

1 October to 31 December 2024

Quarterly statement

for the first quarter of 2024/2025 financial year

Deutsche
Konsum
REIT-AG



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Corporate key figures

Deutsche Konsum REIT-AG, Broderstorf

Key figures

	1 October 2024 – 31 December 2024	1 October 2023 – 31 December 2023	Difference	%
Income statement				
(TEUR)				
Rental income	17,675	19,913	-2,238	-11.2
Net rental income	10,552	12,749	-2,197	-17.2
EBIT	8,875	10,893	-2,017	-18.5
Financial result	-5,938	-4,037	-1,902	47.1
Net income	1,740	6,511	-4,771	-73.3
FFO	4,701	8,020	-3,541	-41.4
FFO per share (in EUR)	0.13	0.23	0.10	-44.5
aFFO	2,638	6,009	-3,371	-56.1
aFFO per share (in EUR)	0.07	0.17	-0.10	-62.0
Earnings per share, undiluted (in EUR)	0.05	0.19	-0.14	-74.7
Earnings per share, diluted (in EUR)	0.04	0.13	-0.09	-66.2
Recurring costs ratio (in %)	5.5	4.3	1.2	26.8
	31 December 2024	30 September 2024	Difference	%
Balance sheet key figures (TEUR)				
Investment properties	865,412	860,964	4,449	0.5
Total assets	906,089	945,382	-39,293	-4.2
Equity	340,443	318,367	22,075	6.9
Total debt	492,412	549,483	-57,071	-10.4
Finance key figures				
(net) Loan-to-Value (LTV) (in %)	54.7	57.2	-2.5	-4.4
Average interest rate of loans (in %)	2.87	2.86	0.01	0.2
Average interest rate of loans, bonds and convertible bonds (in %)	3.95	3.97	-0.02	-0.4
Average remaining duration of loans (in years)	2.1	2.4	-0.3	-12.5
Interest coverage ratio (ICR), multiple	1.5	3.3	-1.8	-54.7
Real estate key figures				
NAV	382,833	359,571	23,262	6.5
NAV per share (in EUR)	9.40	10.23	-0.83	-8.1
EPRA NTA per share (in EUR)	7.60	7.55	0.05	0.7
REIT equity ratio	45.9	43.3	2.6	6.0
REIT equity ratio (with taxes)	38.4	35.9	2.5	6.9

	31 December 2024	30 September 2024	Difference	%
Share information				
Shares issued (pieces)	40,728,642	35,155,938	5,572,704	15.9
Average number of shares within the reporting period (pieces)	37,154,843	35,155,938	1,998,905	5.7
Market cap (in EUR)	144,179,393	124,803,580	19,375,813	15.5
Share price (in EUR)	3.54	3.55	0.00	-0.3
Dividend per share in the reporting period (in EUR)	0.00	0.00	0.00	0.0
Portfolio key figures				
Number of assets	165	167	-2	-1.2
Rental space (in sqm)	991,967	994,379	-2,412	-0.2
Annualised rent (in TEUR)	69.042	69,738	-696	-1.0
Vacancy rate (in %)	13.9	14.0	-0.1	-0.8
WALT (in years)	4.35	4.38	-0.03	-0.8

Quarterly statement for the period from 1 October 2023 to 31 December 2023

The following interim statement of Deutsche Konsum REIT-AG (hereinafter also referred to as "Deutsche Konsum" or "Company") describes the significant course of business and the asset, financial and earnings position of the first three months of the 2024/2025 financial year ("Q1 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.

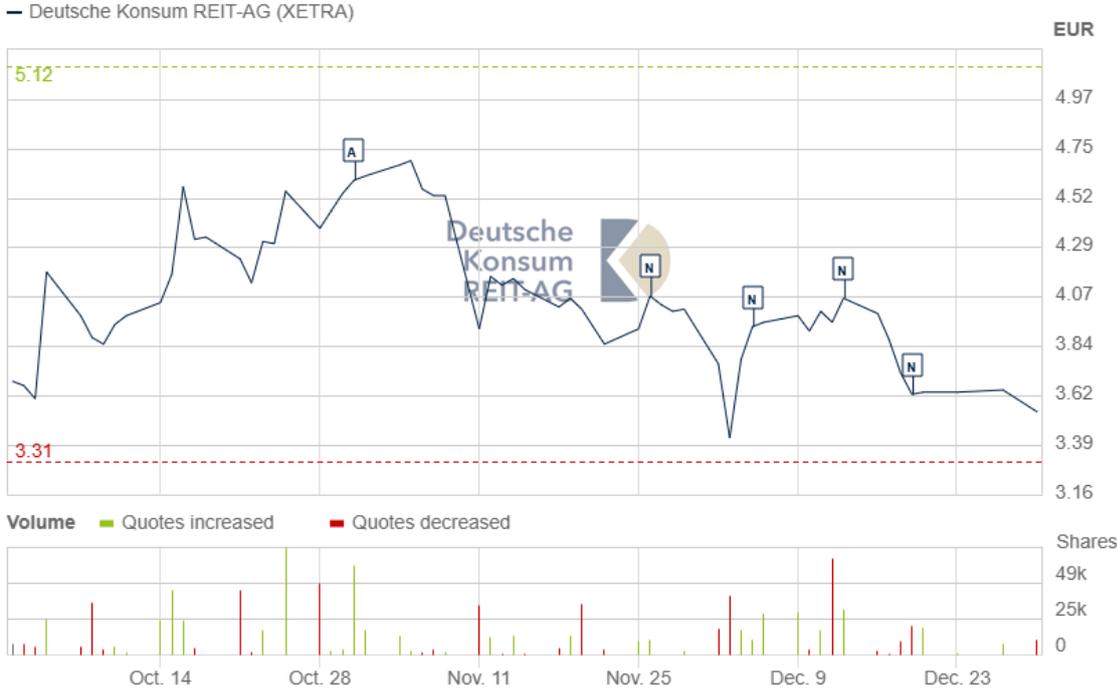
1. The share

DKR share stabilises after price drop

The Deutsche Konsum REIT-AG share showed a volatile performance in the first quarter of the 2024/2025 financial year. At the beginning of the quarter, the share price rose to a high of EUR 5.12. As the quarter progressed, the share price fell and closed the first quarter at EUR 3.55.

The relatively weak share price performance was also reflected in the trading volume on the Xetra exchange: compared to the first quarter of the 2023/2024 financial year, the average daily trading volume fell by around 59 % to 16,013 shares.

The company's market capitalisation amounted to around EUR 144 million as of 31 December 2024.



2. Business development

Portfolio

DKR's real estate portfolio as of 31 December 2024 comprises 165 properties with a balance sheet value of around EUR 886.6 million and a rental area of around 992,000 m².

By the end of the first quarter of the 2024/2025 reporting period, there was a transfer of benefits and encumbrances for two properties sold in Schwante and Wandlitz. Revitalisation and modernisation measures amounting to EUR 2.0 million were carried out in the reporting period, which were capitalised and mainly relate to the revitalisation projects in Ueckermünde, Grevenbroich, Chemnitz (Vita-Center) and Dudweiler.

For the property in Marlow, which was sold in May 2024, both the receipt of payment and the transfer of benefits and encumbrances are outstanding. This also applies to the sale in Güstrow, which was notarised in December 2024. Two sales (Lünen, Kleinwelka) were notarised in October 2024, which were transferred to the purchasers upon receipt of payment in January.

In October and November, the transfer of benefits and encumbrances from two purchase agreements totalling TEUR 2,350 (Weißwasser leasehold) and TEUR 300 (Stendal) took place.

Financing

In November, DKR made a partial repayment on the registered bond in the amount of EUR 10 million and repaid a promissory note loan in the amount of EUR 10 million in full.

In 2015, DKR issued two subordinated collateralised convertible bonds in the amount of EUR 37 million with a term until January 2025. Due to the partial early conversion by Versorgungsanstalt des Bundes und der Länder (Institution under Public Law) in December, a significant portion (EUR 20.4 million) of these bonds was converted through the issue of 5,572,704 new shares. The LTV fell from 57.2% to 54.7%.

Repayment by Obotritia Capital KGaA

In October 2024, DKR and Obotritia Capital KGaA concluded an amendment to the repayment and collateral agreement. It was agreed that in the event of a payment of EUR 28 million, all collateral previously provided by Obotritia Capital KGaA will be released by DKR. It was also 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. In the reporting period, the agreed amounts totalling EUR 38 million were paid in full and used to repay part of DKR debt.

Refinancing of secured and unsecured debt instruments

The company is in constructive talks with the holders of the promissory notes maturing in March and April (TEUR 16,500) and the bonds maturing in September 2025 (TEUR 85,900) with the aim of repaying or extending these debt instruments. Constructive talks are also being held with lenders for secured loans maturing in the current financial year to achieve a prolongation and, if possible, an increase of the loan amount

3. Development of asset, financial and earnings position

Asset position

The balance sheet of Deutsche Konsum REIT-AG as of 31 December 2024 is as follows:

Assets	31/12/2024	30/09/2024	Equity and liabilities	31/12/2024	30/09/2024
	TEUR	TEUR		TEUR	TEUR
Non-current assets	866,296	861,885	Equity	340,443	318,367
Current assets	18,655	58,285	Non-current liabilities	336,676	366,349
			Current liabilities	227,839	255,460
Non-current assets held for sale	21,138	25,212	Financial liabilities regarding non-current assets held for sale	1,131	5,205
Total assets	906,089	945,382	Total equity and liabilities	906,089	945,382

Non-current assets increased by TEUR 4,411 to TEUR 866,296 (30/09/2024: TEUR 861,885). This is mainly due to the purchase of the leasehold property in Weißwasser and the Capex measures. The repayments received (TEUR 38,000) from Obotritia Capital KGaA significantly contributed to the reduction of current assets by TEUR 39,630 and also the balance sheet total. Non-current assets held for sale are at TEUR 21,138 (30/09/2024: TEUR 25,212).

The company's equity increased in the first quarter of the 2024/2025 financial year by the current net profit for the period of TEUR 1,740 and the capital increase for the conversion (TEUR 20,400) to TEUR 340,443 (30/09/2023: TEUR 318,367) - see also page 21.

Non-current and current financial liabilities decreased to EUR 491,281 (30/09/2024: TEUR 544,278) due to ongoing repayments (TEUR 4,807), the conversion (TEUR 20,400), other repayments (TEUR 12,630) and repayments (TEUR 17,239). The reduction in liabilities in connection with non-current assets held for sale reflects the transfer of benefits/encumbrances for the Schwante and Wandlitz properties (TEUR 4,074).

The NAV per share (undiluted) and the EPRA NTA per share (diluted) as of 31 December 2024 are as follows:

TEUR	31/12/2024		30/09/2024	
	NAV (undiluted)	EPRA NTA (diluted)	NAV (undiluted)	EPRA NTA (diluted)
Equity (TEUR)	340,443	340,443	318,367	318,367
Effects from the conversion of the convertible bonds	-	26,683	-	46,992
Deferred taxes	42,390	42,390	41,203	41,203
Key figures, TEUR	382,833	409,516	359,571	406,563
Number of shares on the balance sheet date	40,728,642	40,728,642	35,155,938	35,155,938
Potential conversion shares	-	13,131,222	-	18,703,926
Key figures per share, EUR	9.40	7.60	10.23	7.55

Accordingly, the Net-LTV as of 31 December 2024 is as follows:

TEUR	31/12/2024	30/09/2024
Financial liabilities to banks	346,964	370,624
Convertible bonds	26,683	46,992
Corporate bonds	117,633	126,661
Liabilities in connection with sales	1,131	5,205
Total liabilities	492,412	549,483
minus cash and cash equivalents	-3,922	-1,407
minus fiduciary funds of property management	-334	-353
minus loans	-249	-38,000
minus maintenance reserves ¹	-2,763	-2,489
Net debt	485,143	507,233
Investment properties	865,412	860,964
Properties held for sale	21,138	25,222
Total investment properties	886,550	886,186
Net-LTV	54.7%	57.2%

Financial position

The cash flow statement is as follows:

TEUR	Q1 2024/2025	Q1 2023/2024
Cash flow from operating activities	4,020	6,303
Cash flow from investing activities	37,454	7,932
Cash flow from financing activities	-38,960	-9,696
Cash changes in cash and cash equivalents	2,515	4,539
Financial funds at the beginning of the period	1,407	4,934
Financial funds at the end of the period	3,922	9,472

Cash flow from operating activities (TEUR 4,020) decreased due to the lower rental income and changes in working capital.

The cash flow from investing activities (TEUR 37,454) is characterised by the payments received from Obotritia Capital KGaA but also includes investments in the property portfolio of TEUR 2,063. Interest received in the amount of TEUR 1,951 is also shown here.

Cash flow from financing activities includes payments for repayments and interest (including ground rent) totalling TEUR 28,881 and payments on bonds of TEUR 10,000.

¹ 31 December 2024: Short-term investments of liquid funds.

Earnings position

The Company's earnings position developed as follows in Q1 2024/2025:

TEUR	Q1 2024/2025	Q1 2023/2024
Rental income	17,675	19,913
Net rental income	10,552	12,749
Result from disposals	-7	-17
Other operating income	63	208
Valuation result	-	0
Administrative expenses	-1,732	-2,048
EBIT	8,875	10,893
Financial result	-5,938	-4,037
EBT	2,937	6,856
Income taxes and other taxes	-1,197	-345
Net profit for the period	1,740	6,511

Rental income decreased by TEUR 2,238 to TEUR 17,675 (Q1 2023/2024: TEUR 19,913) due to sales and is reflected almost 1:1 in the rental result.

Administrative expenses, comprising personnel expenses and other operating expenses, have fallen, but include one-off and special effects totalling TEUR 419 (Q1 2023/2024: TEUR 1,085), which also include provisions for severance payments for the departing member of the Management Board.

The administrative expense ratio is as follows:

TEUR	Q1 2024/2025	Q1 2023/2024
Personnel expenses	-532	-307
Other operating expenses	-855	-1,638
Adjustment of one-time and other non-recurring effects	419	1,085
Adjusted administrative expenses	-968	-860
Rental income	17,675	19,913
Administrative expense ratio	5.5 %	4.3%

In summary, EBIT decreased by TEUR 2,017 to TEUR 8,875 (Q1 2023/2024: TEUR 10,893).

Interest expenses rose to a total of TEUR 6,307 (Q1 2023/2024: TEUR 4,989) due to higher interest costs. Interest expenses include ground rents totalling TEUR 167 (Q1 2023/2024: TEUR 180).

Interest income of TEUR 369 was generated in the reporting period (Q1 2023/2024: TEUR 952). The decline is due to the reduced receivables from Obotritia Capital KGaA.

As a result, the financial result decreased by TEUR 1,902 to TEUR -5,935 (Q1 2023/2024: TEUR -4,037), which directly leads to a corresponding reduction in FFO.

In total, this results in a net profit for the period of TEUR 1,740 (Q1 2023/2024: TEUR 6,511), from which FFO and aFFO are derived as follows:

TEUR	Q1 2024/2025	Q1 2023/2024
Net profit for the period	1,740	6,511
Adjustment of income taxes	1,197	345
Adjustment of depreciation	28	29
Adjustment of valuation result	-	-
Adjustment of result from disposals	7	17
Adjustment for non-cash expenses	1,286	185
Adjustment for one-time effects	444	933
FFO	4,701	8,020
- Capex	-2,063	-2,011
aFFO	2,638	6,009

Non-cash expenses include the compounding of interest on debt instruments using the effective interest method and impairment losses on rent receivables. The one-off and special effects include non-recurring expenses. In the first quarter of the current financial year, these were in particular personnel expenses in connection with a departing member of the Management Board.

The capitalised costs (capex) mainly comprise value-enhancing modernisation and expansion measures at the properties in Ueckermünde, Grevenbroich, Chemnitz (Vita-Center) und Dudweiler.

This results in FFO per share of EUR 0.13 (Q1 2023/2024: EUR 0.23) and aFFO of EUR 0.07 per share (Q1 2023/2024: EUR 0.17).

4. Supplementary report

Sales

Payment has not yet been received for the property in Marlow, which was sold by notarised contract in May 2024. Further sales of three properties in Lünen, Kleinwelka and Güstrow were notarised in October and December respectively. Following receipt of payment for Lünen and Kleinwelka in January 2025, the transfer of benefits/encumbrances took place on 1 February 2025. Payment for Güstrow is expected to be received in the second quarter.

Convertible bonds

In January 2025, a further portion (EUR 9.6 million) of the bonds due for conversion was converted through the issue of 2,622,449 new shares.

5. 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".

In the opinion of the Management Board, the risk position has not changed significantly since 1 October 2024.

6. Outlook and forecast

Stable operating business development / focus on refinancing short-term maturing debt instruments

The operating business development is stable as expected, with the focus remaining on efficient portfolio management. In the coming quarters, the priority will be on refinancing or repayment of the corporate bonds maturing in the short term. In order to gradually reduce the LTV ratio, the Company plans to execute selective property disposals when attractive offers arise.

Currently no earnings forecast

Due to the targeted refinancing and any property disposals that may have to be implemented, the realisation of which cannot be planned in concrete terms, the Management Board is currently unable to make a reliable forecast of the key financial figures for the current 2024/2025 financial year. However, the Management Board is endeavouring to provide a forecast for the second half of the financial year. Based on the current planning for the 2024/2025 financial year - due to selective property sales - the Management Board expects a decline in rental income to a range between EUR 66 million and EUR 71 million. A corresponding decline in FFO is expected.

7. Headline Earnings per share (HEPS)

According to listing requirements of the JSE Limited (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	Q1 2024/2025	Q1 2023/2024
Net income (undiluted)	1,739.8	6,510.5
Excluding valuation result according to IAS 40	-	-
Excluding valuation result according to IFRS 5	7.2	16.7
Headline Earnings (undiluted)	1,747.1	6,527.2
Interest expenses on convertible bonds	510.2	157.7
Headline Earnings (diluted)	2,257.2	6,685.0
Average number of shares issued in the reporting period (undiluted), in thousands	37,154.8	35,155.9
Potential conversion shares, in thousands	13,131.2	15,195.2
Average number of shares issued in the reporting period (diluted), in thousands	50,286.1	50,351.1
Headline Earnings per share (EUR)		
Diluted	0.05	0.19
Undiluted	0.04	0.13

**Interim financial statements for the period from
1 October 2024 to 31 December 2024
of the 2024/2025 financial year**

Deutsche Konsum REIT-AG, Broderstorf

Balance sheet as at 31/12/2024

TEUR	<u>31/12/2024</u>	<u>30/09/2024</u>
Assets		
Non-current assets		
Investment properties	865,412.4	860,963.5
Tangible assets	884.2	911.4
Other non-current assets	0.0	10.1
	866,296.5	861,885.0
Current assets		
Trade receivables	6,167.8	2,392.1
Income tax refund claims	599.7	599.7
Other current assets	7,965.2	53,886.0
Means of payment	3,922.0	1,407.3
	18,654.6	58,285.0
Non-current assets held for sale	21,137.7	25,211.9
TOTAL ASSETS	906,088.8	945,382.0
Liabilities		
Equity		
Issued share capital	40,728.6	35,155.9
Capital reserve	211,904.6	197,141.6
Other reserves	723.4	723.4
Net profit	87,086.2	85,346.3
	340,442.7	318,367.3
Non-current liabilities		
Liabilities to banks	252,062.8	272,377.4
Liabilities from convertible bonds	-	10,071.5
Liabilities from corporate bonds	30,361.5	30,816.6
Other provisions	3.5	3.5
Other non-current liabilities	11,858.3	11,877.1
Deferred tax liabilities	42,390.0	41,203.3
	336,676.0	366,349.3
Current liabilities		
Liabilities to banks	94,901.2	98,247.0
Liabilities from convertible bonds	26,683.4	36,920.5
Liabilities from Corporate bonds Corporate bonds	87,271.6	95,844.7
Tax provisions	9,908.7	9,908.7
Other provisions	3,484.5	4,445.0
Trade payables	1,551.9	5,449.2
Income tax liabilities	-	794.3
Other current liabilities	4,037.7	3,850.7
	227,839.0	255,460.2
Financial liabilities regarding non-current assets held for sale	1,310.0	5,205.2

TOTAL EQUITY AND LIABILITIES

906,088.8	945,382.0
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Deutsche Konsum REIT-AG, Broderstorf
Statement of comprehensive income

TEUR	01/10/2024- 31/12/2024	01/10/2023- 31/12/2024
Rental income	17,675.0	19,912.8
Income from operating and ancillary costs	3,830.8	5,074.6
Operating expenses	-10,953.8	-12,238.2
Net rental income	10,551.9	12,749.1
Proceeds from the disposal of properties	4,074.2	0.0
Expenses on the sale of properties	-4,081.5	-16.7
Net proceeds from the disposal of properties	-7.2	-16.7
Other income	62.8	208.5
Subtotal	10,607.6	12,940.9
Personnel expenses	-532.4	-307.0
Depreciation and amortisation of tangible and intangible assets	-27.7	-29.3
Impairment loss of inventories and receivables	-317.8	-73.8
Other administrative expenses	-854.5	-1,638.3
Administrative expenses	-1,732.4	-2,048.4
EBIT	8,875.1	10,892.5
Interest income	368.7	952.2
Interest expense	-6,306.8	-4,988.8
Financial result	-5,938.2	-4,036.5
EBT	2,936.9	6,856.0
Income tax	-1,197.1	-345.5
Other tax	0.0	0.0
Net income	1,739.8	6,510.5
Earnings per share (in EUR)		
Undiluted earnings per share	0.05	0.19
Diluted earnings per share	0.04	0.13

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

TEUR	<u>Issued share capital</u>	<u>Capital reserve</u>	<u>Other reserves</u>	<u>OCI</u>	<u>Retained earnings</u>	<u>Total equity</u>
As at 01/10/2023	35,155.9	197,141.6	723.4	0.0	83,378.6	316,399.5
Period result					6,510.5	6,510.5
As at 31/12/2023	35,155.9	197,141.6	723.4	0.0	89,889.1	322,910.1
As at 01/10/2024	35,155.9	197,141.6	723.4	0.0	85,346.3	318,367.2
Period result					1,739.8	1,739.8
Allocation to/withdrawal from reserves		14,827.3				14,827.3
Capital increase from conversion	5,572.7					5,572.7
Costs of equity procurement		-64.3				-64.3
As at 31/12/2024	40,728.6	211,904.6	723.4	0.0	87,086.1	340,442.7

Deutsche Konsum REIT-AG, Broderstorf

Cash flow statement

Information in TEUR	01/10/2024- 31/12/2025	01/10/2023- 31/12/2024
Period result	1,739.8	6,510.5
+/- Interest expense/interest income	5,938.2	4,036.5
+/- Depreciation, amortisation and write-downs/reversals of intangible as- sets, tangible assets and financial assets	27.7	29.3
+ Impairments on inventories and receivables	317.8	73.8
-/+ Gains/losses on disposals of investment properties	7.2	0.0
+/- Increase/decrease in provisions	-960.5	-23.8
+/- Income tax expense/income Current income taxes	10.4	4.3
+/- Income tax expense/income Deferred income taxes	1,186.6	341.2
- Income taxes paid	-804.8	-4,667.2
-/+ Increase/decrease in inventories, trade receivables and other assets not attributable to investing or financing activities	-525.5	-545.6
+/- Increase/decrease in trade payables and other liabilities not attributable to investing or financing activities	-2,916.7	543.9
Cash flow from operating activities	4,020.4	6,302.8
+ Proceeds from disposals of investment properties	4,067.0	0.0
- Cash payments related to property investments	-4,438.8	-2,010.7
- Cash payments related to investments in financial assets	-0.4	-9.8
+ Proceeds from financial investments as part of short-term financial management	35,876.0	1,885.0
+ Proceeds from disposals of other non-current assets held for sale	0.0	5,000.0
+ Interest received	1,950.6	3,067.8
Cash flow from investing activities	37,454.5	7,932.4
- Disbursement of equity procurement costs	-64.4	0.0
- Cash payments related to the issue of borrowings	-15.0	-15.0
- Amortisation of loans	-33,772.8	-6,015.1
- Interest paid	-5,108.0	-3,666.3
Cash flow from financing activities	-38,960.2	-38,960.2
Change in cash and cash equivalents	2,514.7	4,538.9
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	3,922.0	9,472.4

About Deutsche Konsum REIT-AG

Deutsche Konsum REIT-AG 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 supply 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).

Deutsche Konsum holds a retail portfolio with a lettable area of around 992.000 sqm and an annualised rent of around EUR 69.0 million, spread over 165 properties, at the time of publication of this quarterly statement. The balance sheet value of the portfolio is currently around EUR 887 million.

Deutsche Konsum REIT-AG share

As at	12 February 2025
ISIN	DE000A14KRD3
WKN	A14KRD
Ticker symbol	DKG
Initial offering	15/12/2015
Number of shares	43,351,091
Share capital	EUR 43,351,091.00
Trading locations	XETRA, Frankfurt, Berlin, JSE (South Africa/secondary listing)
Market segment	Prime Standard
Share price (closing price Xetra on 12 February 2025)	EUR 3.71
Market capitalisation	more than 160 million
52W – high/low (Xetra)	EUR 5.12/2.40

Financial calendar

14 February 2025	Publication of the quarterly statement for the first quarter of 2024/2025 financial year
25 March 2025	Solventis Aktienforum, Frankfurt am Main
15 May 2024	Publication of the half-yearly financial report of 2024/2025 financial year
1 April 2025	Annual General Meeting, Berlin
14 August 2025	Publication of the quarterly statement for the third quarter of 2024/2025 financial year
19 December 2025	Publication of the final annual statements/annual financial report for the financial year 2024/2025

Publisher

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(Registration number HRB 13072)

FSE Share Code: A14KRD

JSE Share Code: DKR

ISIN: DE000A14KRD3

LEI: 529900QXC6TDASMCSU89

JSE Sponsor

PSG Capital

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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.

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