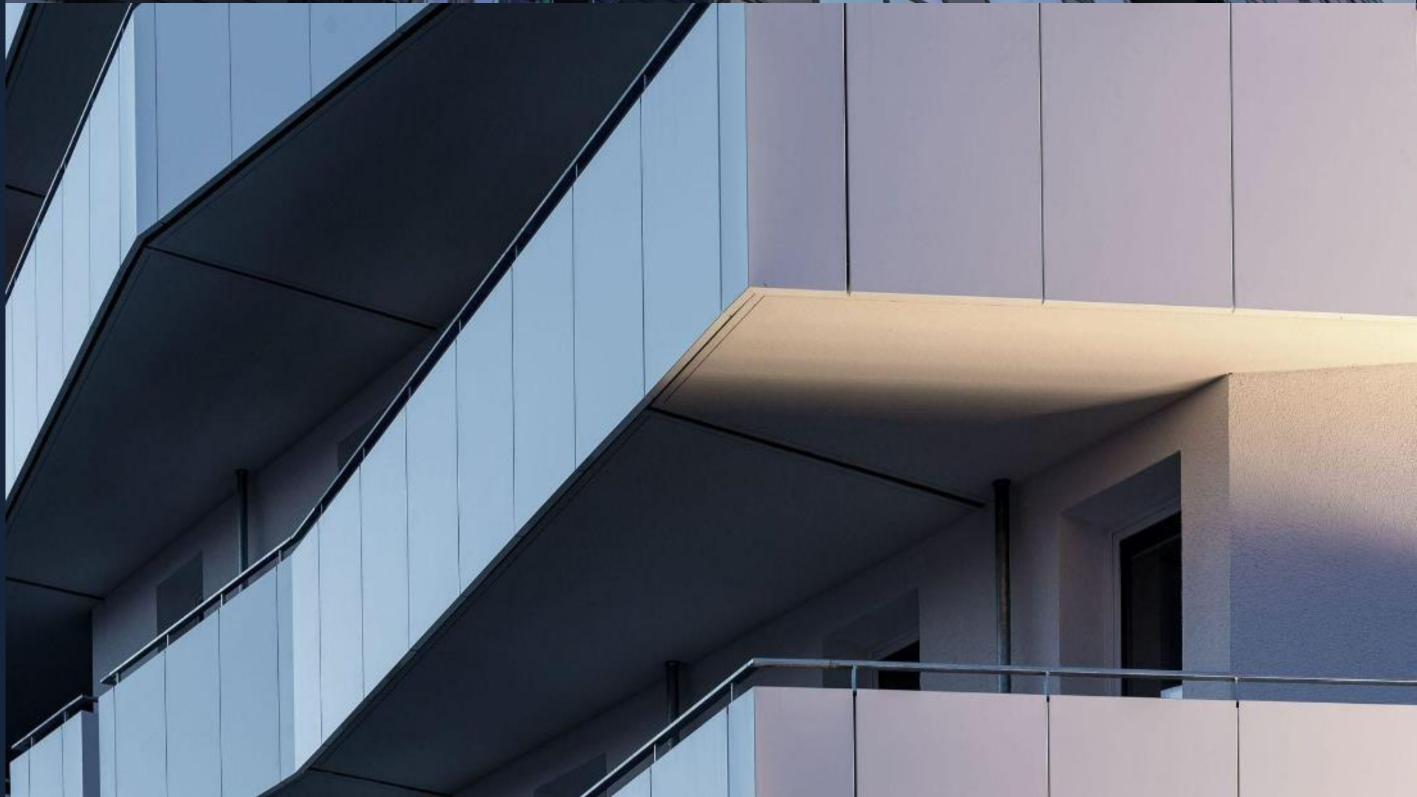
HT | GROUP

solid. smart. steady.

COMPANY PRESENTATION
Q3 2025



AGENDA

HT GROUP

I. EXECUTIVE SUMMARY

I. EXECUTIVE SUMMARY

Overview of services

HT GROUP

	Medium-sized and bank-independent investment & asset manager since **2007**
	Excellent industry network
	Focus on **rapid allocation** and thus **secured capital call**
	Clear **investment focus** on **residential and office properties** in **Germany** and **Austria**
	Holistic management approach: Acquisition – Asset & Fund Management – Investor Relations – Sale
	HT Group has its **own KVG** (capital management company) and is **regulated** by **BaFin** (Federal Financial Supervisory Authority)
	Self-managed **special funds** and individual **AM mandates**

> €2 billion
AUM

3,600
Residential units

> 500,000 sqm
Total rental space

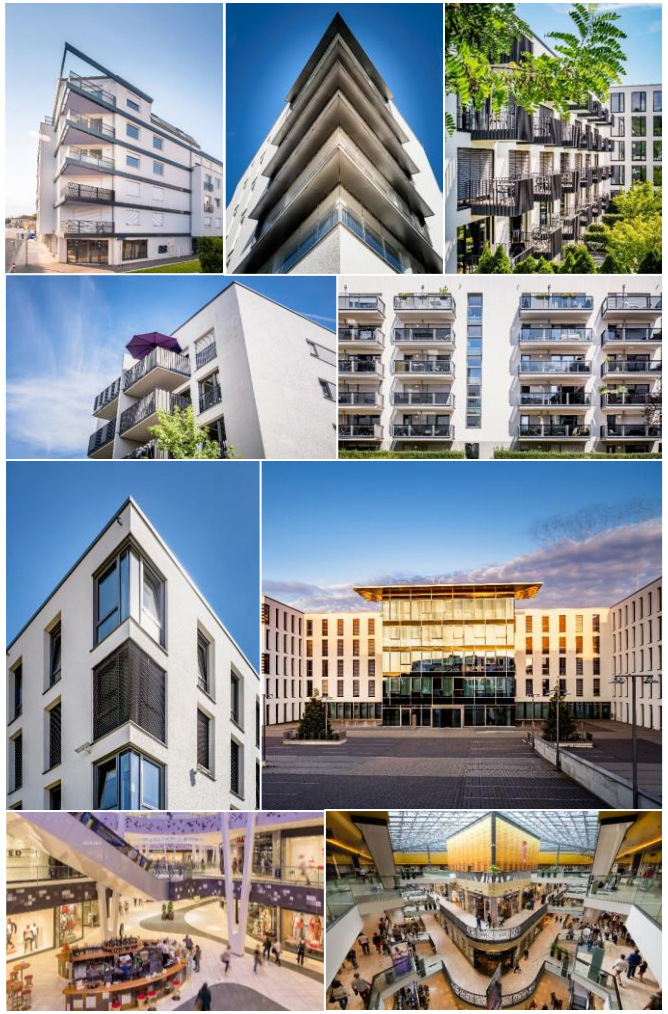
50
Properties in GER & AT

37
Employees

24
Funds & AM mandates

I. EXECUTIVE SUMMARY

Our portfolio



48% Residential

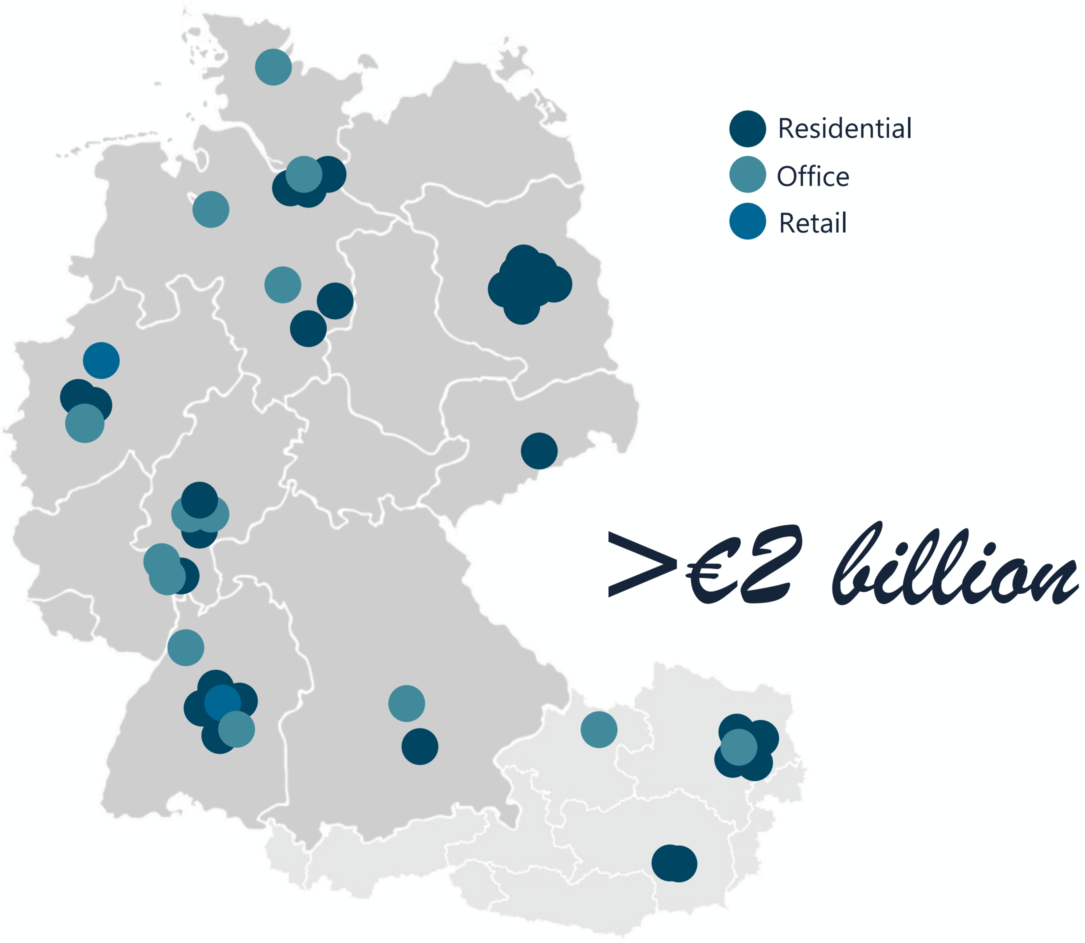
> 235,000 m²   > 3,600 units

31% Office

> 155,000 m²

21% Retail

> 105,000 m²



I. EXECUTIVE SUMMARY

Services & Strategy

HT Group offers the **entire value chain** of services in **all risk classes**. Thanks to the company structure and in-house departments, individual solutions/structures can be implemented.

Own capital management company

The HT Group has its own capital management company, which is regulated by BaFin and fully licensed. Services relating to the German Investment Code (KAGB) and regulations are therefore also offered to third parties.

Asset management mandates

The HT Group handles AM mandates for institutional clients and master funds.

Joint ventures / co-investments

Co-investments and joint ventures are possible alongside our investors

Investment

- Asset sourcing
- Transaction Management
- Access to off-market transactions

Asset management

- Increase in returns and capital values through active management
- Management of local partners

Development

- Securing land
- Implementation of planning and approval procedures
- Project management

Fund management / structuring

- Launch of proprietary funds
- Management of investment structures through own KVG

I. EXECUTIVE SUMMARY

Structure – All core competencies in-house

HT GROUP

- Controlling
- Financing
- Marketing

HT Kapitalverwaltungsgesellschaft GmbH
- Regulated capital management company - ("KVG")

- Fund Management
- Risk Management
- Compliance
- Fund accounting (outsourced: HANSA Invest)

HT Immobilien Management GmbH
- Operating company -

- Investment Management
- Asset Management

HT Consulting GmbH
- Distribution company -

- Business development
- Investor relations

37
Team members

Hamburg|Frankfurt|Vienna
Locations

>€4 billion
Transaction experience

I. EXECUTIVE SUMMARY

Management Board

ANDREAS STEGMANN
Managing Director, HT Group
Chairman of the Management Board

Andreas Stegmann is Chairman of the Management Board of HT Group and is responsible for **investment management, asset management** and **business development**, among other areas.

He has over 25 years of experience in the real estate sector and has held positions including Head of Transaction Advisory at Patrizia SE and Head of Commercial Investment International at Hannover Leasing Investment GmbH. During this time, he structured and executed transactions with a volume of approximately EUR 1.5 billion for institutional clients in Germany and abroad. Investments were made both through regulated fund vehicles and as part of club deals.

Mr Stegmann is a licensed architect, holds an MBA in Finance and is a member of the Royal Institute of Chartered Surveyors.

WILLEM STEFFEN
Managing Director, HT Group
Chief Financial Officer (CFO)

Willem Steffen, Chief Financial Officer of the HT Group and Managing Director of our in-house capital management company, is responsible for **controlling and financing**, outsourcing controlling, reporting/notification and IT, among other areas.

Before joining HT Group, he held various management positions in finance and asset management at ECE Projektmanagement GmbH & Co. KG, most recently as Senior Director of Asset Management. He worked at ECE for 16 years. As a member of the management board of ECE Marketplaces GmbH & Co. KG, his responsibilities included the strategic development of the asset management division with approximately EUR 30 billion in assets under management and 100 employees, as well as key account management with the most important institutional investor partners.

I. EXECUTIVE SUMMARY

Management Board

CLAUDIA PAHL
Managing Director, HT Immobilien Management GmbH
Head of Asset Management & Fund Management

- Identifies and maximises value creation potential for the properties under management
- Develops the portfolio in a sustainable manner
- Has over 30 years of experience in the real estate industry
- Previous positions:
  - Eleven years at ECE Marketplaces, most recently as Director of Asset Management with around EUR 5 billion AUM
  - Previously POLARES Real Estate Asset Management GmbH as Commercial Director for the property management of office, hotel and logistics properties

UDO STÖCKL
Managing Director, HT Immobilien Management GmbH
Head of Investment

- Responsible for the entire process of purchasing and selling in Germany and Austria
- 19 years of international industry expertise, accompanied transactions worth around EUR 1.5 billion
- Has extensive experience in the area of transactions and structuring
- Previous positions:
  - Strategic Board Advisor for CTP
  - Previously at Avison Young as management spokesperson; established the company in Germany
  - Gained international experience as European Investment Manager in Toronto

MARIE-CHRISTIN BEUTLER
Managing Director, HT Kapitalverwaltungsgesellschaft GmbH
Head of Legal & Compliance

- As a fully qualified lawyer, responsible for legal matters relating to the HT Group and its group companies
- Supports HT KVG with fund regulations, financing, property purchases and sales
- Part of the HT Group for over 9 years as Legal Counsel; completed *a Master of Laws* (LL.M.) in *real estate law* at the HT Group while working
- Previous positions:
  - Legal advisor in the Legal Department of the EOS Group
  - Legal clerkship at supra-regional commercial law firms
  - Studied law in Münster and Paris

BENJAMIN AKHTAR
Managing Director, HT Kapitalverwaltungsgesellschaft GmbH
Head of Risk Management

- Protects investor interests and monitors portfolio management
- Ensures that HT KVG complies with all regulatory and money laundering requirements
- Has been working in risk management for 10 years
- Further development of reporting and organisation at KVG
- Previous positions:
  - Risk manager and money laundering officer at VALUES
  - Previously spent 4 years at INTREAL, focusing on risk reports and transactions
  - Risk analyses for real estate transactions with a total volume of around EUR 3 billion

I. EXECUTIVE SUMMARY

ESG

ZIA Die Immobilienwirtschaft

As a member of the German Property Federation (ZIA), the HT Group has adopted the **"Sustainability Code for the Real Estate Industry"** as a voluntary commitment.

DGNB Deutsche Gesellschaft für Nachhaltiges Bauen German Sustainable Building Council

HT Group is a member of the German Sustainable Building Council.

Predium

We use Predium as our ESG platform. The platform enables us to perform risk and potential analyses and plan measures.

Gold
certified

LEIQ Offenbach

27,340 m² of rental space
325 parking spaces

Platinum
certified

DGNB

Milaneo Stuttgart

Certification in 2015
54,500 m² of rental space
1,680 parking spaces

Gold
certified

DGNB

FleetOffice Hamburg

Certification in 2016
9,500 m² of rental space
122 parking spaces

II. TRACK RECORD RESIDENTIAL

II. TRACK RECORD RESIDENTIAL

Key facts

47%	235,000 m²	24	> 3,600	> 98%
Residential share of portfolio	Rentable space	Properties	Residential units	Letting rate

- Our focus is on modern residential properties in the German and Austrian markets
- We invest in new and existing properties as well as project developments (including joint ventures)
- Locations and sites:
  - Germany's top 7 cities
  - Austria (Vienna, Graz, Linz)
  - Metropolitan regions, prosperous medium-sized towns and university towns with positive demographic development

Henri & Jette Wolfsburg

Asset class	Residential
Rental space	7,800 m²
Apartments	105
YOC	2022

Win Win Düsseldorf

Asset class	Residential
Rental space	3,300 m²
Apartments	78
YOC	2021

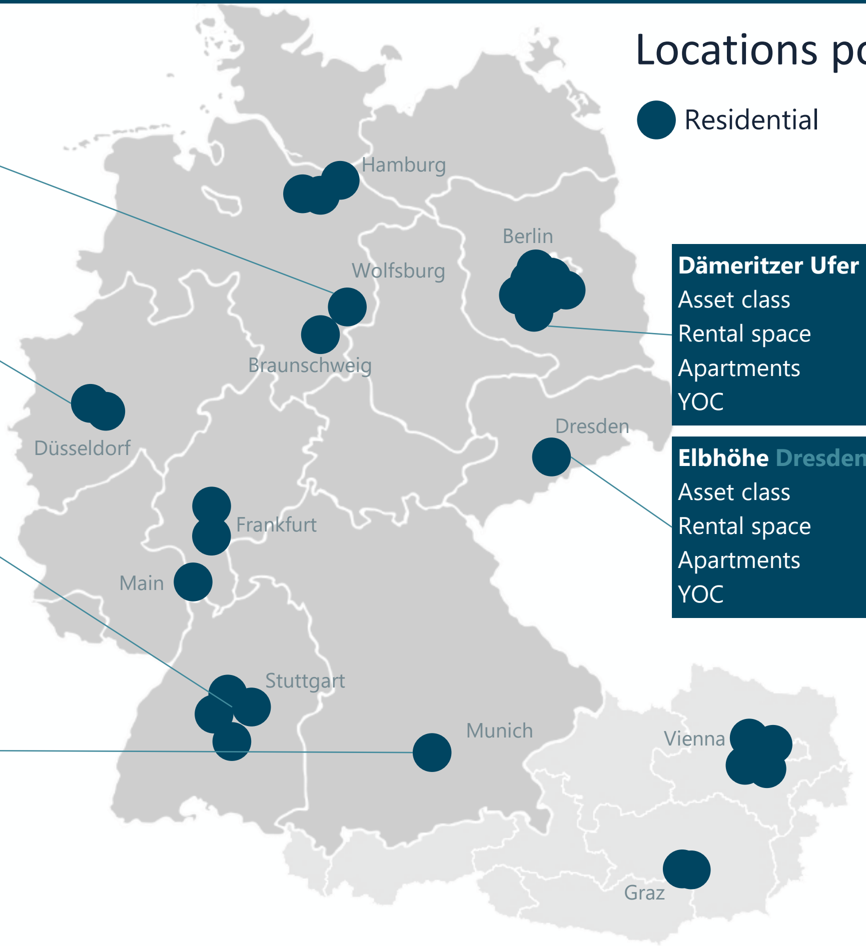
roomments Stuttgart

Asset class	Residential
Rental space	10,800 m²
Apartments	210
YOC	2019

Jugendstilpark Haar

Asset class	Residential
Rental space	7,600 m²
Apartments	122
YOC	2020 / 2021

Locations portfolio



Dämeritzer Ufer Berlin

Asset class	Residential
Rental space	16,100 m²
Apartments	202
YOC	2021

Elbhöhe Dresden

Asset class	Residential
Rental space	12,100 m²
Apartments	143
YOC	2018

II. TRACK RECORD RESIDENTIAL

Residential real estate fund – public fund / private placements / special fund


Residential property Stuttgart

domicilium 3 Hamburg

Investment volume	EUR 30.9 million
Equity	EUR 13.9 million
Launch	2009
Status	Sale in 2022
Total return	> 300%

domicilium 5 Hamburg

Investment volume	EUR 63.1 million
Equity	EUR 33.0 million
Issue	2010
Status	2023 Sale
Total return	> 260%

domicilium 6 Frankfurt am Main

Investment volume	EUR 44.1 million
Equity	EUR 23.0 million
Issue	2012
Status	fully placed
Target distribution	5.0% p.a.

domicilium 7 Böblingen

Investment volume	EUR 29.5 million
Equity	EUR 16.0 million
Issue	2013
Status	fully placed
Target distribution	5.0% p.a.

domicilium 8 stabilis Berlin

Investment volume	EUR 28.9 million
Equity	EUR 15.4 million
Issue	2012
Status	Sale in 2025
Total return	> 260%

domicilium 9 Esslingen

Investment volume	EUR 28.1 million
Equity	EUR 17.8 million
Issue	2012
Status	fully placed
Target distribution	5.25% p.a.

domicilium 10 universitas Mainz

Investment volume	EUR 41.2 million
Equity	EUR 27.5 million
Issue	2013
Status	fully placed
Target distribution	5.25% p.a.

domicilium 11 "Little East"

Investment volume	EUR 30.3 million
Equity	EUR 16.1 million
Issue	2015
Status	fully placed
Target distribution	6.0% p.a.

HT Löwentorstudios Stuttgart

Private placement	
Investment volume	EUR 23.9 million
Year of acquisition	2016

II. TRACK RECORD RESIDENTIAL

Residential property fund – domiciliumINVEST 13

domiciliumINVEST 13

Fund structure:
Closed-end special fund

Fund strategy:
Development of a diversified residential portfolio in Germany and Austria

Investors:
German pension fund

Subscribed equity capital:
EUR 250 million

Fund volume:
approx. EUR 500 million

Fund term:
10 years

Target distribution:
> 4.0% p.a.

Fund launch:
2019

Status:
fully invested

Dresden

Rental space	approx. 12,100
Apartments	143
Parking spaces	145
Completion	2019

Braunschweig

Rental space	approx. 8,800
Apartments	138
Parking spaces	136
Completion	2021

Düsseldorf

Rental space	approx. 3,300
Apartments	78
Parking spaces	46
Completion	2021

Hamburg

Rental space	approx. 5,800
Apartments	76
Parking spaces	32
Completion	2022

Vienna

Rental space	approx. 7,270
Apartments	135
Parking spaces	65
Completion	2022

Munich

Rental space	approx. 3,500
Apartments	53
Parking spaces	65
Completion	2020

Stuttgart

Rental space	approx. 10,800
Apartments	210
Parking spaces	224
Completion	2019

Wolfsburg

Rental space	approx. 7,800
Apartments	105
Parking spaces	83
Completion	2022

Vienna

Rental space	approx. 4,000
Apartments	82
Parking spaces	31
Completion	2019

Berlin

Rental space	approx. 16,100
Apartments	202
Parking spaces	125
Completion	2021

Graz

Rental space	approx. 9,500
Apartments	185
Parking spaces	106
Completion	2021

II. TRACK RECORD RESIDENTIAL

Residential real estate fund – domiciliumINVEST 15 Austria

domiciliumINVEST 15 Austria

Fund structure:
Open-ended special fund

Fund strategy:
Development of a diversified residential portfolio in Austria

Investors:
Pension fund, pension scheme, savings bank

Fund launch:
Q4 2020

Target fund volume:
Approx. EUR 150 million

Leverage ratio
approx. 48%

Fund term:
10 years

Status:
Fully invested with purchases in Vienna and Linz

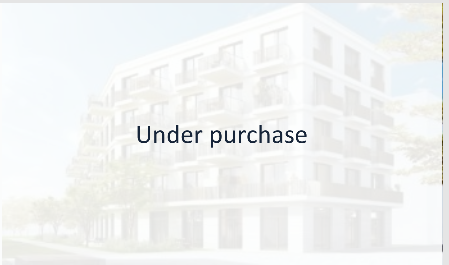
Vienna, 21st district

Rental area	approx. 5,650 m²
Ann. net cold Rent	approx. EUR 838,000
Number of flats	102
Year of construction	2020

Vienna, 10th district

Rental space	approx. 5,440 m²
Ann. net cold rent	approx. EUR 878,000
Number of flats	101
Year of construction	2022

Vienna, 21st district



Rental area	approx. 10,210 m²
Ann. net cold rent	approx. EUR 1,400,000
Number of flats	124
Year of construction	2018

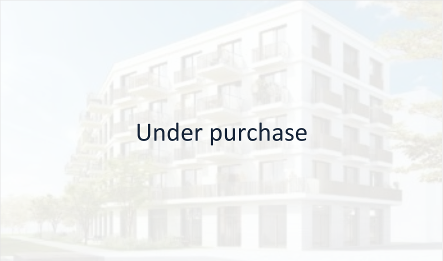
Graz, 16th district

Rental space	approx. 6,560 m²
Ann. net cold rent	approx. EUR 874,000
Number of flats	144
Year of construction	2021

Graz, 14th district

Rental space	approx. 7,350 m²
Ann. net cold rent	approx. EUR 980,000
Number of flats	133
Year of construction	2023

Linz, 11th district



Rental space	approx. 6,301 m²
Ann. net cold rent	approx. EUR 810,000
Number of flats	83
Year of construction	2016

II. TRACK RECORD RESIDENTIAL – CASE STUDY

Redevelopment Micro Living – “Little East” project in Frankfurt

Initial situation

- Project was purchased approx. 10 years ago for a closed-end fund HT
- **High investment required**: property must be renovated and modernised in line with market requirements
- **High vacancy rate:** termination of the main tenant (approx. 75% of the residential units). Renovation work is ongoing. Expected occupancy rate after modernisation >95%

Measures

- **Comprehensive redesign** of the residential units and common areas
- Conversion to **individual letting** of the units
- **Refinancing** at favourable terms

Project objectives

- Significant **rent increase potential** of approx. 30% to 40%
- Significant **increase** in property value

Before

after

Asset key facts

Location	Frankfurt Ostend / Ferdinand-Happ-Straße, Frankfurt am Main
Type of use	Residential / Micro-apartments
Year	2014
Residential units	272
Rental area	5,974 m² (5,853 m² living space/ 121 m² ancillary space)
Living space	Ø 21.5 m²

HT GROUP

III. TRACK RECORD OFFICE

III. TRACK RECORD OFFICE

Key facts

31	155,000 m²	16	> 98%
Share in portfolio	Rentable space	Properties	Letting rate

- Our focus is on modern and energy-efficient office buildings in the German and Austrian markets
- We invest in new and existing properties as well as project developments (including joint ventures)
- Multi-tenant or single-tenant properties with well-known tenants with strong credit ratings
- Properties with high third-party usability
- Locations and sites:
  - German and Austrian metropolitan regions
  - Prosperous medium-sized towns
  - Focus on established office locations, CBD locations

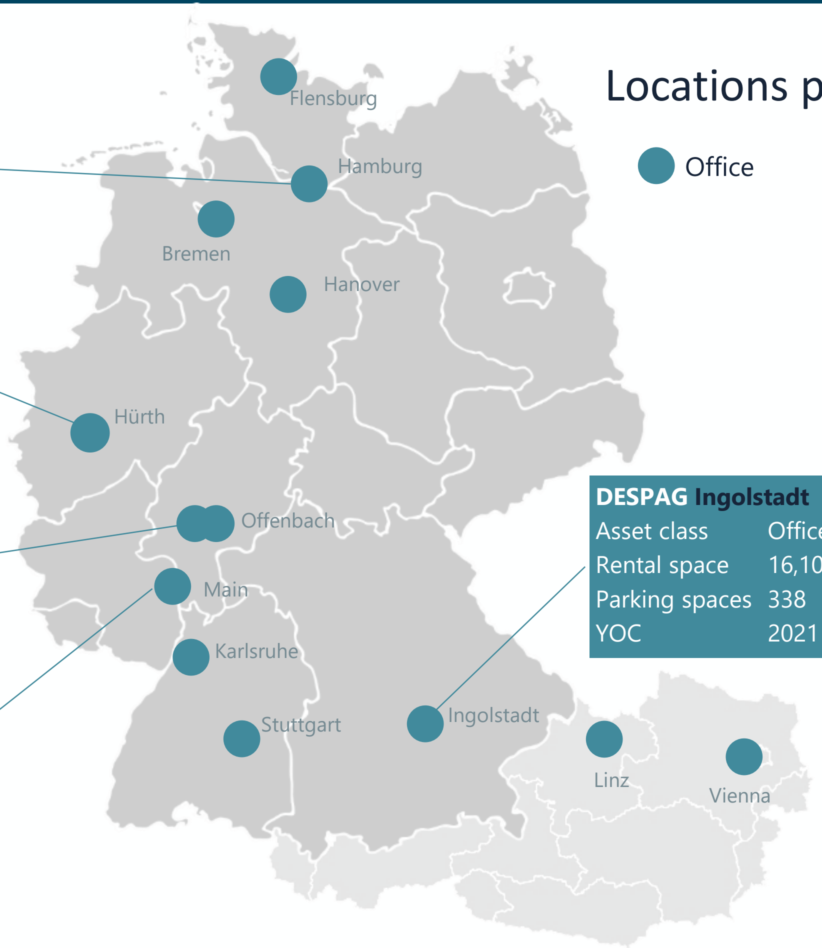
Fleet Office Hamburg	
Asset class	Office
Leasable area	9,550 m²
Parking spaces	122
YOC	2015

W. Kluwer Hürth	
Asset class	Office
Rental space	6,790 m²
Parking spaces	200
YOC	2020

LEIQ Offenbach	
Asset class	Office
Rental space	13,850 m²
Parking spaces	200
YOC	2020

FORum Mainz	
Asset class	Office
Rental space	17,500 m²
Parking spaces	515
YOC	2015

Locations portfolio



Office

DESPAG Ingolstadt	
Asset class	Office
Rental space	16,100 m²
Parking spaces	338
YOC	2021

HT GROUP

III. TRACK RECORD OFFICE

Office property funds – public funds

FORum Mainz Mainz

Investment volume	EUR 52.3 million
Equity	EUR 27.8 million
Rental space	17,500 m²
Parking spaces	515
Year of construction	2015
Approval	2014
Status	Fully let
Target distribution	6.0% p.a.

FORum Park Office Karlsruhe

Investment volume	EUR 27.45 million
Equity	EUR 13.0 million
Rental space	8,950 m²
Parking spaces	210
Year of construction	2012
Publication	2013
Status	Fully let
Target distribution	5.5% p.a.

FORum Fleet Office Hamburg

Investment volume	EUR 34.5 million
Equity	EUR 21.8 million
Rental space	9,550 m²
Parking spaces	122
Year of construction	2015
Publication	2016
Status	Fully let
Target distribution	5.4% p.a.

Hürth Office

III. TRACK RECORD OFFICE

Sustainable office and residential fund – HT Top 8 Invest

HT Top 8 Invest

Fund structure:
Open-ended special fund AIF (Article 8) / Individual mandate

Fund strategy:
Development of a sustainable office & residential portfolio in Germany

Investors:
German insurance company

Fund launch:
Q3 2022

Fund volume:
approx. EUR 241 million

Leverage ratio
approx. 48%

Fund term:
10 years +

Status:
fully invested

Offenbach

Rental space	approx. 13,850 m²
Parking spaces	135
Year of construction	2023
Certificate	LEED Gold, WiredScore Platinum

Haar near Munich

Rental space	approx. 4,150 m²
Apartments	71
Parking spaces	105
Year of construction	2021

Ingolstadt

Rental space	approx. 15,340 m²
Parking spaces	338
Year of construction	2021
Certificates	LEED Gold

Main

Rental space	approx. 11,170 m²
Parking spaces	190
Year of construction	2022

Key facts – ESG fund

- ✓ Focus on **high-quality new and existing properties.**
- ✓ **Minimum requirements for purchases** have been defined using an **ESG scoring model**. To this end, 13 sustainability targets have been defined in the categories of environment, social affairs and governance.
- ✓ Focus on **long-term stable cash flow** and **value retention** of the properties.
- ✓ **Long-term leases** with **tenants with strong credit ratings** and appropriate indexation of rental income.
- ✓ High **third-party usability** of the properties / **flexibility of the space** for re-letting scenarios.

III. TRACK RECORD OFFICE

Office property fund – HT Office Top30 Invest

HT Office Top30 Invest

Fund structure:
Open-ended special AIF

Fund strategy:
Development of a diversified office portfolio in Germany and Austria

Investors:
German insurance company

Subscribed equity capital:
EUR 125 million

Fund volume:
approx. EUR 250 million

Fund term:
10 years +

Target distribution:
4.5% p.a.

Fund launch:
2018

Status:
Fully invested

Hanover

Leasable area	26,661 m²
Parking spaces	444
Completion	1994
Tenant structure	Multi tenant
Occupancy rate	76%

Eschborn

Rental space	11,458 m²
Parking spaces	191
Completion	1982 / 2001
Tenant structure	Multi tenant
Occupancy rate	100%

Vienna

Leasable area	11,522 m²
Parking spaces	80
Completion	2002 / 2015
Tenant structure	Multi tenant
Occupancy rate	63%

Hürth

Rental space	6,570 m²
Parking spaces	200
Completion	2020
Tenant structure	Single tenant
Occupancy rate	100%

Hürth

Rental area	7,426 m²
Parking spaces	80
Completion	1994/ 2001
Tenant structure	Multi tenant
Occupancy rate	90%

Linz

Leasable area	7,229 m²
Parking spaces	153
Completion	1985 / 1986
Tenant structure	Multi tenant
Occupancy rate	90%

Flensburg

Leasable area	5,001 m²
Parking spaces	173
Completion	1995/2018
Tenant structure	Multi tenant
Occupancy rate	100%

Bremen

Leasable area	4,987 m²
Parking spaces	59
Completion	2021
Tenant structure	Multi tenant
Occupancy rate	30%

III. TRACK RECORD OFFICE – CASE STUDY

Revitalisation of an office complex in Hanover

Initial situation & project summary

- Building complex in a **"back office" location** in Hanover, with approx. 26,600 m² of office space, buildings constructed in 1994/1995
- Fully let to **a single tenant** with a **remaining lease term** of **1.5 years**
- **Underrent situation** with high potential for value appreciation after an extensive renovation phase
- Revitalisation costs amounted to approximately **€16 million**

Measure

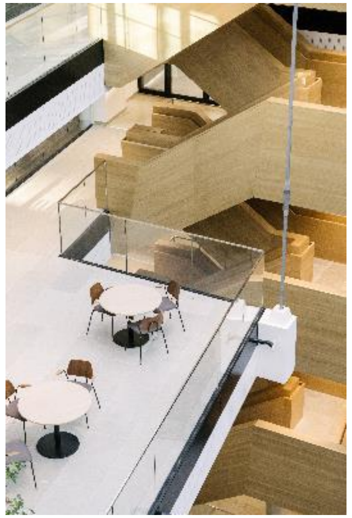
- **Revitalisation** of a **single-tenant** property into a **multi-tenant** office complex

Previous project successes (purchase vs. current)

Vacancy rate:	100%	→	< 25%
Rental income:	€2.2 million	→	> €3.9 million
Rent:	€6.50/m²	→	€15.14/m²
WALT:	1.75 years	→	> 7 years
Market value:	100%	→	> 178 %

III. TRACK RECORD OFFICE – CASE STUDY

LEIQ – Development of a sustainable office building near Frankfurt



Initial situation & project summary

- HT Group was able to acquire a plot of land near the banks of the Main River through its **strong network** as part of an **off-market deal**
- Acquisition **without building permit**, with the potential for an office development with over 27,000 m² of rental space
- Location in the Offenbach submarket, just a few minutes from Frankfurt city centre

Measures

- ➢ Development of a high-quality office property
- ➢ Successful letting

Project successes to date

- Project completed on budget and on schedule
- Project offers large, contiguous spaces at attractive rental rates relative to Frankfurt city centre
- Section A successfully sold to an institutional investor, fully let to a blue chip company on a 15-year lease before construction began
- Ongoing letting of building section B at maximum rents in the submarket, current occupancy rate 65%, full occupancy expected in early 2026

IV. TRACK RECORD RETAIL

IV. TRACK RECORD RETAIL

Retail funds – Milaneo Stuttgart / Thier Galerie Dortmund

shopping edition 2 Dortmund

Investment volume	EUR 139 million
Equity	EUR 65 million
Status	Placed in 2010
Term	15 years

shopping edition 2.2 Dortmund

Investment volume	EUR 60.5 million
Equity capital	EUR 28.5 million
Status	Placed in 2011
Term	15 years

shopping edition 3 Stuttgart

Investment volume	EUR 151 million
Equity	EUR 68 million
Status	Placed in 2013
Term	15 years

shopping edition 3.2 Stuttgart

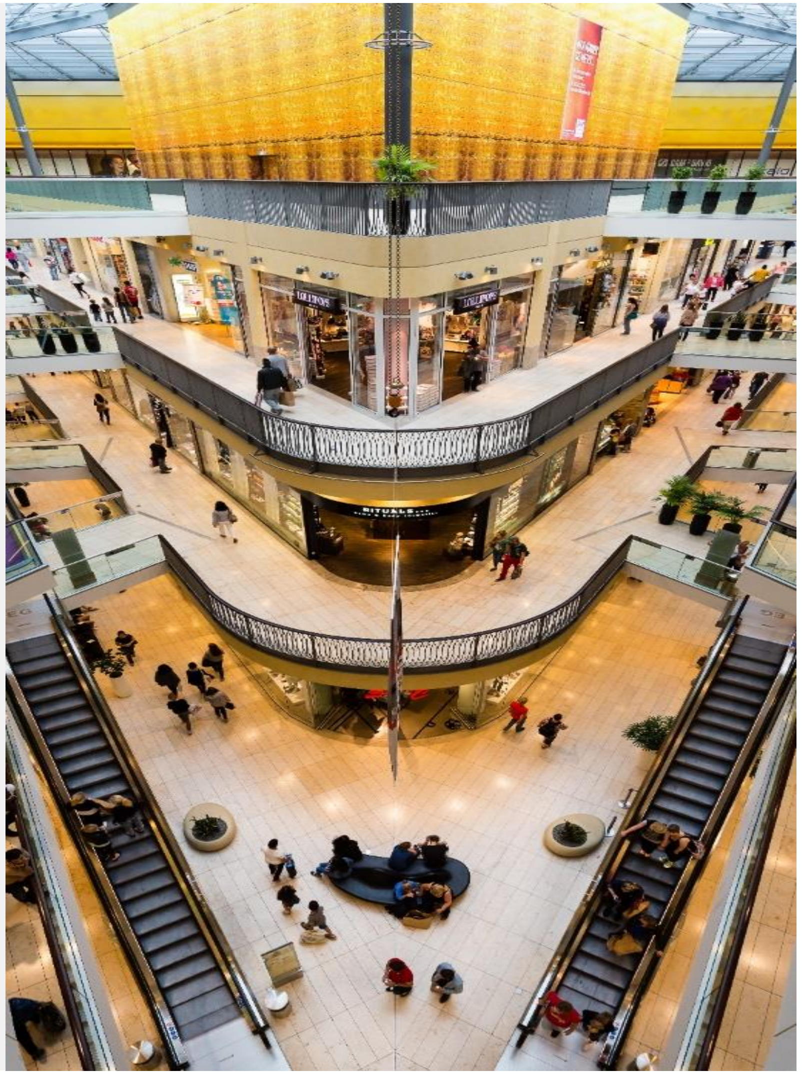
Investment volume	EUR 107 million
Equity	EUR 48.3 million
Status	Placed in 2013
Term:	15 years

shopping edition 3.3 Stuttgart

Investment volume	EUR 79 million
Equity	EUR 30.0 million
Status	Placed in 2013
Term:	15 years

shopping edition 3.4 Stuttgart

Investment volume	EUR 13.2 million
Equity	EUR 5.0 million
Status	Placed in 2013
Term:	15 years



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HT | GROUP

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