Deutsche Konsum Real Estate AG

1 October 2025 to 30 June 2026

Quarterly statement

for the third quarter of 2025/2026 financial year

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Corporate key figures

Deutsche Konsum Real Estate, Broderstorf

Key figures	1 October 2025 - 30 June 2026	1 October 2024 - 30 June 2025	Change	%
Income statement (TEUR)				
Rental income	47,985	52,684	-4,698	-8.9
Net rental income	29,183	29,821	-638	-2.1
EBIT	-24,467	-27,437	2,970	-10.8
Financial result	-10,557	-18,390	7,833	-42.6
Net income	-25,683	-32,611	6,929	-21.2
FFO	14,463	9,894	4,568	46.2
FFO per share (in EUR) undiluted	0.18	0.24	-0.06	-23.7
aFFO	13,029	5,644	7,385	>100
aFFO per share (in EUR) undiluted	0.16	0.13	0.03	20.6
Earnings per share, undiluted (in EUR)	-0.32	-0.78	0.46	-58.9
Earnings per share diluted (in EUR)	-0.32	-0.68	0.36	-52.8

	30 June 2026	30 September 2025	Change	%
Balance sheet key figures (TEUR)				
Investment properties	672,745	620,825	51,920	8.4
Total assets	737,153	816,841	-79,687	-9.8
Equity	397,049	304,277	92,773	30.5
Total debt	311,533	471,090	-159,557	-33.9
Finance key figures				
(net) Loan-to-Value (LTV) (in %)	41.1	57.8	-16.6	-28.8
Average interest rate of loans (in %)	3.75	3.52	0.23	6.5
Average interest rate of all financial instruments (in %)	4.13	4.46	-0.33	-7.4
Average remaining term of loans (in years)	3.6	3.2	0.4	12.5
Interest coverage ratio (coverage factor)	1.6	0.6	1.0	>100
Real estate key figures				
NAV	399,882	316,451	83,431	26.4
NAV per share (in EUR) undiluted	3.64	6.28	-2.65	-42.1
EPRA NTA per share (in EUR) diluted	3.64	6.08	-2.44	-40.1

	30 June 2026	30 September 2025	Change	%

Share information

Shares issued (pieces)	109,926,080	50,351,091	59,574,989	>100
Average number of shares issued in the reporting period (pieces)	80,461,642	44,119,518	36,342,124	82.4
Market cap (in EUR)	138,506,861	95,667,073	42,839,788	44.8
Share price (in EUR)	1.26	1.90	-0.64	-33.7

Portfolio key figures

Number of assets	140	150	-10	-6.7
Rental space (in sqm)	884,000	958,161	-74,161	-7.7
Annualised rent (in TEUR)	58,652	67,107	-8,455	-12.6
Vacancy rate (in %)	18.2	14.2	4.0	28.2
WALT (in years)	4.0	4.1	-0.1	-2.9

Quarterly statement for the period from 1 October 2025 to 30 June 2026

The following interim statement of Deutsche Konsum Real Estate AG (hereinafter also referred to as "Deutsche Konsum", "Company" or “DKR”) describes the significant business developments as well as the asset, financial and earnings position for the first nine months of the 2025/2026 financial year ("9M 2025/2026"). The interim financial statements have been prepared in accordance with IFRS as applicable in the EU. The interim financial statements have not been audited.

1. Business development

Restructuring process and portfolio

In the 2024/2025 financial year, the Company was compelled to initiate a restructuring and reorganisation process in order to safeguard the long-term viability and competitiveness of the Company.

On 13 March 2025, the Company accordingly announced that it would commission a restructuring opinion from FTI Andersch AG and, in connection with this, draw up a restructuring concept together with the restructuring expert. The restructuring opinion complies with the IDW S6 standard and takes into account the case law of the Federal Court of Justice (BGH). The restructuring concept was completed and finalised on 1 September 2025. The overarching goal is to reduce the Company's debt and restore a positive cash flow profile. The key restructuring measures comprise a restructuring capital increase, since then successfully completed, through which a debt-to-equity swap for liabilities of around EUR 119 million was executed, together with extensive disposals of property assets with a volume of up to EUR 300 million to reduce the Company's debt. The restructuring period runs until September 2027. The relevant financing creditors have also extended the maturities of their claims until the end of the restructuring period or have provided comparable commitments.

The restructuring capital increase was resolved on 4 December 2025 at an Extraordinary General Meeting of Deutsche Konsum and implemented as a mixed cash and non-cash capital increase with subscription rights for existing shareholders at a subscription price of EUR 2.00 per newly issued share. The subscription period ended at the close of 4 February 2026. A total of 166,853 new shares were subscribed for in exchange for cash contributions. Together with the shares from the debt-to-equity swap, the Company's issued share capital was increased by EUR 59,574,989 to EUR 109,926,080.

With regard to the disposal measures, the Company has so far realised around EUR 78 million of sales volume since the beginning of restructuring. This includes the sale of a total of eight properties in the current financial year. The corresponding annual rent amounts to around EUR 3.2 million and the purchase prices totalled EUR 34.7 million. Purchase agreements for a further two properties were signed in June. The annual rent amounts to around EUR 1.6 million and the purchase price was EUR 16 million. In addition, the Company is working together with GPEP on further disposals in order to remain on its restructuring path and continue to pay down debt.

DKR's real estate portfolio as of 30 June 2026 comprises 140 properties with a balance sheet value of around EUR 693.7 million and a rental area of around 884,000 sqm. Operations are generally developing in line with our expectations. Nevertheless, the difficult economic environment is also weighing on the retail sector. We too have been affected by the insolvency of individual tenants, which mostly explains the increase in the vacancy rate.

The portfolio was revalued by CBRE as of 30 June 2026, resulting in a valuation loss of EUR 41.6 million, corresponding to around 5.7% decrease.

The restructuring measures already implemented have reduced the Company's level of debt significantly. The LTV stood at 41.1% as of 30 June 2026, compared with 57.8% as of 30 September 2025. A further positive effect is the lower interest expense: it declined from EUR 18.7 to EUR 10.7 million year-on-year.

New debt instrument with Obotritia Capital KGaA

As of January 1, 2026, Deutsche Konsum held an unsecured overdue interest receivable in the amount of EUR 16.1 million ("Interest Claim") against Obotritia Capital KGaA (hereinafter "Obotritia"). To preserve the Interest Claim as far as possible in economic terms, DKR and Obotritia agreed to restructure it. In this connection, Obotritia issued interest-bearing and secured bonds in the amount of the Interest Claim in July 2026, which Deutsche Konsum subscribed for. Deutsche Konsum has thus obtained a secured, and therefore economically more attractive, creditor position.

Annual General Meeting on 17 April 2026

Deutsche Konsum's Annual General Meeting was held in Berlin on 17 April 2026. Over 82% of the Company's issued share capital was represented at the meeting. The principal resolutions passed concern the following: the discharge of the members of the Management Board and of the Supervisory Board for the financial year 2024/2025, the election of Torsten Arsan to the Supervisory Board, and the creation of new authorised and conditional capital. Hank Boot did not stand for re-election to the Supervisory Board and accordingly left the Supervisory Board at the close of the Annual General Meeting.

Baker Tilly GmbH & Co. KG Wirtschaftsprüfungsgesellschaft, Berlin, was elected as an auditor for the 2025/2026 financial year.

All documents relating to the Annual General Meeting, together with the voting results, are available on the Company's website in the Investor Relations section.

Appointments to the Management Board and Supervisory Board

On 22 June 2026, the Supervisory Board of Deutsche Konsum Real Estate AG appointed Daniel Löhken, previously Chairman of the Supervisory Board, as a member of the Management Board and Chairman of the Management Board with effect from 1 July 2026 for a term of three years. The appointment was made in the course of a structured succession; Kyrill Turchaninov leaves the Management Board as planned on 31 July 2026. The new Chairman of the Supervisory Board is Dr Kai Gregor Klinger. Sebastian Wasser remains Deputy Chairman of the Supervisory Board.

2. Development of asset, financial and earnings position

Asset position

The balance sheet of Deutsche Konsum Real Estate AG as of 30 June 2026 is as follows:

Assets	30/06/2026	30/09/2025	Equity and liabilities	30/06/2026	30/09/2025
	TEUR	TEUR		TEUR	TEUR
A. Non-current assets	673,513	621,629	A. Equity	397,049	304,277
B. Current assets	42,668	29,642	B. Non-current liabilities	304,178	464,785
			C. Current liabilities	35,925	44,628
C. Non-current assets held for sale	20,973	165,569	D. Financial liabilities regarding non-current assets held for sale	-	3,150
Total assets	**737,153**	**816,841**	**Total equity and liabilities**	**737,153**	**816,841**

Property assets account for approximately 94% of total assets. As a result of the disposals and the write-down of EUR 41.6 million, total assets decreased by TEUR 79,687 to TEUR 737,153 (30/09/2025: TEUR 816,841).

The Company's equity increased in the reporting period of the 2025/2026 financial year by TEUR 92,773 to TEUR 397,049 (30/09/2025: TEUR 304,277). This is essentially attributable to the capital increase carried out in the reporting period (via a debt-to-equity swap and a cash capital increase).

Total liabilities decreased as at the balance sheet date by TEUR 169,310 to TEUR 340,104 (30/09/2025: TEUR 509,414). The principal drivers of this change were the debt-to-equity swap, ongoing loan repayments and repayments from property sales proceeds.

The NAV per share (undiluted) and the EPRA NTA per share (diluted) as of 30 June 2026 are as follows:

TEUR	30/06/2026		30/09/2025	
	NAV (undiluted)	**EPRA NTA (diluted)**	**NAV (undiluted)**	**EPRA NTA (diluted)**
Equity (TEUR)	397,049	397,049	304,277	304,277
Effects from the conversion of the convertible bonds	-	-	-	10,801
Deferred taxes	2,832	2,832	12,174	12,174
Key figures, TEUR	**399,882**	**399,882**	**316,451**	**327,252**
Number of shares on the balance sheet date	109,926,080	109,926,080	50,351,091	50,351,091
Potential conversion shares	-	-	-	3,508,772
Key figures per share, EUR	**3.64**	**3.64**	**6.28**	**6.08**

Non-current and current financial liabilities to banks, including liabilities to banks reported within IFRS 5 liabilities, decreased by TEUR 37,246 to TEUR 281,578 as a result of the net repayment of loans (30/09/2025: TEUR 318,824).

The Net-LTV as of 30 June 2026 is as follows:

TEUR	30/06/2026	30/09/2025
Financial liabilities to banks	281,578	318,824
Financial liabilities regarding non-current assets held for sale	-	3,150
Convertible bonds	-	10,801
Corporate bonds	29,955	138,315
Total financial liabilities	**311,533**	**471,090**
minus cash and cash equivalents	-21,518	-9,069
minus purchase price retentions and trust accounts	-1,502	-4,319
minus loans	-	-
minus maintenance reserves	-3,096	-3,520
Net debt	**285,417**	**454,182**
Investment properties	672,745	620,825
Properties held for sale	20,973	165,569
Advance payments made for the acquisition of investment properties	-	-
Total investment properties	**693,717**	**786,394**
Net-LTV	**41.1%**	**57.8%**

Financial position

The cash flow statement is as follows:

TEUR	9M 2025/2026	9M 2024/2025
Cash flow from operating activities	15,134	11,784
Cash flow from investing activities	45,893	61,377
Cash flow from financing activities	-48,578	-64,873
Change in cash and cash equivalents	**12,449**	**8,288**
Financial funds at the beginning of the period	9,069	1,407
Financial funds at the end of the period	**21,518**	**9,696**

Cash flow from operating activities (TEUR 15,134) was higher than in the comparative period (9M 2024/2025: TEUR 11,784), owing among other things to movements in working capital.

Cash flow from investing activities essentially comprises proceeds from the disposal of investment properties of TEUR 47,102 (9M 2024/2025: TEUR 18,305). Set against this were cash payments for capex measures of TEUR 1,434 (9M 2024/2025: TEUR 6,648).

Cash flow from financing activities essentially comprises cash payments for the repayment of loans of TEUR 37,178 (9M 2024/2025: TEUR 56,226) and interest paid, including ground rent, of TEUR 10,898 (9M 2024/2025: TEUR 13,534).

Earnings position

The earnings position of Deutsche Konsum developed as follows in the first nine months of the 2025/2026 financial year:

TEUR	9M 2025/2026	9M 2024/2025
Rental income	47,985	52,684
Net rental income	29,183	29,821
Result from disposals	-3,938	-179
Other operating income	686	122
Valuation result	-41,606	-47,217
Administrative expenses	-8,793	-9,984
EBIT	**-24,467**	**-27,437**
Financial result	-10,557	-18,390
EBT	**-35,024**	**-45,827**
Income taxes and other taxes	9,342	13,216
Net profit for the period	**-25,683**	**-32,611**

Rental income of TEUR 47,985 has decreased by TEUR 4,698 versus prior period (TEUR 52,684), mostly driven by property disposals, and is generated almost exclusively from commercial property leases. Net rental income decreased by TEUR 638 to TEUR 29,183 (9M 2024/2025: TEUR 29,821) and reflects income from operating and ancillary costs that was TEUR 3,097 higher (TEUR 16,114, prior-year period TEUR 13,017).

The property portfolio was valued by CBRE as of 30/06/2026. This valuation results in a balance sheet effect of TEUR -41,606 (9M 2024/2025: TEUR -47,217). That corresponds to 5.7% decrease.

Administrative expenses, comprising personnel expenses and other administrative expenses, decreased by TEUR 2,974 to TEUR 4,669 (9M 2024/2025: TEUR 7,644). They include, among other items, one-off and special effects in connection with the restructuring of TEUR 1,671 (9M 2024/2025: TEUR 3,773). Adjusted for these effects, administrative expenses decreased by TEUR 872.

Interest expenses decreased to TEUR 10,687 (9M 2024/2025: TEUR 18,739) as a result of the lower level of debt. Interest expenses include ground rent totalling TEUR 316 (9M 2024/2025: TEUR 370).

The positive tax effect of TEUR 9,342 results almost entirely from the reduction in deferred tax liabilities as a consequence of the property valuations and disposals.

This gives an overall period result of TEUR -25,683 (9M 2024/2025: TEUR -32,611), from which FFO and aFFO are derived as follows:

TEUR	9M 2025/2026	9M 2024/2025
Net profit for the period	-25,683	-32,611
Adjustment of income taxes	-9,342	-13,216
Adjustment of depreciation	94	84
Adjustment of valuation result	41,606	47,217
Adjustment of result from disposals	3,938	179
Adjustment for non-cash expenses	3,967	3,770
Adjustment for one-off effects	-117	4,471
FFO	**14,463**	**9,894**
Capex	-1,434	-4,251
aFFO	**13,029**	**5,644**

Non-cash expenses consist almost entirely of valuation allowances on rent receivables. The one-off effects comprise non-recurring expenses. In the first nine months of the current financial year, these consisted principally of restructuring costs mostly offset by income relating to other periods.

This results in FFO per share of EUR 0.18 (9M 2024/2025: EUR 0.24) and aFFO of EUR 0.16 per share (9M 2024/2025: EUR 0.13).

3. Subsequent events

As of January 1, 2026, Deutsche Konsum held an unsecured overdue interest receivable in the amount of EUR 16.1 million ("Interest Claim") against Obotritia Capital KGaA (hereinafter "Obotritia"). To preserve the Interest Claim as far as possible in economic terms, DKR and Obotritia agreed to restructure it. In this connection, Obotritia issued interest-bearing and secured bonds in the amount of the Interest Claim in July 2026, which Deutsche Konsum subscribed for. Deutsche Konsum has thus obtained a secured, and therefore economically more attractive, creditor position.

4. Risk situation

Through its business activities, Deutsche Konsum is exposed to operational and economic opportunities and risks. Please refer to detailed explanations in the Management Report of the Annual Report 2024/2025 in the section "Opportunity and Risk Report".

The current economic weakness in Germany is increasingly leading to consumer reluctance to spend. This has a particularly significant impact on the retail sector. A number of companies have consequently had to file for insolvency. These include tenants of Deutsche Konsum such as national specialty and home improvement store chains. As the overall economic and geopolitical situation is currently uncertain, further tenant insolvencies cannot be ruled out. This may have an adverse effect on the asset, financial and earnings position of Deutsche Konsum.

Since the outbreak of the Iran war, the investment and financing environment for property transactions has deteriorated. Higher energy prices, and their potential impact on inflation and hence on interest rates, have made investors more cautious and more price sensitive. As a result, property sale processes are taking longer or being discontinued, which could exacerbate the risks set out below.

The current status of the restructuring plan provides for a volume of property disposals through to the end of September 2027 with sales proceeds of up to EUR 300 million. As already set out in the Risk Report as of 30 September 2025, it cannot be ruled out that such disposals will be made at discounts to book value and will have an adverse effect on the expected earnings and liquidity positions of the Company. There is also a risk that the volume of sales proceeds cannot be realised within the specified period. In addition, the Company is required to give warranties, representations and/or guarantees to purchasers of Deutsche Konsum properties. Should the warranted characteristics or circumstances not be present as agreed, or should knowledge of adverse circumstances nevertheless have existed, contrary to the declarations given and despite corresponding enquiries by management prior to conclusion of the agreements, purchasers could assert claims against the Company. This could have an adverse effect on the asset, financial and earnings position of the Company. All of these cases may, individually or in aggregate, give rise to risks that jeopardise the Company as a going concern.

In the opinion of the Management Board, the Company's risk situation has otherwise not changed materially since 1 October 2025.

5. Outlook and forecast

Alongside the operational development of the portfolio, the focus in the coming months will remain on implementing the restructuring measures. A very important step has already been taken with the restructuring capital increase.

Forecast for the 2025/2026 financial year

The Company is undergoing a restructuring process. As a key measure, this requires property sales with a volume of up to EUR 220 million within the next 15 months (originally up to EUR 300 million).
The implementation of the sales is subject to uncertainty in terms of both timing and economics. It cannot be reliably forecast which properties will be sold, when, or at what price. Yet this has a significant effect on net

rental income, the disposal result and the interest expense. On the basis of current planning for the 2025/2026 financial year, and as a consequence of property sales, the Management Board expects rental income to decline to a range of between EUR 58 million and EUR 63 million. For FFO we expect a moderate increase, subject to the effect of planned property sales whose timing cannot be specifically planned.

The vacancy rate of the portfolio and the weighted average lease term (WALT) are likewise difficult to forecast on account of the disposals, since both key figures partly depend on the specific characteristics of the properties to be sold. In general, we anticipate a slight increase in the vacancy rate and a WALT at a comparable level year on year for the portfolio as a whole.

Our focus is on the ongoing implementation of the property sales activities outlined in the restructuring report.

Potsdam, 12 August 2026

Daniel Löhken	Lars Wittan
CEO	CIO

Interim financial statements for the period from 1 October 2025 to 30 June 2026 of the 2025/2026 financial year

Deutsche Konsum Real Estate AG, Broderstorf
Balance sheet as at 30/06/2026

TEUR	30/06/2026	30/09/2025
Assets		
Non-current assets		
Investment properties	672,745	620,825
Tangible assets	768	804
	-	-
	673,513	**621,629**
Current assets		
Trade receivables	4,402	5,451
Income tax refund claims	647	615
Other current assets	16,100	14,507
Cash and cash equivalents	21,518	9,069
	42,668	**29,642**
Non-current assets held for sale	20,973	165,569
TOTAL ASSETS	**737,153**	**816,841**
Equity and liabilities		
Equity		
Issued share capital	109,926	50,351
Capital reserve	277,587	218,848
Other reserves	723	723
OCI	141	-
Retained earnings	8,671	34,354
	397,049	**304,277**
Non-current liabilities		
Liabilities to banks	263,933	295,905
Liabilities from convertible bonds	-	10,800
Liabilities from corporate bonds	29,955	138,315
Other provisions	4	4
Other non-current liabilities	7,455	7,587
Deferred tax liabilities	2,832	12,174
	304,178	**464,785**
Current liabilities		
Liabilities to banks	17,645	22,919
Tax provisions	10,006	10,006
Other provisions	3,856	6,291
Trade payables	1,306	2,489
Other current liabilities	3,112	2,923
	35,925	**44,628**
Financial liabilities regarding non-current assets held for sale	-	3,150
TOTAL EQUITY AND LIABILITIES	**737,153**	**816,841**

Deutsche Konsum Real Estate AG, Broderstorf

Statement of comprehensive income

TEUR	01/10/2025-30/06/2026	01/04/2026-30/06/2026	01/10/2024-30/06/2025	01/04/2025-30/06/2025
Rental income	47,985	15,111	52,684	17,246
Income from operating and ancillary costs	16,114	4,184	13,017	4,329
Operating expenses	-34,916	-13,874	-35,879	-12,077
Net rental income	**29,183**	**5,421**	**29,821**	**9,498**
Proceeds from the disposal of properties	47,810	34,665	18,414	7,400
Expenses on the sale of properties	-48,300	-35,387	-18,467	-7,455
Change in value of the properties sold	-3,448	-3,448	-126	-126
Net proceeds from the disposal of properties	**-3,938**	**-4,169**	**-179**	**-181**
Other income	**686**	**425**	122	18
Valuation result of investment properties	**-41,606**	**-41,606**	**-47,217**	**-47,217**
Subtotal	**-15,674**	**-39,929**	**-17,453**	**-37,881**
Personnel expenses	-1,574	-505	-1,749	-471
Depreciation and amortisation of tangible and intangible assets	-94	-32	-84	-28
Impairment loss of inventories and receivables	-4,030	642	-2,256	-284
Other administrative expenses	-3,096	-1,123	-5,894	-3,516
Administrative expenses	**-8,793**	**-1,018**	**-9,984**	**-4,299**
EBIT	**-24,467**	**-40,947**	**-27,437**	**-42,180**
Interest income	130	42	349	-0
Interest expense	-10,687	-3,593	-18,739	-6,575
Financial result	**-10,557**	**-3,551**	**-18,390**	**-6,575**
EBT	**-35,024**	**-44,498**	**-45,827**	**-48,755**
Income tax	9,342	12,343	13,216	15,111
Other tax	-	-	-0	-
Net income	**-25,683**	**-32,155**	**-32,611**	**-33,644**
Earnings per share (in EUR)				
Undiluted earnings per share	-0.32	-0.42	-0.78	-0.80
Diluted earnings per share	-0.32	-0.42	-0.68	-0.72

Deutsche Konsum Real Estate AG, Broderstorf

Statement of changes in equity

TEUR	Issued share capital	Capital reserve	Other re- serves	OCI	Retained earnings	Total equity
As at 01/10/2024	**35,156**	**197,142**	**723**	**-**	**85,346**	**318,367**
Period result					-32,611	-32,611
Allocation to/withdrawals from reserves		21,805				21,805
Capital increases from conversion	15,195					15,195
Costs of equity procurement		-98				-98
As at 30/06/2025	**50,351**	**218,848**	**723**	**-**	**52,735**	**322,658**
As at 01/10/2025	**50,351**	**218,849**	**723**	**-**	**34,354**	**304,277**
Period result					-25,683	-25,683
Cash capital increases/decreases	167	167				334
Contribution of non-cash assets	53,966	53,966		**225**		108,157
Capital increases from conversion	5,442	5,442		**-84**		10,800
Costs of equity procurement		-836				-836
As at 30/06/2026	**109,926**	**277,587**	**723**	**141**	**8,671**	**397,049**

Deutsche Konsum Real Estate AG, Broderstorf

Cash flow statement

	Information in TEUR	**01/10/2025-30/06/2026**	**01/10/2024-30/06/2025**
	Period result	-25,683	-32,611
+/-	Interest expense/interest income	10,557	18,390
+/-	Depreciation, amortisation and write-downs/reversals of intangible assets, tangible assets and financial assets	94	84
+	Impairments on inventories and receivables	4,030	2,256
+	Gains/losses from the valuation of investment properties	41,606	47,217
-/+	Gains/losses on disposals of investment properties	3,938	179
+/-	Increase/decrease in provisions	-2,435	722
+/-	Income tax expense/income Deferred income taxes	-9,342	-13,216
-	Income taxes paid	-33	-806
-/+	Increase/decrease in inventories, trade receivables and other assets not attributable to investing or financing activities	-7,428	-6,446
+/-	Increase/decrease in trade payables and other liabilities not attributable to investing or financing activities	-173	-3,985
+/-	Other non-cash expenses/income	4	-
Cash flow from operating activities		**15,134**	**11,784**
+	Cash receipts relating to disposals of investment properties	47,102	18,305
-	Cash payments related to property investments	-1,434	-6,648
+	Cash receipts from disposals of tangible assets	-	48
-	Cash payments related to other investments in intangible and tangible assets	-15	-5
+	Cash receipts from the investment of cash funds for short-term cash management	-	35,893
+	Cash receipts from disposals of other non-current assets held for sale	-	12,080
+	Interest received	240	1,704
Cash flow from investing activities		**45,893**	**61,377**
+	Cash receipts from capital increases	334	-
-	Payments for costs of equity procurement	-836	-98
+	Cash receipts from the issue of corporate bonds	-	5,000
-	Cash payments for the repurchase of corporate bonds	-	-10,000
-	Cash payments related to the issue of borrowings	-	-15
-	Amortisation of loans	-37,178	-46,226
-	Interest paid	-10,898	-13,534
Cash flow from financing activities		**-48,578**	**-64,873**
Change in cash and cash equivalents		12,449	8,288
Cash and cash equivalents at the beginning of the period		9,069	1,407
Cash and cash equivalents at the end of the period		**21,518**	**9,696**

About Deutsche Konsum Real Estate AG

Deutsche Konsum Real Estate AG is a listed real estate company focusing on German retail properties for everyday consumer goods in established micro-locations. The Company's activities centre on the acquisition, management and development of local supply properties with the aim of achieving steady value growth and realising hidden reserves. The Company's shares are traded on the Prime Standard of Deutsche Börse (ISIN: DE 000A14KRD3).

As at the date of publication of this quarterly statement, Deutsche Konsum holds a retail portfolio with a lettable area of over 884,000 sqm and annualised rent of around EUR 58.7 million, spread across 140 properties. The balance sheet value of the portfolio currently amounts to around EUR 694 million.

Deutsche Konsum Real Estate AG share

As at	10 August 2026
ISIN	DE000A14KRD3
WKN	A14KRD
Ticker symbol	DKG
Initial listing	15/12/2015
Number of shares	109,926,080
Share capital	EUR 109,926,080
Trading locations	XETRA, Frankfurt, Berlin
Market segment	Prime Standard
Indices	CDAX, RX REIT, DIMAX
Share price (closing price Xetra on 10 August 2026)	EUR 1.37
Market capitalisation	EUR 151 million
52W high/low	EUR 2.41/1.11

Financial calendar

12 August 2026	Publication of the quarterly statement for the third quarter of the 2025/2026 financial year
18 December 2026	Publication of the final annual statements/annual financial report for the financial year 2025/2026

Publisher

The Management Board of Deutsche Konsum Real Estate AG

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Disclaimer

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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