

Aroundtown SA

Germany / Real Estate
 Frankfurt Stock Exchange
 Bloomberg: AT1 GR
 ISIN: LU1673108939

2025 results &
 GCP share exchange
 offer

RATING
PRICE TARGET

Return Potential
 Risk Rating

BUY
€ 4.10
 78.7%
 Medium

PORTFOLIO REPOSITIONING GAINS TRACTION

Full year reporting highlighted the continued strength of Aroundtown's operating business with solid growth seen across all major asset classes. LFL rental income increased 3.0% in 2025 reflecting resilient tenant demand across the office, residential and hotel portfolios, while LFL revaluations of +3.1% signalled further stabilisation in property markets following the devaluation phase of the past two years. Although higher financing costs continued to weigh on FFO I, the recently launched share buyback offers up to 7% FFOPS accretion (at a €3 share price) in 2026. Now the landlord is gradually shifting from more defensive capital structure optimisation towards a more balanced capital allocation combining internal growth, capital recycling and selective external opportunities. Against this backdrop, the proposed exchange offer for Grand City Properties could further strengthen AT's platform and operations by increasing economic participation in GCP's residential cash flows (lower minority leakage), while simplifying the group structure. We maintain our Buy rating and €4.1 TP (upside: 79%).

Portfolio repositioning gains traction 2025 reporting again underscored the benefits of AT's diversified asset base with steady operating momentum evident across the portfolio. Underlying dynamics included: (1) a still tightening resi demand-supply gap; (2) a strong and well-diversified tenant base for office assets helping AT capture indexation upside; and (3) hospitality tailwinds for the hotel properties that are also capturing rent upside from repositioned assets—another 15+ hotels are slated for upgrades by YE26 and 2027, which could lead to a return on CapEx >10%. Aroundtown brass believes overall portfolio flexibility should help mitigate cyclical office demand weakness while unlocking incremental long-term value. A still sputtering German economy continues to gate office leasing momentum but has prompted management to accelerate selective conversion opportunities for underutilised office assets into higher-demand uses such as data centres and . . . (p.t.o.)

FINANCIAL HISTORY & PROJECTIONS

	2022	2023	2024	2025	2026E	2027E
Rental income (€m)	1,222.1	1,192.8	1,180.9	1,182.9	1,231.2	1,269.2
YoY growth	12.6%	-2.4%	-1.0%	0.2%	4.1%	3.1%
Adj. EBITDA (€m)	1,002.3	1,002.9	1,014.4	999.3	1,050.9	1,093.3
Net income (€m)	-457.1	-2,426.4	309.3	1,127.9	917.7	940.5
EPRA NTA (€m)	10,135.2	8,058.7	8,165.4	8,502.5	8,632.2	9,083.5
EPRA NTAPS (€)	9.3	7.4	7.4	7.8	8.7	9.1
DPS (€)	0.00	0.00	0.00	0.08	0.13	0.13
FFO 1 (€m)	362.7	332.0	315.5	288.0	265.4	259.6
FFOPS 1 (€)	0.33	0.30	0.29	0.26	0.26	0.26
Liquid assets (€m)	2,709.4	3,026.0	3,640.9	4,029.6	3,274.8	2,010.3

RISKS

Risks include, but are not limited to, unfavourable interest rate developments, unfavourable macroeconomic developments, and the departure of key personnel.

COMPANY PROFILE

Aroundtown SA is a specialist real estate company focused on investing in and managing value-add properties primarily located in the German / London and Netherlands real estate markets.

MARKET DATA

As of 23 Mar 2026

Closing Price	€ 2.29
Shares outstanding	1,537.03m
Market Capitalisation	€ 3,525.94m
52-week Range	€ 2.28 / 3.48
Avg. Volume (12 Months)	2,285,340

Multiples	2025	2026E	2027E
P/FFO 1	8.7	8.8	8.8
P/NTA	0.3	0.3	0.3
FFO 1 Yield	11.5%	11.3%	11.4%
Div. Yield	3.5%	5.7%	5.7%

STOCK OVERVIEW



COMPANY DATA

As of 31 Dec 2025

Liquid Assets	€ 4,033.5m
Investment Properties	€ 24,916.0m
Total Assets	€ 33,690.6m
Current Liabilities	€ 2,986.8m
EPRA NTA	€ 8,502.5m
Total Equity	€ 15,021.8m

SHAREHOLDERS

Treasury shares*	30.0%
Avisco Group / Vergoport	15.0%
Stumpf Capital	10.0%
Free Float	45.0%

* 12% are held through TLG, voting rights suspended



. . . serviced apartments. In the meantime, an uneven transaction market continues to favour well-capitalised landlords capable of navigating refinancing pressures across the sector. We expect external growth to be a part of the 2026 playbook.

Financial flexibility paves the way for more offensive initiatives in 2026 AT continues to execute its capital recycling strategy aimed at strengthening the balance sheet and improving long-term cash flow quality. The landlord has earmarked some €676m of held-for-sale-properties for the 2026 campaign. During 2025 the company disposed of roughly €790m of its assets while redeploying capital toward debt reduction, opportunistic investments and shareholder returns. This includes the recently launched €250m share buyback programme which effectively reinvests disposal proceeds from properties sold close to BV at a deep discount to NAV, while offering FFOPS accretion over time. Buyback volumes are a bit ahead of schedule, which means the programme may finish a few months ahead of the YE26 target.

Management also highlighted the group's continued access to diversified capital markets funding, issuing €4.6bn of straight debt and perpetual note instruments across currencies and maturities while refinancing higher-coupon perpetual notes to mitigate the impact of upcoming coupon resets. Aroundtown brass reiterated that preserving financial flexibility remains central to the 2026 strategy allowing the landlord to capitalise on refinancing-driven opportunities as smaller, enfeebled operators with poor access to financing are culled from European real estate markets.

Weighing AT's share exchange offer to GCP shareholders Aroundtown also announced a voluntary exchange offer to increase its stake in Grand City Properties from 63% to up to 89.5% through a share-for-share transaction. The offer allows GCP shareholders to exchange each tendered share for four Aroundtown shares held in treasury until 9 April with the exchanged shares carrying dividend rights from 1 January 2025. The offer corresponds to a 6.6% premium to the 3 March 2026 closing price.

A successful transaction would increase Aroundtown's economic participation in GCP's residential cash flows and further simplify the group structure. Although the higher share count from exchanged treasury shares means the initial impact to bottom line FFOPS will be neutral, we reckon Aroundtown shareholders will benefit over the long-term from: (1) accretive and higher FFO as operational synergies are realised; (2) higher exposure to robust resi market that offers strong cash flows; (3) improved liquidity; and (4) lower minority interest leakage through FFO—up to €49m on day one post-transaction (assuming full acceptance to 89.5%).

For GCP shareholders, the exchange offer is an opportunity to migrate to a larger and more liquid real estate platform while maintaining exposure to the underlying assets through an all-share structure. We reckon Aroundtown's significantly larger market capitalisation, MDAX membership, and deeper trading liquidity could improve institutional investor access and strengthen the combined group's capital markets profile. The transaction would also position GCP investors within a more diversified property company, combining the defensive residential cash flows of GCP with the commercial and hospitality exposure of Aroundtown, thereby generating higher growth than is currently on offer from German resi.

YEAR END 2025 HIGHLIGHTS

Figure 1: Like-for-like 2025 breakdown



Source: First Berlin Equity Research; Aroundtown

Net rental income like-for-like (LFL) was +3.0% at the end of the period. The Residential segment led LFL performance at +3.6%, narrowly ahead of the 3.5% notched by Hotels. The latter category continued to benefit from good business and leisure travel trends, while CPI-indexation and a strong tenant base anchored by the public sector supported higher rents for offices. The systemic residential supply and demand imbalance again tightened resi vacancies to a historical low of 3.2% (YE24: 3.5%) providing good operational tailwinds. We do not expect the resi dynamics to change for the foreseeable future.

Table 1: Fourth quarter results vs FBe and prior year comps

All figures in EURm	Q4/25	Q4/25E	variance	Q4/24	variance	2025	2024	variance
Rental income	398	403	-1%	385	4%	1,543	1,542	0%
Net rent	297	302	-2%	298	-1%	1,183	1,181	0%
AEBITDA	249	255	-2%	256	-3%	999	1,014	-1%
Margin	84%	84%	-	86%	-	84%	86%	-
FFO 1	67	73	-8%	80	-16%	288	316	-9%
FFOPS 1 (€)	0.06	0.07	-8%	0.07	-16%	0.26	0.29	-10%

Source: First Berlin Equity Research; Aroundtown

Operational KPIs steady YoY Net disposal effects (overleaf) tempered the good LFL performance and meant that net rental income (NRI) of €297m for the December quarter was virtually unchanged YoY, while AEBITDA dipped only slightly (-3%). Bottom line FFO 1 was 16% lower YoY than the prior year comp, as stable AEBITDA was unable to fully compensate for higher financing costs, lower JV contributions (-31% YoY), and a small uptick in perpetual note attributions.

On a full year basis, the headline results showed a similar YoY cadence to the Q4 figures. AEBITDA kept pace with the 2024 result, but FFO 1 was below the 2024 comp, owing to the aforementioned non-operational factors in Q4. FFO 2 tallied €415m in 2025 on the €790m in disposals executed near book value. These allowed AT to crystallise gains of ~€127m and boost liquidity.



YE25 revaluations a positive The portfolio was again fully revalued by external assessors for full-year reporting with no meaningful gains recorded for the December quarter. For the year, AT booked a €394m revaluation result equal to a LFL revaluation gain of 3.1% (excl. CapEx: 1.6%). The result owes to good operational growth (+3.0% LFL rent growth) and was led by 5.1% for resi assets (3.6% excluding CapEx). The result helped boost EPRA NTAPS 5.4% YoY to €7.8 on a stable share count.

Some €10bn in signed disposals since the start of 2020 Aroundtown sold some €790m in properties last year, but offset these deals with €500m in closed acquisitions as part of its capital recycling program—signed deals tallied €175m. Given the tenor of the earnings call, AT might become a net buyer in 2026 for the first time since 2019.

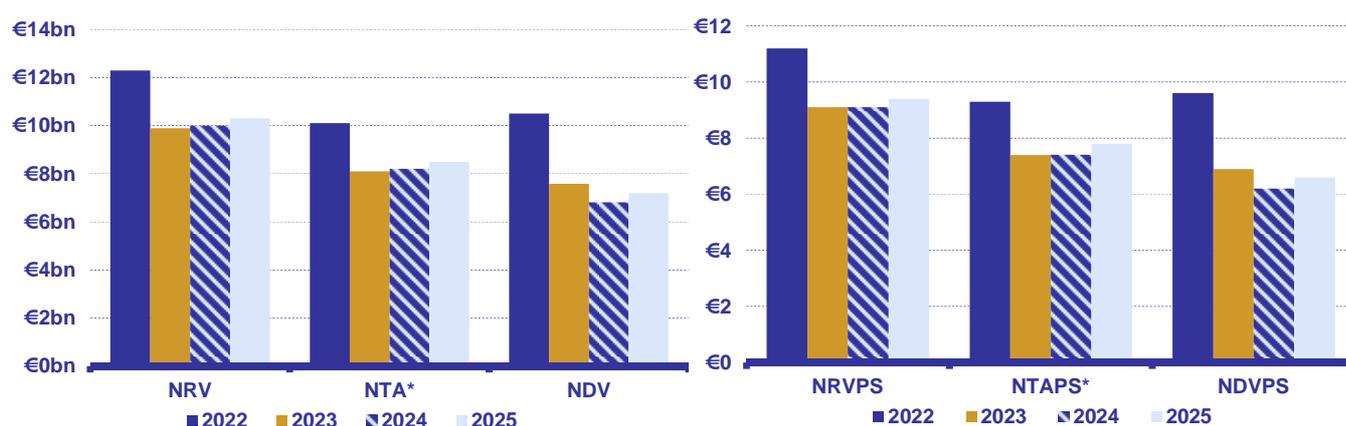
Table 2: YE25 portfolio KPIs

in €m	Unit	2025	2024	Variance
Investment property	€m	24,916	24,375	2%
Value per m ²	m ²	2,657	2,521	5%
Annualised net rent	€m	1,149	1,146	0%
LFL rental growth	%	3.0	2.9	0.1PP
Rental yield	%	5.0	5.1	-0.1PP
Vacancy	%	7.6	7.5	0.1PP
In-place rent	m ²	11.7	11.2	4%

Source: First Berlin Equity Research; Aroundtown

Portfolio KPIs largely unchanged QoQ The portfolio value edged up to €2,657 / m² (YE24: €2,521 / m²). YE25 in-place rent stood at €11.7 / m² vs €11.2 / m² at YE24, and the portfolio vacancy rate remained steady YoY at 7.6%, although office vacancy crept 30 basis points higher YoY to 13.0%. Annualised net rent tallied €1,149m at the end of the reporting period. The portfolio currently has rent reversionary potential of ~25% to be captured over the mid- to long-term with a host of good operational drivers in place.

Figure 2: EPRA BPR reporting



*Reclassified in Dec. 2022 to exclude real estate transfer tax

Source: First Berlin Equity Research; Aroundtown

**Table 3: Financial highlights**

All figures in EURm	2025	2024	Variance
Cash and liquid assets	4,034	3,642	11%
Investment property	24,916	24,375	2%
Total assets	33,691	33,620	0%
Total financial debt	14,951	14,512	3%
Total equity	15,022	15,010	0%
Equity ratio	45%	45%	-
EPRA NTA	8,503	8,165	4%
Unencumbered asset ratio	70%	71%	-
Loan-to-Value (LTV)	41%	42%	-

Source: First Berlin Equity Research; Aroundtown

The LTV moved one percentage point lower sequentially to 41% and remains below the targeted 45% level set by AT brass. This also gives AT good headroom to pursue acquisition growth. The Q4 net debt / EBITDA and interest coverage (ICR) ratios stood at 10.9x and 3.9x respectively vs 10.7x and 4.0x at YE24. Plus, the company still has ~€17bn in unencumbered assets in its financial tool kit, if it needs to swap out further unsecured debt with bank loans. AT also issued three new straight bonds in Q1/26 in CHF and AUD to maintain good currency diversification.

OUTLOOK

Table 4: Initial 2026 guidance and drivers

	Unit	2026 Guidance	FBe 2026	2025
FFO 1	€m	250 -280	265	288
FFOPS 1	€	0.24 -0.27	0.26	0.26
DPS*	€	0.12 -0.14	0.13	0.08

* subject to AGM approval, based on updated dividend policy to 50% of FFO I from 2026 onward

Positive drivers	Negative drivers
Conservative rent increases	Full impact of 2025 disposals
Impact of acquisitions	Expected 2026 disposals from Held for Sale assets; already excluded from FFO 1 guide
Cost efficiency measures	Refinancing above current CoD, but with incremental CoD declining, the gap is narrowing
Perpetual note deals --> lower total coupon	
Share buyback	

Source: First Berlin Equity Research estimates; Aroundtown



Updated estimates Changes to our forecasts are largely traced to: (1) expected financing expenses after factoring in the recent bond issuances in Q1/26; (2) new run rate for perpetual note coupon payments; and (3) adjustments to operating costs reflecting Q4 results.

We have also adjusted our share count to factor in the impact of the ongoing share buyback. After the recent pullback in the AT share price, the landlord should be able to repurchase at close to 100m shares. This accounts for the upside in our FFOPS targets, which now assume weighted average shares outstanding of 1.02bn for 2026 and 993m for next year for KPI calculations. We have not made any adjustment for the GCP offer at this point. Our estimates now sit close to the midpoint of the FFO 1 guide (table 4).

Table 5: Changes to FBe and target price

	old	new	revision	upside	dividend yield	total upside
Target price (€)	4.1	4.1	0%	79%	6%	84%
in €m	Old	2026E New	variance	Old	2027E New	variance
Net rent (NRI)	1,215	1,231	1.3%	1,253	1,269	1.3%
AEBITDA	1,043	1,051	0.7%	1,085	1,093	0.8%
margin	86%	85%	-	87%	86%	-
FFO 1	283	265	-6.1%	267	260	-2.7%
Margin	23%	22%	-	21%	20%	-
FFOPS 1 (€)	0.26	0.26	0.6%	0.24	0.26	7.1%

Source: First Berlin Equity Research estimates

Target price stays at €4.1 The aforesaid changes to our forecasts and share count are offset by a higher WACC estimate that now factors in a 3% risk free rate (old: 2.8%) to track the recent jump in German 10yr Bond yields.



VALUATION MODEL

Maintain Buy and €4.1 TP (upside: 79%) Aroundtown has spent the past several years focused on balance sheet strengthening and operational stabilisation across its diversified property platform. With leverage now largely normalised, the landlord is slowly shifting toward a more offensive capital allocation strategy combining internal growth, capital recycling and shareholder returns—including the recently launched share buyback programme.

In our view, the proposed increase in its stake in Grand City Properties highlights AT's ability to enhance economic participation in high-quality residential cash flows. Yet the equity market still prices AT shares as if financial fragility persists. As these strategic initiatives crystallise in reported earnings and capital returns, we believe the gap between operational performance and market perception should gradually narrow.

Table 6: DCF model

All figures in EURm	2026E	2027E	2028E	2029E	2030E	2031E	2032E	2033E
AEBITDA	1,051	1,093	1,134	1,172	1,210	1,248	1,287	1,327
(-) Tax	-126	-131	-136	-141	-145	-150	-154	-159
(=) Net operating cash flow	925	962	998	1,031	1,065	1,098	1,132	1,168
(-) Total investments (CapEx and WC)	-427	-454	-414	-427	-428	-441	-456	-472
(-) Capital expenditures	-324	-443	-404	-418	-419	-433	-448	-463
(-) Working capital	-103	-12	-9	-9	-9	-8	-8	-8
(=) Free cash flows (FCF)	498	508	585	604	637	657	676	696
PV of FCF's	478	463	506	496	496	486	474	463

All figures in EUR '000	WACC	Terminal growth rate							
		1.7%	1.8%	1.9%	2.0%	2.1%	2.2%	2.3%	
PV of FCFs in explicit period	6,025	4.8%	6.5	7.0	7.5	8.1	8.7	9.4	10.1
PV of FCFs in terminal period	12,469	5.0%	5.2	5.6	6.1	6.6	7.1	7.7	8.2
Enterprise value (EV)	18,495	5.2%	4.1	4.4	4.8	5.3	5.7	6.2	6.7
+ Net cash / - net debt (2024)	-14,317	5.4%	3.1	3.4	3.7	4.1	4.5	4.9	5.3
+ Investments / minority interests	0	5.6%	2.2	2.4	2.7	3.1	3.4	3.8	4.1
Shareholder value	4,178	5.8%	1.3	1.6	1.9	2.1	2.4	2.7	3.1
Fair value per share in EUR	4.1	6.0%	0.6	0.8	1.1	1.3	1.6	1.8	2.1

	WACC	Terminal AEBITDA margin							
		87.7%	88.7%	89.7%	90.7%	91.7%	92.7%	93.7%	
Cost of equity	7.6%	4.8%	7.1	7.4	7.7	8.1	8.4	8.8	9.1
Pre-tax cost of debt	3.0%	5.0%	5.6	6.0	6.3	6.6	6.9	7.2	7.5
Tax rate	12.0%	5.2%	4.4	4.7	5.0	5.3	5.5	5.8	6.1
After-tax cost of debt	2.6%	5.4%	3.3	3.6	3.8	4.1	4.4	4.6	4.9
Share of equity capital	45.0%	5.6%	2.3	2.6	2.8	3.1	3.3	3.5	3.8
Share of debt capital	55.0%	5.8%	1.5	1.7	1.9	2.1	2.4	2.6	2.8
WACC	5.4%	6.0%	0.7	0.9	1.1	1.3	1.5	1.7	1.9

*Please note our model runs through 2038 and we have only shown the abbreviated version for formatting purposes; perpetual notes included in net debt for DCF purposes



INCOME STATEMENT

All figures in EURm	2021	2022	2023	2024	2025	2026E	2027E
Net rent	1,086	1,222	1,193	1,181	1,183	1,231	1,269
Operating and other income	238	388	410	361	360	368	379
Rental and operating income (RI)	1,323	1,610	1,603	1,542	1,543	1,599	1,648
Capital gains, property revaluations & other	810	-497	-3,218	-125	386	445	476
Result from equity-accounted investees	193	6	-150	-43	15	16	16
Property OpEx	-533	-695	-638	-550	-549	-555	-564
Other income	0	0	0	0	0	0	0
Administration & other OpEx	-57	-63	-65	-66	-65	-66	-68
Operating income (EBIT)	1,737	361	-2,468	759	1,329	1,438	1,509
Net financial result	-180	-185	-230	-235	-243	-313	-352
Other financial expenses	-162	-194	-14	-31	-49	0	0
Impairment of goodwill	0	-404	-137	-46	-239	0	0
Pre-tax income (EBT)	1,394	-422	-2,849	446	798	1,124	1,158
Tax expense	-100	-117	-120	-125	-129	-136	-141
Deferred tax	-216	82	543	-13	459	-71	-76
Tax result	-316	-35	423	-137	330	-207	-217
Comprehensive net income	1,078	-457	-2,426	309	1,128	918	940
Minority interests	330	70	-592	53	256	211	216
Perpetual notes	106	118	153	203	207	200	200
Net income to owners	642	-645	-1,988	53	665	507	524
Basic EPS (€)	0.55	-0.58	-1.82	0.05	0.61	0.50	0.53
AEBITDA	975	1,002	1,003	1,014	999	1,051	1,093
Ratios							
AEBITDA before JV contributions (NRI)	80.2%	77.2%	79.3%	80.1%	80.0%	80.8%	81.5%
FFO 1 margin (NRI)	32.5%	29.7%	27.8%	26.7%	24.3%	21.6%	20.5%
Expenses as % of revenues							
Property OpEx	40.3%	43.2%	39.8%	35.7%	35.6%	34.7%	34.2%
Administration & other OpEx	4.3%	3.9%	4.0%	4.3%	4.2%	4.2%	4.1%
Y/Y Growth							
Net rent	8.2%	12.6%	-2.4%	-1.0%	0.2%	4.1%	3.1%
Operating income	5.1%	-79.2%	n.m.	n.m.	75.3%	8.2%	5.0%
Adjusted EBITDA	3.3%	2.8%	0.1%	1.1%	-1.5%	5.2%	4.0%
Net income/ loss	-1.5%	n.m.	n.m.	n.m.	1149.9%	-23.8%	3.5%
Funds from Operations (FFO)							
AEBITDA before JV contribution	871	944	946	946	946	995	1,034
Finance expense	-180	-185	-230	-235	-243	-313	-352
Tax expense	-100	-117	-120	-125	-129	-136	-141
Minority adjustment	-82	-136	-127	-128	-121	-122	-125
Other adjustments	7	5	3	2	2	2	2
Perpetual attribution	-106	-118	-153	-203	-207	-200	-200
FFO 1 before JV contribution	409	392	318	257	248	225	219
JV FFO 1 contributions	69	46	47	58	40	40	41
Extraordinary provision for uncollected rents	-125	-75	-33	0	0	0	0
FFO 1	353	363	332	315	288	265	260
FFOPS 1 (€)	0.30	0.33	0.30	0.29	0.26	0.26	0.26



BALANCE SHEET

All figures in EURm	2021	2022	2023	2024	2025	2026E	2027E
Current assets, total	5,529	4,856	4,692	5,600	5,606	4,546	3,011
Cash and cash equivalents	2,873	2,305	2,641	3,128	3,618	2,861	1,595
Short-term investments	376	313	506	652	402	403	403
Receivables	1,219	1,168	1,008	1,035	849	920	948
Other current assets	28	138	127	81	61	62	64
Assets held for sale	1,033	931	410	703	676	300	0
Non-current assets, total	33,854	32,492	28,868	28,020	28,085	29,196	30,421
Property, plant & equipment	1,849	1,508	1,379	1,329	1,051	1,054	1,057
Investment properties	29,116	27,981	24,632	24,375	24,916	26,036	27,255
Equity accounted investees	1,223	1,292	1,087	926	1,036	1,017	1,011
Other LT assets	1,667	1,711	1,769	1,390	1,082	1,089	1,097
Total assets	39,383	37,347	33,559	33,620	33,691	33,743	33,431
Current liabilities, total	1,607	1,289	1,539	2,948	2,987	3,534	3,925
Short-term debt	544	123	420	1,692	1,781	2,343	2,701
Accounts payable	621	666	672	689	790	758	775
Provisions & other current liabilities	442	500	448	567	416	432	450
Long-term liabilities, total	18,620	18,235	16,870	15,662	15,682	14,851	13,538
Long-term debt	15,026	14,573	13,822	12,763	13,170	12,238	10,815
Deferred tax liabilities	2,766	2,662	2,107	2,098	1,577	1,648	1,725
Other LT liabilities	828	999	942	801	934	965	998
Minority interests	3,875	3,490	2,750	2,839	3,070	3,281	3,498
Shareholders' equity	15,281	14,333	12,400	12,171	11,952	12,076	12,471
Total consolidated equity and debt	39,383	37,347	33,559	33,620	33,691	33,743	33,431
Ratios							
ICR (x)	4.8	5.1	4.1	4.0	3.9	3.2	2.9
Net debt / adj. EBITDA (x)	12.7	12.1	11.2	10.7	10.9	10.8	10.5
Equity ratio	48.6%	47.7%	45.1%	44.6%	44.6%	45.5%	47.8%
Financial leverage	80.8%	84.3%	90.5%	89.3%	91.3%	93.6%	92.3%
EPRA NTA	11,564	10,135	8,059	8,165	8,503	8,632	9,084
EPRA NTAPS (€)	10.2	9.3	7.4	7.4	7.8	8.7	9.1
Net debt	12,344	12,087	11,216	10,870	10,918	11,306	11,506
Return on equity (ROE)	7.1%	-3.2%	-19.6%	2.5%	9.4%	7.6%	7.5%
Loan-to-value (LTV)	39%	40%	43%	42%	41%	42%	41%



CASH FLOW STATEMENT

All figures in EURm	2021	2022	2023	2024	2025	2026E	2027E
Net income	1,078	-457	-2,426	309	1,128	918	940
Depreciation & amortisation	16	21	18	20	18	18	18
Capital gains, property revaluations & other	-810	497	3,218	125	-386	-445	-476
Profit share from equity accounted investees	-193	-6	150	43	-15	-16	-16
Goodwill impairment	0	404	137	46	239	0	0
Shared based payment in a subsidiary	6	5	5	5	4	0	0
Net finance expenses	343	379	245	266	292	313	352
Tax result	316	35	-423	137	-330	207	217
Operating cash flow	755	879	923	952	950	995	1,035
Changes in working capital	-57	-27	-54	-51	-11	-108	-18
Provisions for other liabilities	-4	-2	-5	-4	-40	23	24
Dividend received	24	35	19	37	28	34	22
Tax paid	-93	-97	-111	-113	-119	-136	-141
Net operating cash flow	626	788	772	821	808	809	922
CapEx/ intangibles	23	-26	-16	-19	-20	-21	-21
Disposal / investment in investment properties, net	1,179	556	575	237	324	-324	-443
Acquisition / disposals of subsidiaries	0	0	0	0	0	0	0
Proceeds from investments in financial assets	-124	-121	50	-65	-118	20	21
Cash flow from investing	1,078	409	608	153	186	-325	-443
Debt financing, net	-1,320	-629	-338	204	551	-370	-1,065
Equity financing, net	0	0	0	0	0	0	0
Payments for own shares	-444	-255	0	0	0	-250	0
Share buy-back in a subsidiary	-270	0	0	0	0	0	0
Dividends paid	-252	-169	0	0	0	-87	-129
Other financing activities	-120	-506	-499	-466	-828	-220	-200
Net paid financing expenses	-201	-204	-214	-233	-228	-313	-352
Cash flow from financing	-2,607	-1,764	-1,052	-496	-505	-1,241	-1,746
Net cash flows	-903	-567	329	477	488	-757	-1,266
Assets held for sale - cash	-2	-6	9	-1	0	0	0
Fx effects	16	5	-2	11	1	0	0
Cash & equivalents from TLG	1070	0	0	0	0	0	0
Cash, start of the year	2,692	2,873	2,305	2,641	3,128	3,618	2,861
Cash, end of the year	2,873	2,305	2,641	3,128	3,618	2,861	1,595
FFO 1 before JV contribution	409	392	318	257	248	225	219
FFO 1	353	363	332	315	288	265	260
FFOPS 1 (€)	0.30	0.33	0.30	0.29	0.26	0.26	0.26

Imprint / Disclaimer

First Berlin Equity Research

First Berlin Equity Research GmbH ist ein von der BaFin betreffend die Einhaltung der Pflichten des §85 Abs. 1 S. 1 WpHG, des Art. 20 Abs. 1 Marktmissbrauchsverordnung (MAR) und der Markets Financial Instruments Directive (MiFID) II, Markets in Financial Instruments Directive (MiFID) II Durchführungsverordnung und der Markets in Financial Instruments Regulations (MiFIR) beaufsichtigtes Unternehmen.

First Berlin Equity Research GmbH is one of the companies monitored by BaFin with regard to its compliance with the requirements of Section 85 (1) sentence 1 of the German Securities Trading Act [WpHG], art. 20 (1) Market Abuse Regulation (MAR) and Markets in Financial Instruments Directive (MiFID) II, Markets in Financial Instruments Directive (MiFID) II Commission Delegated Regulation and Markets in Financial Instruments Regulations (MiFIR).

Anschrift:

First Berlin Equity Research GmbH
Friedrichstr. 34
10117 Berlin
Germany

Vertreten durch den Geschäftsführer: Martin Bailey

Telefon: +49 (0) 30-80 93 9 680

Fax: +49 (0) 30-80 93 9 687

E-Mail: info@firstberlin.com

Amtsgericht Berlin Charlottenburg HR B 103329 B

UST-Id.: 251601797

Ggf. Inhaltlich Verantwortlicher gem. § 6 MDStV

First Berlin Equity Research GmbH

Authored by: Ellis Acklin, Senior Analyst

All publications of the last 12 months were authored by Ellis Acklin.

Company responsible for preparation: First Berlin Equity Research GmbH, Friedrichstraße 69, 10117 Berlin

The production of this recommendation was completed on 24 March 2026 at 12:38

Person responsible for forwarding or distributing this financial analysis: Martin Bailey

Copyright© 2026 First Berlin Equity Research GmbH No part of this financial analysis may be copied, photocopied, duplicated or distributed in any form or media whatsoever without prior written permission from First Berlin Equity Research GmbH. First Berlin Equity Research GmbH shall be identified as the source in the case of quotations. Further information is available on request.

INFORMATION PURSUANT TO SECTION 85 (1) SENTENCE 1 OF THE GERMAN SECURITIES TRADING ACT [WPHG], TO ART. 20 (1) OF REGULATION (EU) NO 596/2014 OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL OF APRIL 16, 2014, ON MARKET ABUSE (MARKET ABUSE REGULATION) AND TO ART. 37 OF COMMISSION DELEGATED REGULATION (EU) NO 2017/565 (MIFID) II.

First Berlin Equity Research GmbH (hereinafter referred to as: "First Berlin") prepares financial analyses while taking the relevant regulatory provisions, in particular section 85 (1) sentence 1 of the German Securities Trading Act [WpHG], art. 20 (1) of Regulation (EU) No 596/2014 of the European Parliament and of the Council of April 16, 2014, on market abuse (market abuse regulation) and art. 37 of Commission Delegated Regulation (EU) no. 2017/565 (MiFID II) into consideration. In the following First Berlin provides investors with information about the statutory provisions that are to be observed in the preparation of financial analyses.

CONFLICTS OF INTEREST

In accordance with art. 37 (1) of Commission Delegated Regulation (EU) no. 2017/565 (MiFID) II and art. 20 (1) of Regulation (EU) No 596/2014 of the European Parliament and of the Council of April 16, 2014, on market abuse (market abuse regulation) investment firms which produce, or arrange for the production of, investment research that is intended or likely to be subsequently disseminated to clients of the firm or to the public, under their own responsibility or that of a member of their group, shall ensure the implementation of all the measures set forth in accordance with Article 34 (2) lit. (b) of Regulation (EU) 2017/565 in relation to the financial analysts involved in the production of the investment research and other relevant persons whose responsibilities or business interests may conflict with the interests of the persons to whom the investment research is disseminated. In accordance with art. 34 (3) of Regulation (EU) 2017/565 the procedures and measures referred to in paragraph 2 lit. (b) of such article shall be designed to ensure that relevant persons engaged in different business activities involving a conflict of interests carry on those activities at a level of independence appropriate to the size and activities of the investment firm and of the group to which it belongs, and to the risk of damage to the interests of clients.

In addition, First Berlin shall pursuant to Article 5 of the Commission Delegated Regulation (EU) 2016/958 disclose in their recommendations all relationships and circumstances that may reasonably be expected to impair the objectivity of the financial analyses, including interests or conflicts of interest, on their part or on the part of any natural or legal person working for them under a contract, including a contract of employment, or otherwise, who was involved in producing financial analyses, concerning any financial instrument or the issuer to which the recommendation directly or indirectly relates.

With regard to the financial analyses of Aroundtown SA the following relationships and circumstances exist which may reasonably be expected to impair the objectivity of the financial analyses: The author, First Berlin, or a company associated with First Berlin reached an agreement with the Aroundtown SA for preparation of a financial analysis for which remuneration is owed.

Furthermore, First Berlin offers a range of services that go beyond the preparation of financial analyses. Although First Berlin strives to avoid conflicts of interest wherever possible, First Berlin may maintain the following relations with the analysed company, which in particular may constitute a potential conflict of interest:

- The author, First Berlin, or a company associated with First Berlin owns a net long or short position exceeding the threshold of 0.5 % of the total issued share capital of the analysed company;
- The author, First Berlin, or a company associated with First Berlin holds an interest of more than five percent in the share capital of the analysed company;

- The author, First Berlin, or a company associated with First Berlin provided investment banking or consulting services for the analysed company within the past twelve months for which remuneration was or was to be paid;
- The author, First Berlin, or a company associated with First Berlin reached an agreement with the analysed company for preparation of a financial analysis for which remuneration is owed;
- The author, First Berlin, or a company associated with First Berlin has other significant financial interests in the analysed company;

First Berlin F.S.B. Investment-Beratungsgesellschaft mbH (hereafter FBIB), a company of the First Berlin Group, holds a stake of under 0.5% of the shares in the company which has been covered in this analysis. The analyst is not subject to any restrictions with regard to his recommendation and is therefore independent, so that we believe there is no conflict of interest.

With regard to the financial analyses of Aroundtown SA the following of the aforementioned potential conflicts of interests or the potential conflicts of interest mentioned in Article 6 paragraph 1 of the Commission Delegated Regulation (EU) 2016/958 exist: The author, First Berlin, or a company associated with First Berlin reached an agreement with the Aroundtown SA for preparation of a financial analysis for which remuneration is owed.

In order to avoid and, if necessary, manage possible conflicts of interest both the author of the financial analysis and First Berlin shall be obliged to neither hold nor in any way trade the securities of the company analyzed. The remuneration of the author of the financial analysis stands in no direct or indirect connection with the recommendations or opinions represented in the financial analysis. Furthermore, the remuneration of the author of the financial analysis is neither coupled directly to financial transactions nor to stock exchange trading volume or asset management fees.

INFORMATION PURSUANT TO SECTION 64 OF THE GERMAN SECURITIES TRADING ACT [WPHG], DIRECTIVE 2014/65/EU OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL OF 15 MAY 2014 ON MARKETS IN FINANCIAL INSTRUMENTS AND AMENDING DIRECTIVE 2002/92/EC AND DIRECTIVE 2011/61/EU, ACCOMPANIED BY THE MARKETS IN FINANCIAL INSTRUMENTS REGULATION (MIFIR, REG. EU NO. 600/2014).

First Berlin notes that it has concluded a contract with the issuer to prepare financial analyses and is paid for that by the issuer. First Berlin makes the financial analysis simultaneously available for all interested security financial services companies. First Berlin thus believes that it fulfils the requirements of section 64 WpHG for minor non-monetary benefits.

PRICE TARGET DATES

Unless otherwise indicated, current prices refer to the closing prices of the previous trading day.

AGREEMENT WITH THE ANALYSED COMPANY AND MAINTENANCE OF OBJECTIVITY

The present financial analysis is based on the author's own knowledge and research. The author prepared this study without any direct or indirect influence exerted on the part of the analysed company. Parts of the financial analysis were possibly provided to the analysed company prior to publication in order to avoid inaccuracies in the representation of facts. However, no substantial changes were made at the request of the analysed company following any such provision.

ASSET VALUATION SYSTEM

First Berlin's system for asset valuation is divided into an asset recommendation and a risk assessment.

ASSET RECOMMENDATION

The recommendations determined in accordance with the share price trend anticipated by First Berlin in the respectively indicated investment period are as follows:

Category		1	2
Current market capitalisation (in €)		0 - 2 billion	> 2 billion
Strong Buy ¹	An expected favourable price trend of:	> 50%	> 30%
Buy	An expected favourable price trend of:	> 25%	> 15%
Add	An expected favourable price trend of:	0% to 25%	0% to 15%
Reduce	An expected negative price trend of:	0% to -15%	0% to -10%
Sell	An expected negative price trend of:	< -15%	< -10%

¹ The expected price trend is in combination with sizable confidence in the quality and forecast security of management.

Our recommendation system places each company into one of two market capitalisation categories. Category 1 companies have a market capitalisation of €0 – €2 billion, and Category 2 companies have a market capitalisation of > €2 billion. The expected return thresholds underlying our recommendation system are lower for Category 2 companies than for Category 1 companies. This reflects the generally lower level of risk associated with higher market capitalisation companies.

RISK ASSESSMENT

The First Berlin categories for risk assessment are low, average, high and speculative. They are determined by ten factors: Corporate governance, quality of earnings, management strength, balance sheet and financial risk, competitive position, standard of financial disclosure, regulatory and political uncertainty, strength of brandname, market capitalisation and free float. These risk factors are incorporated into the First Berlin valuation models and are thus included in the target prices. First Berlin customers may request the models.

RECOMMENDATION & PRICE TARGET HISTORY

Report No.:	Date of publication	Previous day closing price	Recommendation	Price target
Initial Report	29 September 2015	€3.40	Buy	€5.70
2...63	↓	↓	↓	↓
64	24 September 2024	€2.75	Buy	€4.00
65	2 December 2024	€3.13	Buy	€4.20
66	31 March 2025	€2.51	Buy	€4.00
67	5 May 2025	€2.60	Buy	€4.00
68	2 June 2025	€2.79	Buy	€4.00
69	1 September 2025	€3.38	Buy	€4.40
70	2 December 2025	€2.89	Buy	€4.10
71	30 January 2026	€2.70	Buy	€4.10
72	Today	€2.29	Buy	€4.10

INVESTMENT HORIZON

Unless otherwise stated in the financial analysis, the ratings refer to an investment period of twelve months.

UPDATES

At the time of publication of this financial analysis it is not certain whether, when and on what occasion an update will be provided. In general First Berlin strives to review the financial analysis for its topicality and, if required, to update it in a very timely manner in connection with the reporting obligations of the analysed company or on the occasion of ad hoc notifications.

SUBJECT TO CHANGE

The opinions contained in the financial analysis reflect the assessment of the author on the day of publication of the financial analysis. The author of the financial analysis reserves the right to change such opinion without prior notification.

Legally required information regarding

- key sources of information in the preparation of this research report
- valuation methods and principles
- sensitivity of valuation parameters

can be accessed through the following internet link: <https://firstberlin.com/disclaimer-english-link/>

SUPERVISORY AUTHORITY: Bundesanstalt für Finanzdienstleistungsaufsicht (German Federal Financial Supervisory Authority) [BaFin], Graurheindorferstraße 108, 53117 Bonn and Marie-Curie-Straße 24-28, 60439 Frankfurt am Main

EXCLUSION OF LIABILITY (DISCLAIMER)

RELIABILITY OF INFORMATION AND SOURCES OF INFORMATION

The information contained in this study is based on sources considered by the author to be reliable. Comprehensive verification of the accuracy and completeness of information and the reliability of sources of information has neither been carried out by the author nor by First Berlin. As a result no warranty of any kind whatsoever shall be assumed for the accuracy and completeness of information and the reliability of sources of information, and neither the author nor First Berlin, nor the person responsible for passing on or distributing the financial analysis shall be liable for any direct or indirect damage incurred through reliance on the accuracy and completeness of information and the reliability of sources of information.

RELIABILITY OF ESTIMATES AND FORECASTS

The author of the financial analysis made estimates and forecasts to the best of the author's knowledge. These estimates and forecasts reflect the author's personal opinion and judgement. The premises for estimates and forecasts as well as the author's perspective on such premises are subject to constant change. Expectations with regard to the future performance of a financial instrument are the result of a measurement at a single point in time and may change at any time. The result of a financial analysis always describes only one possible future development – the one that is most probable from the perspective of the author – of a number of possible future developments.

Any and all market values or target prices indicated for the company analysed in this financial analysis may not be achieved due to various risk factors, including but not limited to market volatility, sector volatility, the actions of the analysed company, economic climate, failure to achieve earnings and/or sales forecasts, unavailability of complete and precise information and/or a subsequently occurring event which affects the underlying assumptions of the author and/or other sources on which the author relies in this document. Past performance is not an indicator of future results; past values cannot be carried over into the future.

Consequently, no warranty of any kind whatsoever shall be assumed for the accuracy of estimates and forecasts, and neither the author nor First Berlin, nor the person responsible for passing on or distributing the financial analysis shall be liable for any direct or indirect damage incurred through reliance on the correctness of estimates and forecasts.

INFORMATION PURPOSES, NO RECOMMENDATION, SOLICITATION, NO OFFER FOR THE PURCHASE OF SECURITIES

The present financial analysis serves information purposes. It is intended to support institutional investors in making their own investment decisions; however in no way provide the investor with investment advice. Neither the author, nor First Berlin, nor the person responsible for passing on or distributing the financial analysis shall be considered to be acting as an investment advisor or portfolio manager vis-à-vis an investor. Each investor must form his own independent opinion with regard to the suitability of an investment in view of his own investment objectives, experience, tax situation, financial position and other circumstances.

The financial analysis does not represent a recommendation or solicitation and is not an offer for the purchase of the security specified in this financial analysis. Consequently, neither the author nor First Berlin, nor the person responsible for passing on or distributing the financial analysis shall as a result be liable for losses incurred through direct or indirect employment or use of any kind whatsoever of information or statements arising out of this financial analysis.

A decision concerning an investment in securities should take place on the basis of independent investment analyses and procedures as well as other studies including, but not limited to, information memoranda, sales or issuing prospectuses and not on the basis of this document.

NO ESTABLISHMENT OF CONTRACTUAL OBLIGATIONS

By taking note of this financial analysis the recipient neither becomes a customer of First Berlin, nor does First Berlin incur any contractual, quasi-contractual or pre-contractual obligations and/or responsibilities toward the recipient. In particular no information contract shall be established between First Berlin and the recipient of this information.

NO OBLIGATION TO UPDATE

First Berlin, the author and/or the person responsible for passing on or distributing the financial analysis shall not be obliged to update the financial analysis. Investors must keep themselves informed about the current course of business and any changes in the current course of business of the analysed company.

DUPLICATION

Dispatch or duplication of this document is not permitted without the prior written consent of First Berlin.

SEVERABILITY

Should any provision of this disclaimer prove to be illegal, invalid or unenforceable under the respectively applicable law, then such provision shall be treated as if it were not an integral component of this disclaimer; in no way shall it affect the legality, validity or enforceability of the remaining provisions.

APPLICABLE LAW, PLACE OF JURISDICTION

The preparation of this financial analysis shall be subject to the law obtaining in the Federal Republic of Germany. The place of jurisdiction for any disputes shall be Berlin (Germany).

NOTICE OF DISCLAIMER

By taking note of this financial analysis the recipient confirms the binding nature of the above explanations.

By using this document or relying on it in any manner whatsoever the recipient accepts the above restrictions as binding for the recipient.

QUALIFIED INSTITUTIONAL INVESTORS

First Berlin financial analyses are intended exclusively for qualified institutional investors.

This report is not intended for distribution in the USA and/or Canada.