

CONSOLIDATED STATEMENT OF FINANCIAL POSITION*

€ million	Notes	31 Dec 2021	31 Dec 2020
Non-Current Assets			
Goodwill	E.1	662.0	577.7
Other Intangible Assets	E.2	84.8	87.8
Investment in Associates and Joint Ventures	E.3	145.9	120.8
Other Financial Instruments	E.4	151.5	153.9
Property, Plant and Equipment	E.5/E.6	13.4	22.3
Non-Current Receivables	E.7	51.7	53.7
Non-Current Loans to Associated Entities	E.8	17.6	19.6
Deferred Tax Assets	D.10	35.5	20.7
Total Non-Current Assets		1,162.5	1,056.6
Current Assets			
Inventories	E.9	100.0	73.8
Trade Receivables	E.10	54.3	33.0
Contract Assets	E.11	58.5	51.0
Receivables from Associated Entities		20.3	13.6
Other Current Financial Assets	E.12	119.1	126.7
Other Current Assets	E.13	12.1	16.6
Current Income Tax Assets		2.5	2.7
Restricted Cash	E.14	12.9	23.0
Cash and Cash Equivalents	E.14	62.8	68.2
Total Current Assets		442.4	408.5
Assets Held for Sale from Discontinued Operations	B.2.3	23.5	-
TOTAL ASSETS		1,628.4	1,465.0

* All information on FY-2021 is preliminary and not-audited.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION*

€ million	Notes	31 Dec 2021	31 Dec 2020	€ million	Notes	31 Dec 2021	31 Dec 2020
Equity				Current Liabilities			
Share Capital	E.15	2.6	1.9	Current Financial Liabilities from Bonds	E.20	190.9	-
Other Reserves	E.15.3	821.7	752.9	Other Current Provisions	E.21	13.6	10.1
Net Profit/(Loss) for the Period		9.3	(69.1)	Other Current Financial Liabilities to Banks	E.22	68.3	68.7
Equity attributable to Shareholders of Parent Company		833.6	685.8	Current Liabilities to Associated Entities		18.1	9.3
Non-controlling Interests		3.0	2.7	Trade Payables	E.23	27.6	13.1
Total Equity		836.6	688.5	Current Income Tax Liabilities		33.9	36.0
Non-Current Liabilities				Other Current Financial Liabilities	E.24	41.4	42.0
Non-Current Financial Liabilities from Bonds	E.16	298.0	491.0	Other Current Liabilities	E.25	40.0	48.5
Non-Current financial Liabilities to Banks	E.17	3.5	4.6	Total Current Liabilities		433.8	227.7
Other Non-Current Financial Liabilities	E.18	19.9	29.3	Liabilities Held for Sale from Discontinued Operations	B.2.3	8.9	-
Other Non-Current Provisions	E.19	1.2	1.8	TOTAL EQUITY AND LIABILITIES		1,628.4	1,465.0
Other Non-Current Liabilities		8.9	9.2				
Deferred Tax Liabilities	D.10	17.5	13.0				
Total Non-Current Liabilities		349.1	548.8				

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CONSOLIDATED STATEMENT OF PROFIT AND LOSS*

€ million	Notes	01.01.2021- 31.12.2021	01.01.2020- 31.12.2020 ¹	€ million	Notes	01.01.2021- 31.12.2021	01.01.2020- 31.12.2020 ¹
Revenue from Acquisition Fees	D.2.1	9.7	15.1	Other Income	D.5	15.5	10.6
Revenue from Asset Management Fees	D.2.2	37.0	37.3	G&A and Other Expenses	D.6	(59.5)	(45.4)
Revenue from Property Management Fees	D.2.2	5.3	3.9	Earnings before Interest, Taxes, Depreciations and Amortisation (EBITDA)		72.4	16.2
Revenue from Sales and Promote Fees realised	D.2.3	23.0	4.9	Depreciation and Amortisation	D.7	(39.6)	(50.6)
Revenue from Development Fees	D.2.3	2.5	9.1	Earnings before Interest and Taxes (EBIT)		32.8	(34.4)
Total Revenue from Real Estate Equity Segment	D.2	77.6	70.4	Financial Income	D.8	7.3	5.2
Total Expenses from Real Estate Equity Segment	D.2.4	(66.8)	(78.9)	Financial Expenses	D.9	(25.6)	(29.0)
Total Earnings from Real Estate Equity Segment		10.8	(8.5)	Earnings before Taxes (EBT)		14.5	(58.1)
Revenue from Underwriting and Structuring Fees	D.3.1	36.0	18.8	Income Tax Expense	D.10	3.0	(6.9)
Revenues from Performance Fees	D.3.2	49.5	44.3	Net Profit/(Loss) for the Period from continued Operations		17.6	(65.1)
Income from Mezzanine Loans	D.3.3	18.1	10.3	Net Profit/(Loss) for the Period from discontinued Operations	B.2.3	(7.2)	(3.8)
Revenue from Asset Management Fees	D.3.4	17.3	19.9	Net Profit/(Loss) for the Period		10.3	(68.9)
Income from Trading Activities	D.3.5	1.0	-	of which attributable to Equity Holders of Parent Company		9.3	(69.1)
Total Revenue from Real Estate Debt Segment	D.3	121.9	93.3	of which attributable to non-controlling Interests		1.0	0.2
Total Expenses from Real Estate Debt Segment	D.3.6	(24.7)	(9.1)	Total Revenues²		205.8	170.2
Total Earnings from Real Estate Debt Segment		97.2	84.2	Total Expenses³		(158.6)	(156.3)
Income from Rental Income and Service Charges	D.4.1	6.2	6.4	Earnings per Share based on Net Profit/Loss attributable to Equity Holders of Parent Company (in €):			
Net Results from Property Holding Warehousing Exists	D.4.2	(2.7)	(0.8)	Earnings per Share from Continued Operations	D.11	0.54	(2.87)
Share of Profit or Loss from Associates and Joint Ventures	D.4.3	2.4	(9.3)	Earnings per Share from Discontinued Operations	D.11	(0.23)	(0.17)
Dividends from other Alignment Capital	D.4.4	12.8	8.8				
Gains/losses from fair Value Measurement of Financial Instruments related to Real Estate	D.4.5	(2.9)	(6.8)				
Total Income from Other Segments	D.4	15.9	(1.8)				
Total Expenses from Other Segments	D.4.6	(7.5)	(22.9)				
Total Earnings from Other Segments		8.4	(24.7)				

* All information on FY-2021 is preliminary and not-audited.

¹ the statement of profit and loss is adjusted in line with IFRS 5 Discontinued Operations for the financial years 2021 and 2020 (see Note B.2.3)

² not including: Share of Profit or Loss from Associates, Net Gain from Selling Warehousing Assets, Dividends from other Alignment Capital and Gains/losses from fair value measurement of financial instruments related to real estate

³ excluding Financial Expenses and Depreciation and Amortisation

CONSOLIDATED STATEMENT OF OTHER COMPREHENSIVE INCOME*

€ million	01.01.2021- 31.12.2021	01.01.2020- 31.12.2020
Net Profit/(Loss) for the Period	10.3	(68.9)
Other Comprehensive Income		
Other Comprehensive Income to be Reclassified to Profit or Loss in Subsequent Periods (Net of Tax):		
Exchange Differences on Translation of foreign Operations	4.4	(1.7)
<i>thereof recycled</i>	2.5	-
Other differences	-	0.6
Net Other Comprehensive Income to be Reclassified to Profit or Loss in Subsequent Periods	4.4	(1.1)
Other Comprehensive Income not to be Reclassified to Profit or Loss in Subsequent Periods	1.1	0.2
Deferred Tax Effect	(0.1)	-
Other Comprehensive Income/(Loss) for the Period, Net of Tax	5.4	(0.9)
Total Comprehensive Income for the Period, Net of Tax	15.7	(69.8)
of which attributable to Equity Holders of Parent Company	14.7	(70.0)
of which attributable to non-controlling Interests	1.0	0.2

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CONSOLIDATED STATEMENT OF CHANGES IN EQUITY*

€ million	Share Capital	Legal Reserve	Additional Capital Paid In	Retained Earnings	Other Re-Valuations	Other Reserves	Net Profit / (Loss) for the Period	Subtotal Equity attributable to Shareholders of Parent company	Non-controlling Interests Paid-In Capital and Capital Reserve	Non-controlling Interests in Profit for the Period	Non-Controlling Interests	Total Equity
Closing Balance of Equity Accounts as at 31 December 2019	1.6	0.2	430.1	136.4	(3.3)	563.3	108.5	673.4	2.6	0.3	2.9	676.3
Profit for the Period	-	-	-	-	-	-	(69.1)	(69.1)	-	0.2	0.2	(68.9)
Other comprehensive Income	-	-	-	-	(0.9)	(0.9)	-	(0.9)	-	-	-	(0.9)
Total comprehensive Income for the Period	-	-	-	-	(0.9)	(0.9)	(69.1)	(70.0)	-	0.2	0.2	(69.8)
Issue of New Capital	0.3	-	78.3	-	-	78.3	-	78.6	-	-	-	78.6
Repurchase of own Shares	0.0	-	6.4	-	-	6.4	-	6.4	-	-	-	6.4
Share issuance Expense	-	-	(0.8)	-	-	(0.8)	-	(0.8)	-	-	-	(0.8)
Equity-settled share-based Payment	0.0	-	1.2	-	-	1.2	-	1.2	-	-	-	1.2
Reclassification/Others	-	-	-	107.8	(2.4)	105.4	(108.5)	(3.1)	(0.1)	(0.3)	(0.4)	(3.5)
Closing Balance of Equity Accounts as at 31 December 2020	1.9	0.2	515.2	244.2	(6.6)	752.9	(69.1)	685.8	2.5	0.2	2.7	688.5
Profit for the Period	-	-	-	-	-	-	9.3	9.3	-	1.0	1.0	10.3
Other comprehensive Income	-	-	-	-	5.4	5.4	-	5.4	-	-	-	5.4
Total comprehensive Income for the Period	-	-	-	-	5.4	5.4	9.3	14.7	-	1.0	1.0	15.7
Issue of New Capital	0.6	-	129.0	-	-	129.0	-	129.6	-	-	-	129.6
Acquisition of non-controlling Interests	-	-	-	0.4	(0.4)	-	-	-	(0.0)	-	(0.0)	(0.0)
Equity-settled share-based Payment	-	-	3.5	-	-	3.5	-	3.5	-	-	-	3.5
Reclassification/Others	-	0.1	-	(69.2)	-	(69.1)	69.1	-	(0.5)	(0.2)	(0.7)	(0.7)
Closing Balance of Equity Accounts as at 31 December 2021	2.6	0.3	647.6	175.4	(1.6)	821.7	9.3	833.6	2.0	1.0	3.0	836.6

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CONSOLIDATED STATEMENT OF CASH FLOWS*

€ million	01.01.2021- 31.12.2021	01.01.2020- 31.12.2020 ¹
Earnings before Interest and Taxes (EBIT)	32.8	(34.4)
Depreciation/Write-ups of non-current Assets	39.6	50.6
Equity-settled share-based Payment	3.5	1.2
Net Loss/(Gain) on Disposal of non-current Assets	2.4	1.0
Changes in Provisions	3.6	(2.8)
Share of Results from Associates and Joint Ventures	0.2	9.3
Changes from Purchase and Sale of Inventories and advanced Payments	(18.6)	(12.2)
Changes in Receivables and other Assets that are not attributable to Investing Activities	(24.5)	(74.4)
Changes in Liabilities that are not attributable to Financing Activities	18.4	13.5
Income Taxes received/(paid)	(26.3)	(15.1)
Net Cash Flows from operating Activities	31.0	(63.4)
Acquisition of Subsidiaries	7.5	(24.0)
Outflow for Alignment Capital Investments	(1.7)	(16.4)
Inflow from repayment of Alignment Capital Investments	0.2	11.7
Payments for Acquisition of PPE	(0.4)	(1.5)
Proceeds from Sale of PPE	1.6	0.3
Payments for Acquisition of Intangible Assets	(0.5)	(2.3)
Purchase of other Financial Instruments	-	(6.3)
Sale of other Financial Instruments	3.2	8.4
Net Cash Flows generated from/(used in) Investing Activities	9.8	(30.1)

€ million	01.01.2021- 31.12.2021	01.01.2020- 31.12.2020 ¹
Proceeds from Issuance of New Share Capital	-	78.6
Repayment of Lease Liabilities	(5.1)	(3.5)
Proceeds from Loans and Borrowings	0.8	28.5
Repayment of Loans and Borrowings	(39.5)	(3.1)
Finance Expenses	(14.6)	(23.8)
Finance Income	2.1	2.6
Net Cash Flows (used in)/from Financing Activities	(56.2)	79.4
Cash and Cash Equivalents at Beginn of Period	91.2	105.4
<i>Net Increase in Cash and Cash Equivalents</i>	<i>(15.5)</i>	<i>(14.2)</i>
Cash and Cash Equivalents at end of Period	75.7	91.2

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¹ the statement of Cash Flows is adjusted in line with IFRS 5 Discontinued Operations for the financial years 2021 and 2020 (see Note B.2.3)

SELECTIVE EXPLANATIONS ON PRELIMINARY FINANCIAL STATEMENTS FY-2021

SELECTIVE EXPLANATIONS ON PPA OF CORESTATE BANK

On 15 Jan 2021 the Company signed an agreement for the acquisition of CORESTATE Bank GmbH (formerly registered as: Aggregate Financial Services GmbH, Frankfurt am Main ('AFS')), a securities trading institute regulated by BaFin ('Bundesanstalt für Finanzdienstleistungsaufsicht') that is licensed to provide a range of real estate structuring and financing advisory services including regulated services under § 15 WpIG (Wertpapierinstitutsgesetz; Investment Firm Act)). The closing of the transaction took place on 25 May 2021 after all closing conditions were met, including the approvals of all relevant authorities.

- Total consideration of € 134.6m, incl. € 5.0m in cash, € 110.2m in Corestate shares, and € 19.4m in Corestate shares as equity-settled earn-out (contingent on increasing EBITDA levels 2021 – 2023)
- Fair value of acquired net assets amounts to € 40.0m, incl. € 25.5m in customer relationships and € 11.2m in order backlog
- Remaining difference between total consideration and acquired net assets is accounted for as goodwill amounting to € 94.6m

SELECTIVE EXPLANATIONS ON CLASSIFICATION OF CRM/CAPERA AS DISCONTINUED OPERATIONS (IFRS 5)

In November 2021, the decision was made to sell the property management business of CRM and Capera. With the intention to sell, the respective assets and liabilities are reported separately as discontinued operations because of management's judgement these businesses represent separate major lines of businesses and the completion of their sales within 2022 is highly probable. The potential divestment of the two business areas is the consequence of the strategic realignment of CORESTATE towards a pure-play investment and asset manager in the real estate equity segment.

The assets and liabilities of the discontinued operations are reclassified and measured at fair value less costs to sell. The fair value was determined based on the expected selling prices. This did not result in any impairment requirement for the assets held for sale at the time of classification as a disposal group within the meaning of IFRS 5.

- Revenues of € 30.1m (2020: € 29.5m) are reclassified into discontinued operations
- EBITDA of € -1.7m (2020: € 0.6m) is reclassified into discontinued operations
- Net profit of € -7.2m (2020: € -3.8m) is reclassified into discontinued operations
- Reclassified assets of € 23.5m mainly include the CRM goodwill (€ 8.3m), and for both businesses PPE incl. leased assets (€ 3.7m) as well as cash (€ 2.4m)
- Positive net cash flows from operating activities of € 1.1m (2020: € 3.3m) were set-off by negative net cash flows from investing activities of € -1.4m (2020: € -2.7m), therefore resulting in a negative free cash flow contribution of € -0.3m (2020: positive FCF contribution of € 0.6m)