

Quarterly statement

for the third quarter of 2024/2025 financial year



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Corporate key figures

Deutsche Konsum REIT-AG, Broderstorf

Key figures

	1 October 2024 – 30 June 2025	1 October 2023 – 30 June 2024	Difference	%
Income statement (TEUR)				
Rental income	52,684	59,239	-6,556	-11.1
Net rental income	29,821	37,773	-7,952	-21.1
EBIT	-27,437	33,161	-60,598	>100.0
Financial result	-18,390	-13,130	-5,260	-40.1
Net income	-32,611	15,682	-48,293	>100.0
FFO	9,894	24,060	-14,165	-58.9
FFO per share (in EUR) undiluted	0.24	0.68	-0.45	-65.6
aFFO	5,644	15,832	-10,189	-64.4
aFFO per share (in EUR) undiluted	0.13	0.45	-0.32	-70.2
Earnings per share, undiluted (in EUR)	-0.78	0.45	-1.22	>100.0
Earnings per share, diluted (in EUR)	-0.68	0.31	-0.99	>100.0
Recurring costs ratio (in %)	7.3	4.7	2.7	56.5

	30 June 2025	30 September 2024	Difference	%
Balance sheet key figures (TEUR)				
Investment properties	770,059	860,964	-90,905	-10.6
Total assets	853,178	945,382	-92,204	-9.8
Equity	322,658	318,367	4,291	1.3
Total debt	475,429	549,483	-74,054	-13.5

Finance key figures

(net) Loan-to-Value (LTV) (in %)	55.8	57.2	-1.5	-2.6
Average interest rate of loans (in %)	2.92	3.32	0.40	-12.0
Average interest rate of loans, bonds and convertible bonds (in %)	5.25	4.22	0.97	23.0
Average remaining duration of loans (in years)	5.8	6.0	-0.2	-3.4
Interest coverage ratio (ICR), multiple	1.1	3.3	-2.2	-67.4

Real estate key figures

NAV	350,645	359,571	-8,925	-2.5
NAV per share (in EUR) undiluted	6.96	10.23	-3.26	-31.9
EPRA NTA per share (in EUR) diluted	6.71	7.55	-0.84	-11.2
REIT equity ratio	39.1	35.9	3.2	9.0

	30 June 2025	30 September 2025	Difference	%
Share information				
Shares issued (number)	50,351,091	35,155,938	15,195,153	43.2
Average number of shares within the reporting period (number)	42,019,500	35,155,938	6,863,562	19.5
Market cap (in EUR)	112,282,933	124,803,580	-12,520,647	-10.0
Share price (in EUR)	2.23	3.55	-1.32	-37.2
Dividend per share in the reporting period (in EUR)	0.00	0.00		
Portfolio key figures				
Number of assets	152	167	-15	-9.0
Rental space (in sqm)	960,990	994,379	-33,389	-3.4
Annualised rent (in TEUR)	66,920	69,738	-2,818	-4.0
Vacancy rate (in %)	14.9	14.0	0.9	6.4
WALT (in years)	4.3	4.4	-0.1	-2.3

Quarterly statement for the period from 1 October 2024 to 30 June 2025

The following interim statement of Deutsche Konsum REIT-AG (hereinafter also referred to as "Deutsche Konsum" or "Company") describes significant business developments and the financial position of the Company in the first nine months of the 2024/2025 financial year ("9M 2024/2025"). The interim financial statements have been prepared in accordance with IFRSs as adopted by the EU. The interim financial statements have not been audited.

1. Business development

Restructuring process

The company has commissioned a Restructuring Opinion in accordance with the IDW S6 standard from FTI Andersch AG ('Restructuring Expert') and is working with the Restructuring Expert to develop a restructuring concept. The Restructuring Opinion is expected to be completed by the end of August 2025. In the course of the restructuring process to date, the company's liquidity has been secured at least until the end of August 2025 by means of bridge financing and the conclusion of several standstill agreements. The bridge financing has been increased from EUR 14 million to EUR 18 million. This enables the company to implement the restructuring process.

On 29 May 2025, a Restructuring Agreement was concluded with various companies through which the Versorgungsanstalt des Bundes und der Länder AöR ('VBL') holds its stake in the company. Based on the current plan, this agreement provides for a mixed cash and non-cash capital increase with subscription rights at a subscription price of EUR 2.00 ('capital increase'). Among other things, receivables from the company amounting to at least EUR 86 million, in particular from secured registered bonds, are to be contributed to the capital of the company in exchange for new shares. The capital increase is to be resolved by an extraordinary general meeting of the company, which is to take place in autumn 2025.

The Restructuring Agreement provides for various conditions precedent, in particular (i) an exemption from the BaFin from the obligation to publish and submit a mandatory offer in accordance with the WpÜG in the event that VBL or an affiliated company gains control of the company as a result of the capital increase (restructuring exemption), (ii) any antitrust clearance that may be required, (iii) the successful preparation of a Restructuring Opinion by FTI-Andersch AG, and (iv) the successful conclusion of negotiations with other relevant creditors.

The implementation of the capital increase will lead to an improvement in the company's financial ratios. In addition, the company currently assumes that, after the implementation of the capital increase, property sales with proceeds of only EUR 300 to 350 million will be necessary, instead of the originally planned sales proceeds of EUR 350 to 450 million (in each case by the end of 2027).

Portfolio

As of 30 June 2025, DKR's real estate portfolio comprises 152 properties with a balance sheet value of around EUR 824.2 million and a rental area of around 961,000 sqm.

During the reporting period, revitalisation and modernisation measures amounting to EUR 4.3 million were carried out and capitalised. These mainly relate to the properties in Ueckermünde, Grevenbroich, Chemnitz (Vita-Center) and Dudweiler.

In the current financial year, 17 Sale and Purchase Agreements with a purchase price of EUR 35.4 million were concluded.

The portfolio was revalued by CBRE as of 30 June 2025, resulting in a revaluation loss of EUR 47.2 million.

Equity development

In 2015, DKR issued convertible bonds in the amount of EUR 37 million with a term until the end of January 2025. During the reporting period, convertible bonds in the amount of EUR 37 million were converted into equity through the issuance of a total of 15,195,154 new shares. The share capital increased accordingly from EUR 35.2 million to EUR 50.4 million.

Repayment Obotritia Capital KGaA

In October 2024, DKR and Obotritia Capital KGaA concluded an Amendment to the repayment and collateral agreement. It was agreed that upon payment of EUR 28 million, all collateral previously provided by Obotritia Capital KGaA would be released. Furthermore, it was agreed that if a further payment of at least EUR 10.0 million is made by 15 January 2025, the latest repayment date for the remaining loan receivable will be postponed to 31 December 2025. During the reporting period, the agreed amounts of EUR 38 million were paid in full and used to further repay debts. This means that only the accumulated interest is still outstanding as a claim against Obotritia. This amounts to around EUR 16 million and has been fully provided for.

2. Development of asset, financial and earnings position

Asset position

The balance sheet of Deutsche Konsum REIT-AG as of 30 June 2025 is as follows:

Assets	30/06/2025	30/09/2024	Equity and liabilities	30/06/2025	30/09/2024
	TEUR	TEUR		TEUR	TEUR
Non-current assets	770,890	861,885	Equity	322,658	318,367
Current assets	28,154	58,285	Non-current liabilities	229,459	366,349
			Current liabilities	282,817	255,460
Non-current assets held for sale	54,134	25,212	Financial liabilities re- garding non-current as- sets held for sale	18,244	5,205
Total assets	853,178	945,382	Total equity and liabilities	853,178	945,382

The main part of the assets are investment properties, which are reported at TEUR 770,059 as of 30 June 2025 (30/09/2024: TEUR 860,964). In addition, properties with a total value of TEUR 54,134 (30/09/2024: TEUR 25,212) are held for sale.

Current assets decreased by TEUR 30,131 to TEUR 28,154 (30/09/2024: TEUR 58,285), mainly due to the repayment of the Obotritia receivable.

The Company's equity increased in the first nine months of the 2024/2025 financial year by TEUR 4,2914 from TEUR 318,367 to TEUR 322,658. The negative result for the period (TEUR 32,611) is offset by conversion effects (TEUR 36,902).

Total liabilities decreased by TEUR 96,494 to TEUR 530,520 as of the balance sheet date (30 September 2024: TEUR 627,015). This change was mainly due to repayments, effects from the conversion of bonds and the reduction in deferred tax liabilities.

The NAV per share (undiluted) and the EPRA NTA per share (diluted) as of 30 June 2025 are as follows:

TEUR	30/06/2025		30/09/2024	
	NAV (undiluted)	EPRA NTA (diluted)	NAV (undiluted)	EPRA NTA (diluted)
Equity (TEUR)	322,658	322,658	318,367	318,367
Effects from the conversion of the convertible bonds	-	10,522	-	46,992
Deferred taxes	27,987	27,987	41,203	41,203
Key figures, TEUR	350,645	361,168	359,570	406,562
Number of shares on the balance sheet date	50,351,091	50,351,091	35,155,938	35,155,938
Potential conversion shares	-	3,508,772	-	18,703,926
Key figures per share, EUR	6.96	6.71	10.23	7.55

Non-current and current financial liabilities to banks, including the liabilities to banks reported under IFRS 5 liabilities, decreased by TEUR 37,065 to TEUR 338,765 (30/09/2024: TEUR 375,830) due to repayments.

Accordingly, the Net-LTV as of 30 June 2025 is as follows:

TEUR	30/06/2025	30/09/2024
Financial liabilities to banks	320,520	370,624
Financial liabilities regarding non-current assets held for sale	18,244	5,205
Convertible bonds	10,522	46,992
Corporate bonds	126,142	126,661
Total financial liabilities	475,429	549,482
minus cash and cash equivalents	-9,696	-1,407
minus purchase price retention	-2,915	-353
minus loans	-	-38,000
minus maintenance reserves	-3,236	-2,489
Net debt	459,583	507,233
Investment properties	770,059	860,963
Properties held for sale	54,134	25,212
Advance payments made for the acquisition of investment properties	-	10
Total investment properties	824,193	886,185
Net-LTV	55.8 %	57.2 %

Financial position

The cash flow statement is as follows:

TEUR	9M 2024/2025	9M 2023/2024
Cash flow from operating activities	11,784	17,342
Cash flow from investing activities	61,377	6,054
Cash flow from financing activities	-64,873	-25,167
Cash changes in cash and cash equivalents	8,288	-1,772
Financial funds at the beginning of the period	1,407	4,934
Financial funds at the end of the period	9,696	3,162

Cash flow from operating activities of TEUR 11,784 is significantly lower (by TEUR 5,558) than in the previous period (9M 2023/2024: TEUR 17,342) due to property sales.

Cash flow from investing activities mainly comprises loan repayments from Obotritia Capital KGaA (TEUR 38,000) and proceeds from the sale of properties amounting to TEUR 30,385 (9M 2023/2024: TEUR 5,332). This is partly offset by payments for capex measures of TEUR 4,251 (9M 2023/2024: TEUR 8,227).

Cash flow from financing activities mainly includes repayments of financial liabilities amounting to TEUR 56,226 (9M 2023/2024: TEUR 17,432) and interest payments (including ground rent) of TEUR 13,534 (9M 2023/2024: TEUR 16,271). This is offset by inflows of TEUR 5,000 from bridge financing.

Earnings position

The earnings position of Deutsche Konsum developed as follows in the first nine months of the 2023/2024 financial year:

TEUR	9M 2024/2025	9M 2023/2024
Rental income	52,684	59,239
Net rental income	29,821	37,773
Result from disposals	-179	-18
Other operating income	122	1,371
Valuation result	-47,217	0
Administrative expenses	-9,984	-5,965
EBIT	-27,437	33,161
Financial result	-18,390	-13,130
EBT	-45,827	20,031
Income taxes and other taxes	13,216	-4,349
Net profit for the period	-32,611	15,682

Rental income decreased by TEUR 6,556 to TEUR 52,684 compared to the previous period (TEUR 59,239) and is generated almost exclusively from commercial leases. Sales of properties caused Net rental income to decrease by TEUR 7,952 to TEUR 29,821 (9M 2023/2024: TEUR 37,773).

Other operating income amounted to TEUR 122 in the reporting period (9M 2023/2024: TEUR 1,371). Prior reporting period included income from the reversal of bad debt accrual of TEUR 1,000.

The real estate portfolio was valued by CBRE as of 30 June 2025. This valuation results in a negative effect of TEUR 47,217.

Administrative expenses, comprising personnel expenses and other administrative expenses, increased and include one-off and special effects as part of the restructuring process totalling TEUR 3,773 (9M 2023/2024: TEUR 1,836). Adjusted for these effects, administrative expenses increased by TEUR 1,089.

The administrative expense ratio is as follows:

TEUR	9M 2024/2025	9M 2023/2024
Personnel expenses	-1,749	-1,007
Other administrative expenses	-5,894	-3,610
Adjustment of one-time and other non-recurring effects	3,773	1,836
Adjusted administrative expenses	-3,870	-2,781
Rental income	52,684	59,239
Administrative expense ratio	7.3 %	4.7 %

In total, EBIT decreased by TEUR 60,589 to TEUR -27,437 (9M 2023/2024: TEUR 33,161), which is mainly due to the valuation result (TEUR -47,217) and the TEUR 7,952 reduction in Net rental income due to the sales of properties.

Interest expenses rose to TEUR 18,739 (9M 2023/2024: TEUR 15,866) due to the higher interest rate level. Interest expenses include ground leases totalling TEUR 370 (9M 2023/2024: TEUR 556).

Interest income of TEUR 349 (9M 2023/2024: TEUR 2,737) includes interest income from Obotritia KGaA

in the amount of TEUR 301 (9M 2023/2024: TEUR 2,610).

The Financial result decreased by TEUR 5,260 to TEUR -18,390 (9M 2023/2024: TEUR -13,130).

The positive tax result of TEUR 13,216 is almost entirely attributable to the reversal of deferred tax liabilities from property valuation.

Overall, this results in a net profit for the period of TEUR -32,611 (9M 2023/2024: TEUR 15,682), from which FFO and aFFO are derived as follows:

TEUR	9M 2024/2025	9M 2023/2024
Net profit for the period	-32,611	15,682
Adjustment of income taxes	-13,216	4,349
Adjustment of depreciation	84	97
Adjustment of valuation result	47,217	0
Adjustment of result from disposals	179	18
Adjustment for non-cash expenses	3,770	1,741
Adjustment for one-time effects	4,471	2,172
FFO	9,894	24,060
- Capex	-4,251	-8,227
aFFO	5,644	15,832

Non-cash expenses include the compounding of interest on bonds, convertible bonds and loans using the effective interest method as well as value adjustments on rental receivables. The one-off effects include non-recurring expenses. In the first nine months of the current financial year, these were mainly restructuring costs.

This results in FFO per share of EUR 0.24 (9M 2023/2024: EUR 0.68) and aFFO of EUR 0.13 per share (9M 2023/2024: EUR 0.45).

3. Subsequent events

As part of the restructuring measures, agreements have already been concluded with various creditors to amend the necessary credit agreements for the purposes of the Restructuring Opinion.

For eight properties, the transfer of title took place on 1 July 2025.

4. Risk situation

Through its business activities, DKR is exposed to operational and economic opportunities and risks. Please refer to the detailed presentation in the Management Report of the Annual Report 2023/2024 in the section "Opportunity and Risk Report".

Risks associated with the restructuring process:

The company has commissioned FTI Andersch to prepare a Restructuring Opinion in accordance with the IDW S6 standard. In this context, secured bridge financing of up to EUR 14 million was initially agreed on 13 March 2025 with VBL. Furthermore, standstill agreements were initially concluded with various creditors until 30 May 2025. As the completion and execution of the Restructuring Opinion is currently scheduled for the end of August, the previous standstill agreements have been extended accordingly, and new standstill agreements have been concluded with creditors whose maturities are due by the end of August. In addition, the bridge financing from VBL was increased by EUR 4 million to EUR 18 million to ensure full financing until at least the end of August 2025.

The current status of the restructuring plan envisages a sales volume of properties by the end of 2027 with sales proceeds of EUR 300–350 million. As already stated in the risk report as of 30 September 2024, it cannot be ruled out that such sales will be made at discounts to book value and will have a negative impact on the company's earnings and expected liquidity situation. Furthermore, there is a risk that the planned sales proceeds cannot be realised within the planned time frame. In this case, risks that could jeopardise the company's continued existence may arise.

On 29 May 2025, a Restructuring Agreement was concluded with various companies through which VBL holds its stake in the company, based on which a mixed cash and non-cash capital increase with subscription rights at a subscription price of EUR 2.00 is to be carried out ('capital increase').

Among other things, claims against the company amounting to at least EUR 86 million, in particular from secured registered bonds, are to be contributed to the capital of the company in exchange for new shares. The capital increase is to be resolved by an Extraordinary General Meeting of the shareholders, which is to take place in autumn 2025.

The Restructuring Agreement provides for various conditions precedent, in particular (i) an exemption from BaFin from the obligation to publish and submit a mandatory offer in accordance with the WpÜG in the event that VBL or an affiliated company gains control of the company as a result of the capital increase (restructuring exemption), (ii) any necessary antitrust clearance, (iii) the successful preparation of a Restructuring Opinion by FTI-Andersch AG, and (iv) the successful conclusion of negotiations with other relevant creditors. If one or more conditions for the capital measure are not met, or if the Extraordinary General Meeting does not approve the capital measure, or if there are significant delays in the implementation of the capital increase, the company's long-term financing would be at risk and risks that could jeopardise its continued existence could arise.

The finalisation of the Restructuring Opinion requires that the relevant creditors support the restructuring measures and conclude corresponding agreements. It cannot be ruled out that such agreements may not be reached or may not be reached in time. In this case, risks that could jeopardise the company's continued existence may arise.

Risks relating to maintaining REIT status

There is also a risk relating to the equity requirement of at least 45% in accordance with Section 15 of the REIT Act. This requirement was not met as of 30 September 2023 and is not met as of 30 September 2024. If the requirements of Section 15 of the REIT Act are not met for three consecutive years, the tax exemption would end at the end of the third financial year in accordance with Section 18 (4) of the REIT Act. As of the quarterly reporting date of 30 June 2025, the equity ratio is 39.1%. There is therefore a probable risk of losing the REIT status due to the equity ratio falling below the threshold for the third time as of 30 September 2025. The company's planning in the Restructuring Opinion takes this risk into account by reflecting income tax effects. Insofar as the company's financing agreements contain requirements linked to the continuation of REIT status, these provisions will be adjusted in the course of ongoing negotiations.

5. Outlook and forecast

Focus on financing

In the coming months, the focus will continue to be on preparing and finalising the Restructuring Opinion and negotiating with the company's various financiers to create the conditions for a sustainable restructuring of the company. This also includes preparing and holding the Extraordinary General Meeting and the subsequent capital measure.

No FFO forecast for the full year

Due to the considerable uncertainties surrounding the restructuring process, it is not possible to provide an FFO forecast for the full year.

Potsdam, 14 August 2025

Lars Wittan
Management Board (CIO)

Kyrill Turchaninov
Management Board (CFO)

7. Headline Earnings per share (HEPS)

According to the rules of the Johannesburg Stock Exchange (JSE), the earnings figure "Headline Earnings per Share" (HEPS) is to be presented, which essentially represents the net income for the period adjusted for valuation results:

TEUR	9M 2024/2025	9M 2023/2024
Net income (undiluted)	-32,611.2	15,682.1
Excluding valuation result according to IAS 40	47,216.8	0.0
Excluding valuation result according to IFRS 5	179.4	18.3
Headline Earnings (undiluted)	14,785.0	15,700.4
Interest expenses on convertible bonds	1,280.4	790.5
Headline Earnings (diluted)	16,065.4	16,490.9
Average number of shares issued in the reporting period (undiluted), in thousands	42,019.5	35,155.9
Potential conversion shares, in thousands	3,508.8	18,703.9
Average number of shares issued in the reporting period (diluted), in thousands	45,528.3	53,859.9
Headline Earnings per share (EUR)		
Diluted	0.35	0.45
Undiluted	0.35	0.31

**Interim financial statements for the period from
1 October 2024 to 30 June 2025
of the 2024/2025 financial year**

Deutsche Konsum REIT-AG, Broderstorf
Balance sheet as at 30/06/2025

TEUR	30/06/2025	30/09/2024
Assets		
Non-current assets		
Investment properties	770,058.8	890,963.5
Tangible assets	831.7	911.4
Other non-current assets	-	10.1
	770,890.5	861,885.0
Current assets		
Trade and other receivables	4,289.3	2,392.1
Income tax refund claims	611.4	599.7
Other current assets	13,557.5	53,886.0
Cash and cash equivalents	9,695.5	1,407.3
	28,153.6	58,285.0
Non-current assets held for sale	54,134.2	25,211.9
TOTAL ASSETS	853,178.3	945,382.0
Equity and liabilities		
Equity		
Issued share capital	50,351.1	35,155.9
Capital reserve	218,848.4	197,141.6
Other reserves	723.4	723.4
Retained earnings	52,735.1	85,346.3
	322,658.0	318,367.3
Non-current liabilities		
Financial liabilities	164,058.7	272,377.4
Convertible bonds	-	10,071.5
Corporate bonds	29,913.2	30,816.6
Other provisions	3.5	3.5
Other non-current liabilities	7,495.9	11,877.1
Deferred tax liabilities	27,987.3	41,203.3
	229,458.7	366,349.3
Current liabilities		
Financial liabilities	156,461.8	98,247.0
Convertible bonds	10,522.4	36,920.5
Corporate bonds	96,229.0	95,844.7
Tax provisions	9,908.7	9,908.7
Other provisions	5,167.4	4,445.0
Trade payables	1,060.0	5,449.2
Income tax liabilities	-	794.3
Other current liabilities	3,467.9	3,850.7
	282,817.3	255,460.2
Financial liabilities regarding non-current assets held for sale	18,244.3	5,205.2
TOTAL EQUITY AND LIABILITIES	853,178.3	945,382.0

Deutsche Konsum REIT-AG, Broderstorf
Statement of comprehensive income

TEUR	01/10/2024- 30/06/2025	01/04/2025- 30/06/2025	01/10/2023- 30/06/2024	01/04/2024- 30/06/2024
Rental income	52,683.5	17,246.5	59,239.4	19,404.3
Income from operating and ancillary costs	13,016.7	4,329.3	14,549.9	4,724.5
Operating expenses	-35,879.4	-12,077.5	-36,016.0	-11,105.4
Net rental income	29,820.8	9,498.3	37,773.3	13,023.4
Proceeds from the disposal of properties	18,415.5	7,400.0	6,350.0	0.0
Expenses on the sale of properties	-18,467.4	-7,454.7	-6,368.3	0.0
Valuation changes of sold properties	-126.4	-126.4	0.0	0.0
Net proceeds from the disposal of properties	-179.4	-181.1	-18.3	0.0
Other income	121.9	18.4	1,370.5	102.5
Valuation result of investment properties	-47,216.8	-47,216.8	0.0	0.0
Gross profit	-17,453.4	-37,881.1	39,125.5	13,125.9
Personnel expenses	-1,749.3	-471.1	-1,007.1	-340.7
Depreciation and amortisation of tangible and intangible assets	-84.3	-27.5	-97.3	-34.7
Impairment loss on inventories and receivables	-2,255.7	-284.0	-1,250.0	-47.2
Other administrative expenses	-5,894.3	-3,516.3	-3,610.2	-1,065.0
Administrative expenses	-9,983.6	-4,289.9	-5,964.6	-1,487.5
EBIT	-27,437.0	-42,180.1	33,160.9	11,638.5
Interest income	349.4	-0.3	2,736.6	927.8
Interest expense	-18,739.1	-6,574.7	-15,866.4	-5,841.3
Financial result	-18,389.7	-6,575.0	-13,129.8	-4,913.5
EBT	-45,826.7	-48,755.1	20,031.1	6,725.0
Income tax	13,216.0	15,111.3	-4,348.6	-2,064.4
Other tax	-0.4	0.0	-0.4	0.0
Net income	-32,611.2	-33,643.8	15,682.1	4,660.6
Earnings per share (in EUR)				
Undiluted earnings per share	-0.78	-0.80	0.45	0.13
Diluted earnings per share	-0.68	-0.72	0.31	0.08

Deutsche Konsum REIT-AG, Broderstorf
Statement of changes in equity

TEUR	Issued share capital	Capital reserve	Other reserves	Retained earnings	Total equity
As at 01/10/2023	35,155.9	197,141.6	723.4	83,378.6	316,399.6
Period result				15,682.1	15,682.1
As at 30/06/2024	35,155.9	197,141.6	723.4	99,060.7	332,081.6
As at 01/10/2024	35,155.9	197,141.6	723.4	85,346.3	318,367.3
Period result				-32,611.2	-32,611.2
Allocation/withdrawals from reserves		21,804.8			21,804.8
Capital increase from conversion	15,195.2				15,195.2
Costs of raising equity capital		-98.0			-98.0
As at 30/06/2025	50,351.1	218,848.5	723.4	52,735.1	322,658.1

Deutsche Konsum REIT-AG, Broderstorf
Cash flow statement

Information in TEUR	01/10/2024- 30/06/2025	01/10/2023- 30/06/2024
Period result	-32,611.2	15,682.1
+/- Interest expense/interest income	18,389.7	13,129.8
+/- Depreciation, amortisation and write-down/reversals of intangible assets, tangible assets and financial assets	84.3	97.3
+ Impairments on inventories and receivables	2,255.7	1,250.0
+ Profit/loss from valuation of investment properties	47,216.8	0.0
-/+ Gain/loss on disposal of investment properties	179.4	18.3
+/- Increase/decrease in provisions	722.4	-2,834.8
+/- Income tax expense/income Actual income taxes	0.0	1,001.2
+/- Deferred tax expense/income	-13,216.0	3,347.4
- Income taxes paid	-806.1	-8,593.1
-/+ Increase/decrease in inventories, trade receivables and other assets not attributable to investing or financing activities	-6,446.1	-2,429.1
+/- Increase/decrease in trade payables and other liabilities not attributable to investing or financing activities	-3,984.6	-3,327.0
Cash flow from operating activities	11,784.3	17,342.1
+ Deposits Disposals Investment properties	18,304.9	5,331.7
- Cash payments related to property investments	-6,648.0	-9,761.2
+ Proceeds from disposals of property, plant and equipment	47.7	0.0
+ Payments for investments in intangible assets and property, plant and equipment	-4.6	-67.5
+ Payments related to short-term cash investments	35,892.8	6,561.7
+ Proceeds from disposals of other non-current assets held for sale	12,080.0	0.0
+ Interest received	1,703.7	3,989.2
Cash flow from investing activities	61,376.5	6,053.9
- Payment Costs of raising equity capital	-98.0	0.0
+ Proceeds from the issue of convertible bonds	0.0	9,850.0
- Payment of costs of issuing convertible bonds	0.0	-145.4
+ Proceeds from the issue of corporate bonds	5,000.0	145,900.0
- Payment of costs of issuing corporate bonds	0.0	-1,139.6
- Payments for the repurchase of corporate bonds	-10,000.0	-145,900.0
- Payments in connection with the issue of loans	-15.0	-30.0
- Payments for the repayment of loans	-46,226.0	-17,431.7
- Interest paid	-13,533.5	-16,270.9
Cash flow from financing activities	-64,872.6	-25,167.6
Change in cash and cash equivalents	8,288.3	-1,771.6
Cash and cash equivalents at the beginning of the period	1,407.3	4,933.6
Cash and cash equivalents at the end of the period	9,695.6	3,162.0

About Deutsche Konsum REIT-AG

Deutsche Konsum REIT-AG, Broderstorf, is a listed real estate company focusing on German retail properties for everyday consumer goods in established micro-locations. The focus of the Company's activities is on the acquisition, management and development of local retail properties with the aim of achieving a steady increase in value and lifting hidden reserves. The shares of the Company are traded on the Prime Standard of Deutsche Börse (ISIN: DE000A14KRD3) and by way of a secondary listing on the JSE (JSE Limited) (South Africa).

At the time of publication of this quarterly statement, Deutsche Konsum holds a retail property portfolio with a lettable area of over 961 sqm and an annualised rent of around EUR 66.9 million, spread over 152 properties. The balance sheet value of the real estate portfolio is currently around EUR 825 billion.

Deutsche Konsum REIT-AG share

As at	12 August 2025
ISIN	DE000A14KRD3
WKN	A14KRD
Ticker symbol	DKG
Initial offering	15/12/2015
Number of shares	50,351.091
Share capital	EUR 50,351,091
Trading locations	XETRA, Frankfurt, Berlin, JSE (South Africa/secondary listing)
Market segment	Prime Standard
Indices	SDAX, RX REIT, DIMAX
Share price (closing price Xetra on 13 August 2025)	EUR 2.08
Market capitalisation	EUR 105 million
52W – high/low (Xetra)	EUR 5.12/2.00

Financial calendar

14 August 2025	Publication of the quarterly statement for the third quarter of 2023/2024 financial year
25 November 2025	Deutsches Eigenkapitalforum, Frankfurt am Main, Germany
19 December 2025	Publication of the final annual statements/Annual Financial Report for the financial year 2024/2025

Publisher

The Management Board of Deutsche Konsum REIT-AG.

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JSE Share Code: DKR

ISIN: DE000A14KRD3

LEI: 529900QXC6TDASMCSU89

JSE Sponsor

PSG Capital

Disclaimer

This quarterly statement contains forward-looking statements. These are based on current estimates and are, therefore, subject to risks and uncertainties. In this respect, the events actually occurring may deviate from the statements formulated here.

The report is also available in English. In doubtful cases, the German version is authoritative.

