



UNAUDITED KEY FIGURES 2023 AND LIQUIDITY FORECAST 2024

19 February 2024

KEY FIGURES

FY 2023

		FY 2023	FY 2022
Aggregated revenue and gains¹	€ million	12.5	69.4
EBITDA ²	€ million	287.7	-166.4
Net profit ²	€ million	203.5	-719.0
Adjusted net profit ³	€ million	237.7	-237.7
Earnings per share²	€	1.23	-21.03
		31.12.2023	31.12.2022
Number of Shares outstanding ⁴		166,159,451	34,193,808
Equity Ratio	%	23.9	-
Cash and Cash Equivalents	€ million	42.9	55.5
Net Debt ⁵	€ million	157.5	541.6
Net Debt / EBITDA ²		0.5	-
Assets under Management at End of Period	€ billion	12.2	18.4
Number of Employees at End of Period ⁶	FTE	313	415

¹ Thereof asset value write downs of € 52.0m due to negative valuation effects

² EBITDA includes € 393.8m due to the write down of debt, Restructuring/One offs € 32.8m, Asset value write downs € 52.0m, Net profit includes Goodwill impairment of € 29.9m

³ Adjusted for effects from deferred taxes and Goodwill impairment

⁴ Thereof 131.965.643 shares are not yet listed for trading

⁵ Includes (PIK) interest of € 5.6m

⁶ Includes CRM and Upartments (135 FTE)

LETTER TO OUR SHAREHOLDERS

**Dear Shareholders,
Ladies and Gentlemen,**

In 2023, CORESTATE Capital Holding S.A. (“Corestate”), like many of its competitors, faced significant economic headwinds within the property and investment sector. This is particularly true in Germany, which is experiencing recession-like conditions. We expect these market conditions to persist in 2024.

Despite these challenges, Corestate and its management have succeeded in taking significant steps in the strategic realignment of the company with a focus on asset and investment management.

Unaudited key figures 2023

In the 2023 financial year, Corestate generated EBITDA of € 287.7m, while adjusted net profit totalled € 237.7m, which corresponds to earnings per share of € 1.23. The results were impacted by extraordinary profit (€ 393.8m) due to the write down of debt, restructuring/one-offs costs (€ 32.8m), asset value write downs (€ 52.0m) and goodwill impairments (€ 29.9m) caused by the economic headwinds in the property and investment sector and the overall challenging market conditions. At the end of

December, Corestate had assets under management of around € 12.2bn.

Corestate has completed its financial restructuring

Corestate has successfully undergone a financial restructuring, significantly reducing financial liabilities from € 535m to € 143m. Meanwhile, 113.5 million new shares have been issued to investors of bonds (“New Super Senior Notes”) as part of a capital increase. Both of these actions have made a significant contribution in stabilising the company. On the debt front, the Group can report that it is significantly deleveraged and financed on a long-term basis.

Regarding equity, the completion of the Group’s recapitalisation has created a clearly positive equity base together with a long-term shareholder base. Further, the restructuring efforts initiated last year, coupled with a rigorous cost-cutting program, have been sustained ensuring continued financial resilience.

Corestate has also been reorganised and sustainably strengthened in terms of personnel. Since May 2023, the Group has been managed by Dr Nedim Cen, CEO and CFO, and Izabela Danner, CIO and COO.

LETTER TO OUR SHAREHOLDERS

Further, Dr Sven-Marian Berneburg, Chairman of the Supervisory Board, and Dr Carlos Mack were appointed and elected as members of the Supervisory Board for the next three years.

HANNOVER LEASING Group successful in spite of challenging market conditions

Oliver Priggemeyer, CEO, and Stefan Damberger, COO, were appointed to the HANNOVER LEASING Group's Management Board in October and November, respectively. Stefan Ziegler, CIO, joined the Management Board in January this year. With over 25 years of experience, including serving as Managing Director of KGAL, Stefan Ziegler brings valuable expertise to HANNOVER LEASING.

In spite of the aforementioned unfavourable conditions, HANNOVER LEASING managed to operate successfully. For example, it sold the *Haus des Lebenslangen Lernens* in Dreieich for a closed-end mutual fund it manages. With a purchase price of around € 116m, the sale was one of the largest single transactions on the German commercial real estate market in 2023. Additionally, the P-AIF CAMPUS Part of Augsburg Offices was successfully placed with a volume of around € 24.5m. Further, a property investment in Darmstadt held by the company itself was sold with a volume of around € 10m.

Strategic realignment and asset disposal going ahead as planned

In 2023, Corestate achieved successful asset disposal across the whole group. In Spain, for example, five projects were sold in Madrid, Barcelona, Salamanca, Valencia, and Pamplona. This included three development projects and two student residences with a total capacity of 1,130 bedrooms. The total asset volume was € 62.3m. The net inflows for Corestate totalled € 18.8m, of which € 9.4m was already realised in 2023, with further amounts expected in the first quarter of 2024.

Following the decision to discontinue the banking business bundled in Corestate Bank GmbH and the return of the licence as a securities institution on 27 September 2023, Corestate continued to consistently pursue its strategic realignment in the fourth quarter.

On 16 October 2023, Corestate decided to sell CRM Students Ltd and UPARTMENTS Real Estate GmbH to the London-based Dot Group. Alongside this is the carve-out of the student and serviced apartment operations which is part of Corestate's strategic focus on asset and investment management as its core business.

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The transaction is subject to the usual conditions precedent and is to be completed in the first quarter of this year.

Due to the above mentioned transactions, including the transactions of HANNOVER LEASING, the company received in total € 30.5m by the end of December 2023. For the first quarter of 2024 are additional cash-ins of € 23.1m planned.

Interest payments accrued as planned

On the financing side, the interest payments due at the end of December 2023 for Corestate's three outstanding bonds, Super Senior Note (ISIN: DE000A3LJQY6; WKN: A3LJQY), Reinstated Note 2022 (ISIN DE000A19SPK4; WKN: A19SPK) and Reinstated Note 2023 (ISIN: DE000A19YDA9; WKN: A19YDA) of € 5.6m were enforced as payment in kind in accordance with the documentation. Correspondingly, the respective pool factor of the financial instruments has been adjusted by the interest amount.

As evident, Corestate remains steadfast in advancing its strategic realignment in a targeted and consistent manner.

We wish to thank you for your continued trust and support.

Luxembourg, 19 February 2024

Dr Nedim Cen

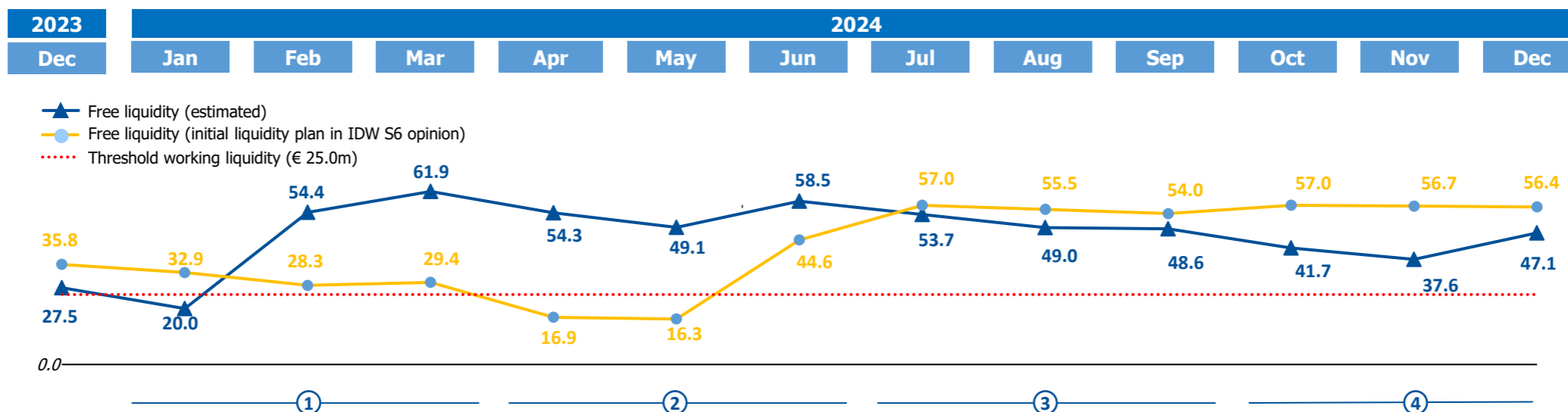
Chief Executive Officer
Chief Financial Officer

Izabela Danner

Chief Operating Officer
Chief Investment Officer

QUARTERLY UPDATE: 12 MONTHS FREE LIQUIDITY FORECAST

Liquidity FC shows timing shifts in cash events, CC's repayment plans are overall on track



Key assumptions

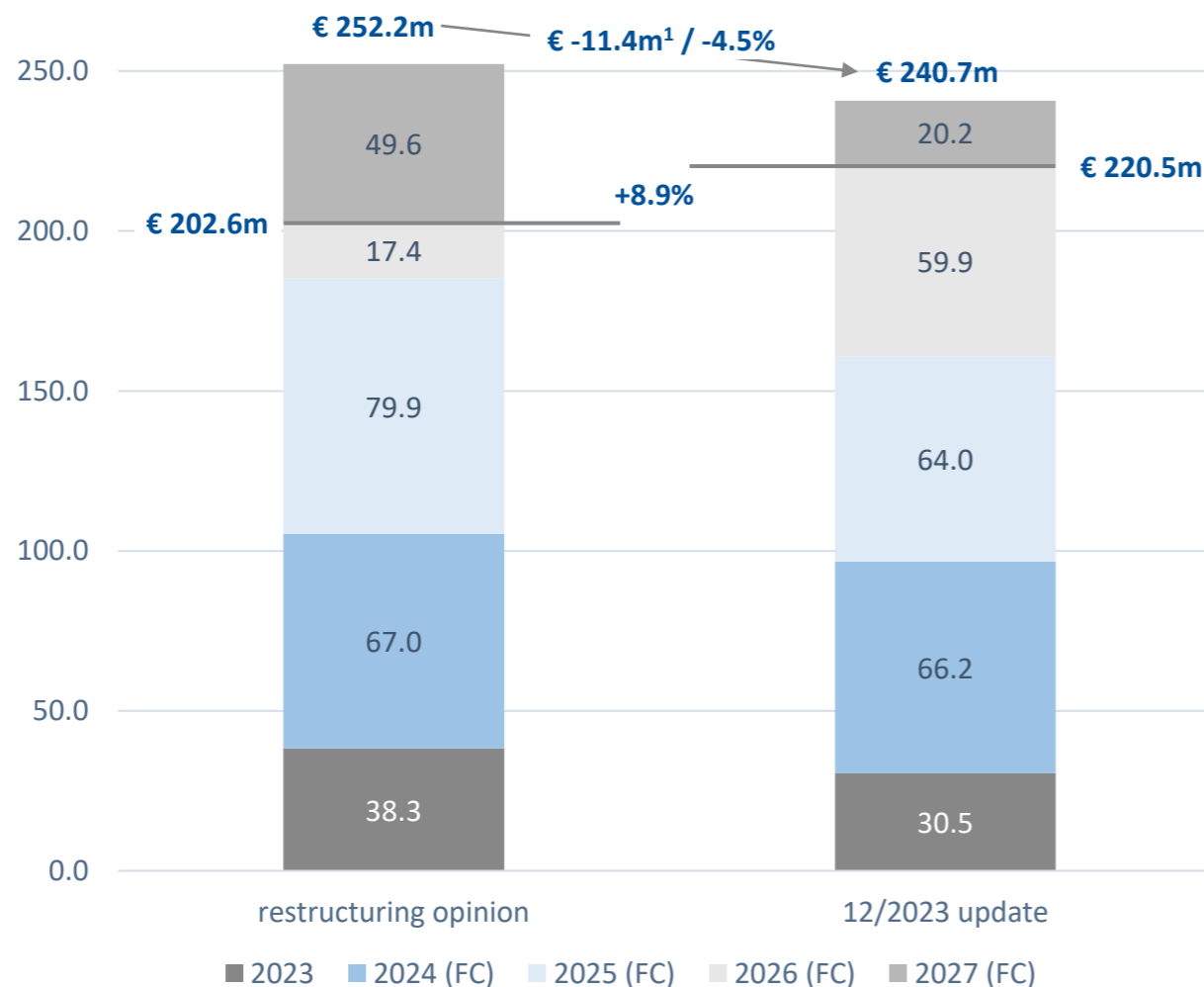
- Liquidity plan has been derived by management and is based on a direct liquidity forecast in TIPCO for each legal entity/subgroup prepared by CORESTATE treasury
- Starting balance (€ 27.5m) represents freely transferable liquidity as per 31 December 2023 (Dec 2023 current closing balance, liquidity forecast for calendar year 2024 based on budget 2024)
- **At the group level, “trapped/restricted” cash was € 15.4m end of December 2023**
- Debt repayment under the assumption of a required (free, i.e. w/o trapped/restricted) working liquidity (€ 25.0m)

Expected Key Developments (main cash events)

- ① Main one-time cash events relate to divestment of several co-investments (incl. Spanish assets) at Corestate level (appr. € 13.4m) and the sale of CRM / URE (appr. € 9.1m); additional funds could result from the sale of other financial instruments (appr. € 19.5m)
- ② Main one-time cash event related to other revenues / repayment of a bridge loan (approx. € 14m)
- ③ No cash significant cash events planned in Q3 2024
- ④ Cash events mainly related to management fees (€ 6.9m), sales and promotions fees (€ 5.1m), other revenues (€ 2.6m), in Q4 2024

QUARTERLY UPDATE: 12 MONTHS LIQUIDITY FORECAST

Available asset run-off until 2026 remains almost unchanged by making use of portfolio measures



Comparison of initial & current asset disposal plans

The restructuring opinion foresaw asset disposals in the total amount of € 202.6m until 2026; based on the December 2023 update, the asset disposal capacity increases slightly to € 220.5m until 2026.

- 2023: the initially planned € 38.3m were reduced to € 30.5m due to reduction in proceeds of assets sold
- 2024: the initially planned € 67.0m are currently expected to stay stable at € 66.2m, of which € 23.1m relate to signed or even closed transactions
- 2025: the initially planned € 79.9m are currently expected to decrease to € 64.0m as several projects are expected to be disposed earlier (e.g. € 12.0m repayment of mezz loans in 2024 instead of 2025)
- 2026: the initially planned € 17.4m are expected to notably increase to € 59.9m due to several disposals that are expected to be delayed to 2026

The assets with limited liquidity after 2026 (initially appr. € 50.0m) are reduced primarily by the time shift of the sale of some financial instruments (see also 2024).

¹The total asset run-off in the amount of € 252.2m was reduced by € 21.1m until 31 December 2023 primarily due to realised sales below initial value (€ -7.6m) and reduced sales expectations (€ -18.8m). This was off-set by portfolio measures particularly regarding the sale of CRM (€ 12.0m in total; appr. € 9.6m in 2023 and appr. € 2.4m in 2024-2026)