



**PUBLICATION OF  
QUARTERLY STATEMENT  
AS OF 30 JUNE 2024**

11 September 2024

# UNAUDITED KEY FIGURES

## Q2 2024

		Q2 2024	Q2 2023
<b>Aggregated revenue and gains</b> <sup>1</sup>	€ million	<b>15.7</b>	<b>14.2</b>
EBITDA <sup>2</sup>	€ million	-11.6	-36.2
Net profit <sup>2</sup>	€ million	-28.0	-52.6
<b>Adjusted net profit</b> <sup>3</sup>	€ million	<b>-25.1</b>	<b>-50.7</b>
<b>Earnings per share</b> <sup>2</sup>	€	<b>-0.17</b>	<b>-0.32</b>
		<b>30.06.2024</b>	<b>31.12.2023</b>
Number of Shares outstanding <sup>4</sup>		166.159.451	166.159.451
Equity Ratio	%	18.1%	23.9%
Cash and Cash Equivalents <sup>5</sup>	€ million	28.1	42.9
Net Debt	€ million	183.7	157.5
Net Debt / EBITDA <sup>2</sup>		0.5	0.6
Assets under Management at End of Period <sup>5</sup>	€ billion	8.8	12.2
Number of Employees at End of Period <sup>5</sup>	FTE	162	313

<sup>1</sup> Thereof € 4.0m due to valuation effects

<sup>2</sup> EBITDA includes Asset value write downs € 4.0m

<sup>2</sup> Net Profit includes Asset value write downs € 4.0m

<sup>3</sup> Adjusted for effects from deferred taxes and purchase price allocations (PPAs)

<sup>4</sup> Thereof 131.965.643 shares are not yet listed for trading

<sup>5</sup> In 2024 without CRM and Upartments

# LETTER TO OUR SHAREHOLDERS

**Dear Shareholders,  
Ladies and Gentlemen,**

Despite some improvements in the real estate market in 2024, the rest of the year will remain challenging for the real estate industry. In this environment, Corestate Capital Holding S.A (“Corestate”) is navigating its ongoing strategic realignment.

## **Financial Key Figures Q2 2024**

Corestate generated an EBITDA of approximately € -11.6m. The adjusted net profit amounted to € -25.1m, which was primarily driven by € 12.6m of financial expenses. The earnings per share stood at € -0.17 for the first half of the year. Overall, valuation effects and one-time effects of around € 2.0m negatively impacted earnings.

Net debt also reflects the PIK (Payment-in-Kind) interest for the interest payment on 30 June 2024, as Corestate had decided to make a Majority PIK Interest Payment, amounting to 100 percent of the Full Cash Interest Amount for its Senior Notes (Reinstated 2022 note, ISIN DE000A19SPK4, and Reinstated 2023 note, ISIN DE000A19YDA9) on that date. Nevertheless, aggregated revenues and gains amounted to € 15.7m. With € 8.8bn in assets under management, which has significantly decreased due to the sale of CRM.

## **Corestate appoints KPMG as auditor for the financial years 2022, 2023 and 2024**

On 29 August 2024, with the consent of the Supervisory Board, the Management Board of Corestate successfully accepted the commercial offer to appoint KPMG Audit S.à r.l. (“KPMG”) as the auditor for Corestate’s consolidated and separate financial statements for the financial years 2022, 2023, and 2024. KPMG’s appointment will be recommended to Corestate’s shareholders for election at the upcoming Annual General Meeting, anticipated to be scheduled for early 2025. During this meeting, Corestate also intends to present the audited consolidated financial statements for the 2022 and 2023 financial years for approval.

## **Significant milestone for completion of financial restructuring**

This appointment marks a significant milestone in Corestate’s ongoing financial restructuring efforts. The plan includes preparing a securities prospectus based on the 2022, 2023, and 2024 financial statements, enabling the newly created shares, approved during the extraordinary general meeting on 14 July 2023, to be admitted for trading on the stock exchange, pending regulatory approval.

# LETTER TO OUR SHAREHOLDERS

Securing KPMG, a well-respected auditing firm with strong expertise in real estate, as Corestate's auditor was a strategic achievement, particularly given the challenges posed by the current real estate market conditions and the ongoing restructuring process. Corestate anticipates that the completion of its financial restructuring, including the admission of these newly created shares, will be finalized by mid-2025.

## **Steady progress in strategic realignment**

Additionally, Corestate is making steady progress in its strategic realignment, focusing on real estate asset and investment management through its subsidiaries, Hannover Leasing and STAM France. Moving forward, Corestate will concentrate solely on its holding functions.

The company is committed to providing consistent updates on the advancement of its strategic realignment and operational transformation as part of its regular communications. We thank our shareholders for their trust and support.

Luxembourg, 11 September 2024

**Dr Nedim Cen**

Chief Executive Officer

Chief Financial Officer

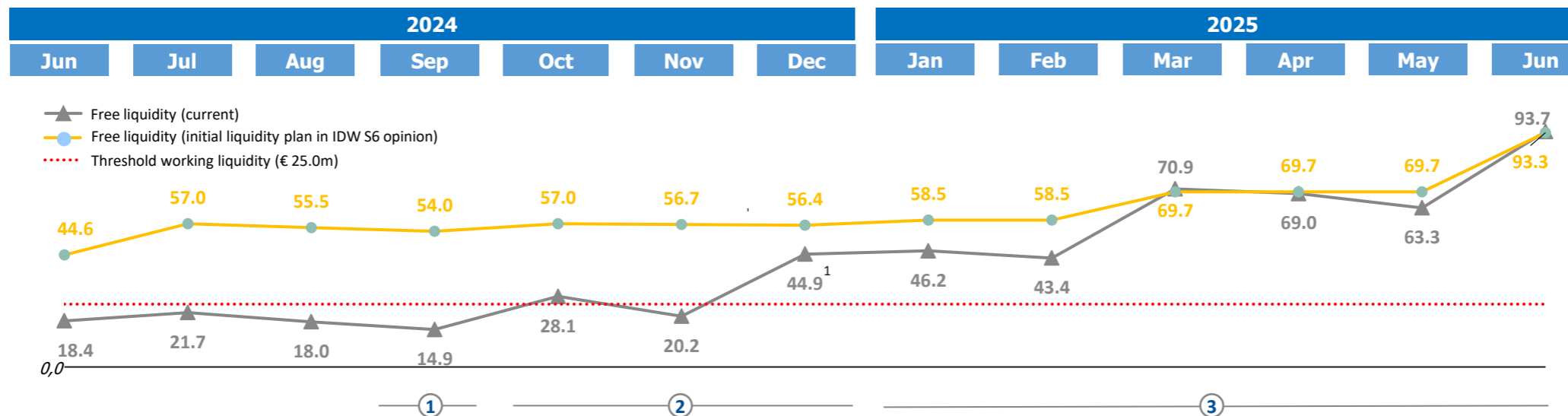
**Izabela Danner**

Chief Operating Officer

Chief Investment Officer

# QUARTERLY UPDATE: 12 MONTHS 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 (treasury management software) for each legal entity/ subgroup prepared by Corestate treasury
- Starting balance (€ 18.4m) represents freely transferable liquidity as per 30 June 2024 (June 24, July 24 and August 24 current closing balances, most recent liquidity forecast based on calendar week 36/24)
- At the group level, “trapped/restricted” cash was € 9.7m end of June 2024, € 8.8m end of July 2024 and € 8.5m end of August 2024
- Debt repayment under the assumption of a required (free, i.e. w/o trapped/restricted) working liquidity (€ 25.0m)

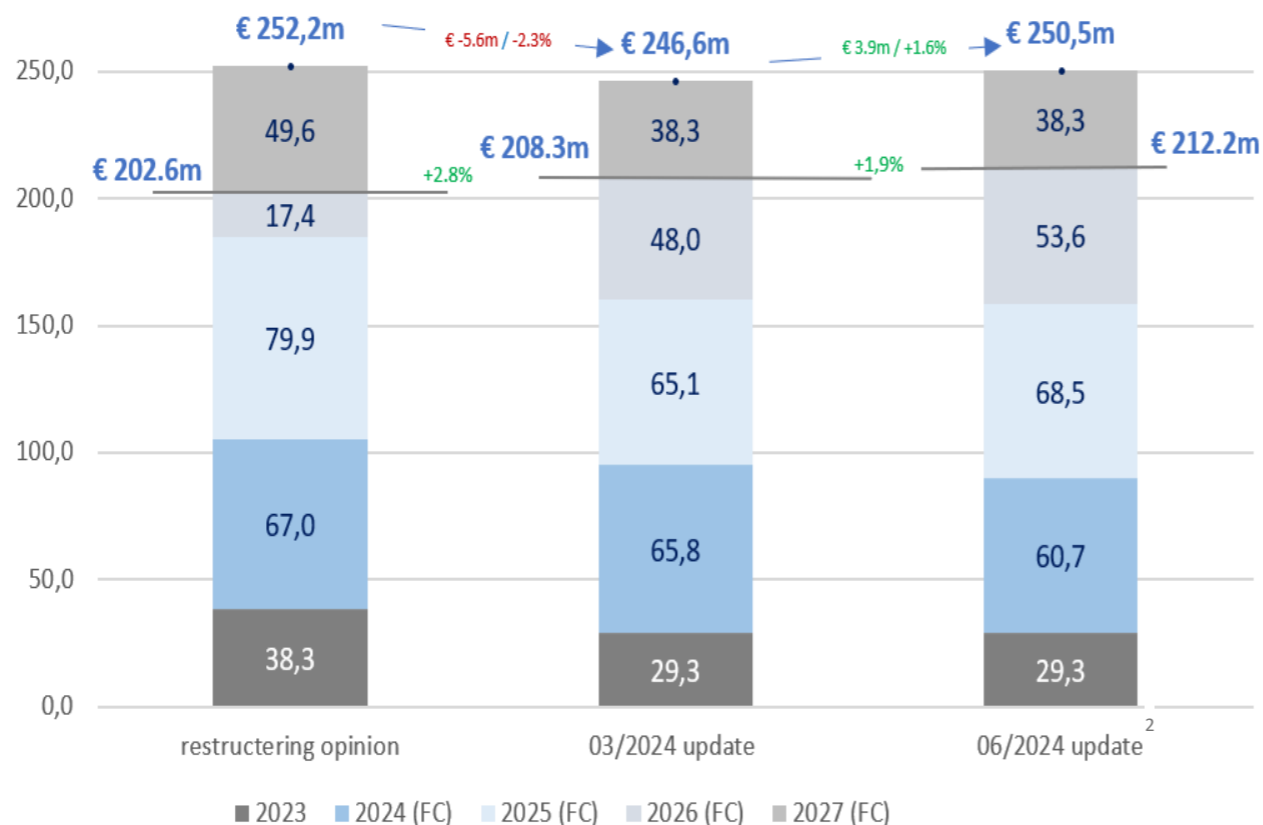
## Key Developments (main cash events)

- ① Main one-time cash out event related to restructuring costs at Corestate level (appr. € 4.5m).
- ② Within end of June 24 Corestate collected approximately € 20.2m from the asset monetization program. Within end of December 24 one-time cash out events related to restructuring costs at Corestate Group level (appr. € 11.0m). For the second half of 2024, the actual planning shows asset sales in total of € 40.5m. By end of the year 2024, Corestate aims to make its interest payments in cash and potentially repay the Senior Notes using any excess cash amount over the € 25.0m liquidity threshold.
- ③ The actual planning shows assets to be sold in totalling of € 55.8m within end of June 2024, thereof one asset expected in Q1 2025 with approximately € 25.5m.

<sup>1</sup> Included potential interest payments and redemption of Super Senior Note of approximately € 19.9m

# QUARTERLY UPDATE: 12 MONTHS LIQUIDITY FORECAST

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



## Comparison of 03/2024 & current asset disposal plans

The restructuring opinion foresaw asset disposals in the total amount of € 252.2m<sup>1</sup> / € 202.6m until 2026; based on the 06/2024 update, those values can be confirmed, slightly increased to € 212.2m.

The still difficult market conditions for real estate investments are causing transaction times to be unusually long. As a result, disposal times are longer than initially forecasted, leading to shifts occurring later between the years.

- 2023: € 29.3m successfully monetized in 2023.
- 2024: the initially planned € 65.8m are expected to decrease to € 60.7m as several projects (e.g. Mezzanine Projects and Corestate Opportunity Fund) are expected to be disposed in 2025 and 2026. € 20.2m were already realized in Q2 2024.
- 2025: the initially planned € 65.1m are currently expected to increase to € 68.5m.
- 2026: the initially planned € 48.0m are expected to notably increase to € 53.6m due to postponements from 2024 and 2025.

<sup>1</sup> The total asset disposal amount of € 252.2m has been reduced by € 1.7m. Until 2026 the asset disposal amount slightly increased by € 9.6m to € 212.2m

<sup>2</sup> Based on August 2024 view