# GROUP INTERIM FINANCIAL STATEMENT GODEWIND IMMOBILIEN AG Q1 2019



# IFRS CONSOLIDATED KEY FIGURES

Revenues from property management   In EUR k	EARNINGS INDICATORS	UNIT	1.131.3.2019	1.131.3.2018
Earnings from property valuation   In EUR k	Revenues from property management	in EUR k	5,503	0
EBITDA   INEUR   1.937   -625	Net operating income from letting activities (NOI)	in EUR k	4,063	0
Consolidated net income   In EURK   662   6-632     FFO	Earnings from property valuation	in EUR k	-113	0
FFO   In EUR	EBITDA	in EUR k	1,937	-625
FFO   per share   In EUR	Consolidated net income	in EUR k	662	-632
EPRA earnings         in EUR k         1,121         -632           EPRA earnings per share         in EUR         0,01         -0.03           Earnings per share, basic         in EUR         0,01         -0.03           Earnings per share, diluted         in EUR         0,01         -0.03           KEY BALANCE SHEET METRICS (FIGURES)         31.3.2019         31.12.2018           Investment properties         in EUR k         451,627         300,905           Cash and cash equivalents         in EUR k         78,140         157,745           Balance sheet total         in EUR k         594,753         503,054           Equity (incl. minorities)         in EUR k         394,147         397,251           Equity ratio         in EUR k         394,147         397,251           Equity ratio         in EUR k         108,700         -59,390           Net Joan to value (LTV)         in 96         24.1         -19,7           Net Joan to value (LTV)         in EUR k         393,747         396,394           EPRA NAV per share         in EUR k         393,747         3,65           EPRA NAVy per share         in EUR k         36,7         3,65           EPRA NAVy per share         in EUR k         451,627 <td>FFO I</td> <td>in EUR k</td> <td>1,602</td> <td>-623</td>	FFO I	in EUR k	1,602	-623
EPRA earnings per share         in EUR         0.01         -0.03           Earnings per share, basic         in EUR         0.01         -0.03           Earnings per share, diluted         in EUR         0.01         -0.03           KEY BALANCE SHEET METRICS (FIGURES)         31.32019         31.12.018           Investment properties         in EUR k         451,627         300,905           Cash and cash equivalents         in EUR k         594,753         503,054           Equity (incl. minorities)         in EUR k         394,147         397,251           Equity ratio         in W         66.27         78.97           Net debt         in EUR k         108,700         -59,390           Net loan to value (LTV)         in %         24.1         -19.7           EPRA NAV         in EUR k         393,747         396,394           EPRA NAV per share         in EUR         3.63         3.65           EPRA NNAV per share         in EUR         451,627         300,905      <	FFO I per share	in EUR	0.01	-0.03
Earnings per share, basic         in EUR         0.01         -0.03           Earnings per share, diluted         in EUR         0.01         -0.03           KEY BALANCE SHEET METRICS (FIGURES)         31.3.2019         31.12.2018           Investment properties         in EUR k         451,627         300,905           Cash and cash equivalents         in EUR k         594,753         503,054           Equity (incl. minorities)         in EUR k         394,147         397,251           Equity ratio         in %         66,27         78,97           Net debt         in EUR k         108,700         -59,390           Net loan to value (LTV)         in %         24.1         -19.7           EPRA NAV         in EUR k         393,747         396,394           EPRA NAV per share         in EUR k         3,63         3,62           SELECTED PORTFOLIO KEY PERFORMANCE INDICATORS         31,32019         31,12,2018           Property value pursuant to IAS 40         in EUR k         451,627         30,905           Number of properties         7         4           Lettable area         in m²         170,589         96,655           Annual basic rent         in EUR k         451,627         30,905      <	EPRA earnings	in EUR k	1,121	-632
Earnings per share, diluted         in EUR         0.01         -0.03           KEY BALANCE SHEET METRICS (FIGURES)         31.3.2019         31.12.2018           Investment properties         in EUR k         451,627         300,905           Cash and cash equivalents         in EUR k         78,140         157,745           Balance sheet total         in EUR k         594,753         503,054           Equity (incl. minorities)         in EUR k         394,147         397,251           Equity ratio         in %         66,27         78,97           Net debt         in EUR k         108,700         -59,390           Net loan to value (LTV)         in %         24.1         -19.7           EPRA NAV         in EUR k         393,747         396,394           EPRA NAV per share         in EUR k         3.63         3.62           SELECTED PORTFOLIO KEY PERFORMANCE INDICATORS         31.32019         31.12.2018           Property value pursuant to IAS 40         in EUR k         451,627         300,905           Number of properties         7         4           Lettable area         in m²         170,589         96,655           Annual basic rent         in EUR k         19,780         13,657      <	EPRA earnings per share	in EUR	0.01	-0.03
KEY BALANCE SHEET METRICS (FIGURES)         31.3.2019         31.12.2018           Investment properties         in EUR k         451,627         300,905           Cash and cash equivalents         in EUR k         78,140         157,745           Balance sheet total         in EUR k         594,753         503,054           Equity (incl. minorities)         in EUR k         394,147         397,251           Equity ratio         in %         66.27         78.97           Net dobt         in EUR k         108,700         -59,390           Net loan to value (LTV)         in %         24.1         -19.7           EPRA NAV         in EUR k         393,747         396,394           EPRA NAV per share         in EUR         3.67         3.65           EPRA NNNAV per share         in EUR         3.63         3.62           SELECTED PORTFOLIO KEY PERFORMANCE INDICATORS         31.3.2019         31.12.2018           Property value pursuant to IAS 40         in EUR k         451,627         300,905           Number of properties         7         4           Lettable area         in m²         170,589         96,655           Annual basic rent         in EUR k         19,780         13,657	Earnings per share, basic	in EUR	0.01	-0.03
Investment properties         in EUR k         451,627         300,905           Cash and cash equivalents         in EUR k         78,140         157,745           Balance sheet total         in EUR k         594,753         503,054           Equity (incl. minorities)         in EUR k         394,147         397,251           Equity ratio         in %         66.27         78,97           Net debt         in EUR k         108,700         -59,390           Net loan to value (LTV)         in %         24.1         -19,7           EPRA NAV         in EUR k         393,747         396,394           EPRA NAV per share         in EUR         3.63         3.62           SELECTED PORTFOLIO KEY PERFORMANCE INDICATORS         31.3.2019         31.12.2018           Property value pursuant to IAS 40         in EUR k         451,627         300,905           Number of properties         7         7         4           Lettable area         in m²         170,589         96,655           Annual basic rent         in EUR k         19,780         13,657           Gross initial yield         in %         4,38         4,54           EPRA vacancy rate         in %         32,4         32,3      <	Earnings per share, diluted	in EUR	0.01	-0.03
Cash and cash equivalents         in EUR k         78,140         157,745           Balance sheet total         in EUR k         594,753         503,054           Equity (incl. minorities)         in EUR k         394,147         397,251           Equity ratio         in %         66.27         78.97           Net debt         in EUR k         108,700         -59,390           Net loan to value (LTV)         in %         24.1         -19.7           EPRA NAV         in EUR k         393,747         396,394           EPRA NAV per share         in EUR         3.63         3.62           SELECTED PORTFOLIO KEY PERFORMANCE INDICATORS         313,2019         31,12,2018           Property value pursuant to IAS 40         in EUR k         451,627         300,905           Number of properties         in EUR k         451,627         300,905           Annual basic rent         in EUR k         19,780         13,657           Gross initial yield         in %         4,38         4,54           EPRA vacancy rate         in %         32,4         32,3           Portfolio LTV         in %         37,7         29,1           WALT         in years         4,3         4,2	KEY BALANCE SHEET METRICS (FIGURES)		31.3.2019	31.12.2018
Balance sheet total         in EUR k         594,753         503,054           Equity (incl. minorities)         in EUR k         394,147         397,251           Equity ratio         in EUR k         108,700         78.97           Net debt         in EUR k         108,700         -59,390           Net loan to value (LTV)         in %         24.1         -19.7           EPRA NAV         in EUR k         393,747         396,394           EPRA NAV per share         in EUR         3.63         3.65           EPRA NNNAV per share         in EUR         3.63         3.62           SELECTED PORTFOLIO KEY PERFORMANCE INDICATORS         31.3.2019         31.12.2018           Property value pursuant to IAS 40         in EUR k         451,627         300,905           Number of properties         in EUR k         451,627         300,905           Annual basic rent         in EUR k         19,780         13,657           Gross initial yield         in EUR k         19,780         13,657           Gross initial yield         in %         4.38         4.54           EPRA vacancy rate         in %         32.4         32.3           Portfolio LTV         in %         37.7         29.1	Investment properties	in EUR k	451,627	300,905
Equity (incl. minorities)         in EUR k         394,147         397,251           Equity ratio         in %         66.27         78.97           Net debt         in EUR k         108,700         -59,390           Net loan to value (LTV)         in %         24.1         -19.7           EPRA NAV         in EUR k         393,747         396,394           EPRA NAV per share         in EUR         3.67         3.65           EPRA NNNAV per share         in EUR         3.63         3.62           SELECTED PORTFOLIO KEY PERFORMANCE INDICATORS         31.3.2019         31.12.2018           Property value pursuant to IAS 40         in EUR k         451,627         300,905           Number of properties         7         4           Lettable area         in m²         170,589         96,655           Annual basic rent         in EUR k         19,780         13,657           Gross initial yield         in %         4.38         4.54           EPRA vacancy rate         in %         32.4         32.3           Portfolio LTV         in %         37.7         29.1           WALT         in years         4.3         4.2	Cash and cash equivalents	in EUR k	78,140	157,745
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EPRA NAV per share         in EUR         3.67         3.65           EPRA NNNAV per share         in EUR         3.63         3.62           SELECTED PORTFOLIO KEY PERFORMANCE INDICATORS         31.3.2019         31.12.2018           Property value pursuant to IAS 40         in EUR k         451,627         300,905           Number of properties         7         4           Lettable area         in m²         170,589         96,655           Annual basic rent         in EUR k         19,780         13,657           Gross initial yield         in %         4.38         4.54           EPRA vacancy rate         in %         32.4         32.3           Portfolio LTV         in %         37.7         29.1           WALT         in years         4.3         4.2	Net loan to value (LTV)	in %	24.1	-19.7
EPRA NNNAV per share         in EUR         3.63         3.62           SELECTED PORTFOLIO KEY PERFORMANCE INDICATORS         31.3.2019         31.12.2018           Property value pursuant to IAS 40         in EUR k         451,627         300,905           Number of properties         7         4           Lettable area         in m²         170,589         96,655           Annual basic rent         in EUR k         19,780         13,657           Gross initial yield         in %         4.38         4.54           EPRA vacancy rate         in %         32.4         32.3           Portfolio LTV         in %         37.7         29.1           WALT         in years         4.3         4.2	EPRA NAV	in EUR k	393,747	396,394
SELECTED PORTFOLIO KEY PERFORMANCE INDICATORS         31.3.2019         31.12.2018           Property value pursuant to IAS 40         in EUR k         451,627         300,905           Number of properties         7         4           Lettable area         in m²         170,589         96,655           Annual basic rent         in EUR k         19,780         13,657           Gross initial yield         in %         4.38         4.54           EPRA vacancy rate         in %         32.4         32.3           Portfolio LTV         in %         37.7         29.1           WALT         in years         4.3         4.2	EPRA NAV per share	in EUR	3.67	3.65
Property value pursuant to IAS 40         in EUR k         451,627         300,905           Number of properties         7         4           Lettable area         in m²         170,589         96,655           Annual basic rent         in EUR k         19,780         13,657           Gross initial yield         in %         4.38         4.54           EPRA vacancy rate         in %         32.4         32.3           Portfolio LTV         in %         37.7         29.1           WALT         in years         4.3         4.2	EPRA NNNAV per share	in EUR	3.63	3.62
Number of properties         7         4           Lettable area         in m²         170,589         96,655           Annual basic rent         in EUR k         19,780         13,657           Gross initial yield         in %         4.38         4.54           EPRA vacancy rate         in %         32.4         32.3           Portfolio LTV         in %         37.7         29.1           WALT         in years         4.3         4.2	SELECTED PORTFOLIO KEY PERFORMANCE INDICATORS		31.3.2019	31.12.2018
Lettable area         in m²         170,589         96,655           Annual basic rent         in EUR k         19,780         13,657           Gross initial yield         in %         4.38         4.54           EPRA vacancy rate         in %         32.4         32.3           Portfolio LTV         in %         37.7         29.1           WALT         in years         4.3         4.2	Property value pursuant to IAS 40	in EUR k	451,627	300,905
Annual basic rent         in EUR k         19,780         13,657           Gross initial yield         in %         4.38         4.54           EPRA vacancy rate         in %         32.4         32.3           Portfolio LTV         in %         37.7         29.1           WALT         in years         4.3         4.2	Number of properties		7	4
Gross initial yield         in %         4.38         4.54           EPRA vacancy rate         in %         32.4         32.3           Portfolio LTV         in %         37.7         29.1           WALT         in years         4.3         4.2	Lettable area	in m <sup>2</sup>	170,589	96,655
EPRA vacancy rate         in %         32.4         32.3           Portfolio LTV         in %         37.7         29.1           WALT         in years         4.3         4.2	Annual basic rent	in EUR k	19,780	13,657
Portfolio LTV         in %         37.7         29.1           WALT         in years         4.3         4.2	Gross initial yield	in %	4.38	4.54
WALT in years 4.3 4.2	EPRA vacancy rate	in %	32.4	32.3
inyedo ino ing	Portfolio LTV	in %	37.7	29.1
Average rent         In EUR/m²         14.41         15.98	WALT	in years	4.3	4.2
	Average rent	In EUR/m²	14.41	15.98

## **OUR COMPANY**

WE AIM TO GROW GODEWIND IMMOBILIEN AG INTO ONE OF GERMANY'S LEADING LISTED REAL ESTATE COMPANIES. WE ARE FOCUSED ON THE DEVELOPMENT OF A SOUND AND PROFITABLE PORTFOLIO OF OFFICE PROPERTIES IN THE ATTRACTIVE GERMAN CITIES. IN THE MEDIUM TERM WE SEEK TO ESTABLISH A PORTFOLIO WORTH APPROXIMATELY THREE BILLION EUROS.

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## **EPRAKEY FIGURES**

Godewind Immobilien AG has been a member of EPRA since December 2018. As such – and with a view to ensuring consistent and transparent financial reporting and comparability between real estate companies – it undertakes to comply with the "Best Practice Recommendations" and implement all the pertinent requirements as regards regulatory and reportable performance measures.

#### OVERVIEW OF EPRA PERFORMANCE MEASURES

IN EUR K	31.3.2019	31.12.2018
EPRA NAV	393,747	396,394
EPRA NAV per share in EUR	3.67	3.65
EPRA NNNAV	389,622	392,803
EPRA net initial yield (EPRA NIY) in %	3.2	3.2
EPRA "topped up" net initial yield in %	3.3	3.3
EPRA vacancy rate in %	32.4	32.3

IN EUR K	31.3.2019	31.3.2018
EPRA earnings	1,121	-632
EPRA earnings per share in EUR	0.01	-0.03
EPRA cost ratio (incl. direct vacancy-related costs) in %	60.2	n/a
EPRA cost ratio (excl. direct vacancy-related costs) in %	57.1	n/a

Because the Company did not acquire any properties until the end of 2018, the performance measures as of 31 December and 31 March 2018 presented herein are only of limited informative value.

#### EPRA EARNINGS

IN EUR K	31.3.2019	31.3.2018
Consolidated net income	662	-632
Result from the valuation of investment properties	123	0
Result from the disposal of portfolio properties	0	0
Deferred and actual taxes relating to EPRA adjustments	424	0
Result from non-controlling interests	-88	0
EPRA earnings	1,121	-632
Average number of shares in thousands	107,482	19,167
EPRA earnings per share in EUR	0.01	-0.03

#### EPRA NET ASSET VALUE (EPRA NAV)

IN EUR K	31.3.2019	31.12.2018
Diluted equity (after exercise of options and convertible bonds)	389,622	392,803
Revaluation to market value of property portfolio in accordance with IAS 2	0	0
Market value of derivative financial instruments	110	0
Deferred tax liabilities on properties	4,015	3,591
EPRA Net Asset Value (EPRA NAV)	393,747	396,394
Number of shares in thousands	107,250	108,509
EPRA Net Asset Value (EPRA NAV) per share in EUR	3.67	3.65

IN EUR K	31.3.2019	31.12.2018	IN EUR K	31.3.2019	31.12.2018
EPRA Net Asset Value (EPRA NAV)	393,747	396,394	Market rent for vacancies	10,005	6,459
Market value of derivative financial			Total market rent	30,834	20,028
instruments		0	EPRA vacancy rate in %	32.4	32.3
Market value of debt	0	0			
Deferred taxes	-4,015	-3,591			
EPRA Triple Net Asset Value (EPRA NNNAV)	389,622	392,803	EPRA COST RATIO		
Number of shares in thousands	107,250	108,509	IN EUR K	31.3.2019	31.3.2018
EPRA Triple Net Asset Value (EPRA NNNAV) per share in EUR	3.63	3.62			1
per snare in EUR	3.03	3.02	Property management expenses	1,440	(
			Personnel expenses	1,271	292
EDDA NET INITIAL VIELD (EDDA NIV)			Scheduled depreciation	214	
EPRA NET INITIAL YIELD (EPRA NIY)			Other operating expenses	868	347
IN EUR K	31.3.2019	31.12.2018	Revenues from on-charging of operating costs	-1,271	(
Market value of investment properties	451,627	300,905	Revenues from other trade receivables that represents reimbursements and re-billings	-29	
Market value of trading properties			EPRA costs (incl. direct vacancy costs)	2,493	668
(incl. shares in joint venture companies)	0	0	Direct vacancy costs	-129	(
Net market value of the property portfolio	451,627	300,905	EPRA costs (excl. direct vacancy costs)	2,364	668
Transaction costs	14,848	6,640	Net rental income	4,143	
Gross market value of the property portfolio	466,475	307,545	EPRA cost ratio (incl. direct vacancy costs)		
Annualised rental income	19,133	13,600	in %	60.2	n/a
Non-recoverable operating expenses	-4,331	-3,647	EPRA cost ratio (excl. direct vacancy costs)		
Annualised net rental income	14,802	9,953	in %	57.1	n/a
Fictitious rent for ongoing rent-free periods or other rental incentives	647	56			
Annualised "topped up" net rental income	15,449	10,009			
EPRA net initial yield (EPRA NIY) in %	3.2	3.2			
EPRA "topped up" net initial yield in %	3.3	3.3			

## **INTERIM FINANCIAL STATEMENT**

## BUSINESS DEVELOPMENT, KEY EVENTS AND TRANSACTIONS

In the first quarter of 2019, the Group founded a further company – a step that was necessary for future portfolio acquisitions. As of 31 March 2019, the Group therefore consisted of Godewind Immobilien AG as the parent company and sixteen subsidiaries. Fifteen subsidiaries of those subsidiaries hold 100% of their capital. MP Sky S.à r.l. holds 89.90% of its capital.

As of 31 March, the Company employed 23 people including the Management Board.

# EARNINGS, ASSETS AND FINANCIAL POSITION

The business figures as of 31 March 2019 are not entirely comparable with those of the previous year. The Company went public in April 2018 and acquired its first properties at the end of 2018.

The earnings situation in the first three months of 2019 was as follows:

IN EUR K	1.1 31.3.2019	1.1 31.3.2018
Net operating income from letting activities (NOI)	4,063	0
Earnings from property valuation	-113	0
Other operating income	12	41
Personnel expenses	-1,271	-292
Operating expenses	-868	-374
Depreciation of property, plant and equipment	-214	-2
Net financial income	-931	-5
Taxes on income and earnings	-16	0
Consolidated net income	662	-632

The consolidated net result as of 31 March 2019 amounted to EUR k 662 (previous year: EUR k -632) and resulted primarily from the EUR k 4,063 in net operating income from letting activities less personnel expenses of EUR k -1,271, operating expenses of EUR k -868 and the net financial income of EUR k -931. The result from property valuation relates to subsequent acquisition costs.

No valuations by external service providers were conducted for the period ending on 31 March 2019. Net financial income (EUR k -931) resulted essentially from interest on loans taken out to finance the properties.

The financial position as of 31 March 2019 is as follows:

IN EUR K	31.3.2019	31.12.2018
Investment properties	451,627	300,905
	· — · —	
Advance payments on investment properties	47,591	34,273
Property, plant and equipment and intangible assets	7,200	857
Other non-current assets	7,058	7,036
Other current assets	3,137	2,238
Cash and cash equivalents	78,140	157,745
Assets	594,753	503,054
Equity	394,147	397,251
Non-current liabilities due to banks and other financial institutions	170,640	88,671
Non-current leasing liabilities	16,043	10,177
Trade payables	1,816	4,795
Tax debts	5	5
Non-current leasing liabilities	714	28
Other non-current liabilities	11,388	2,127
Equity and debts	594,753	503,054

Beginning I January 2019, the Group has been required to apply the provisions of IFRS 16 Leases. IFRS 16 sets forth a uniform accounting model according to which leases are to be recognised in lessees' balance sheets. Here, a lessee recognises a right-of-use asset representing its right to use the underlying asset, as well as a lease liability representing its obligation to make lease payments. Non-current leases and leases for low-value assets are subject to simplified requirements.

GODEWIND IMMOBILIEN AG

As of the balance sheet date, rights of use assets and one lease-hold estate amounting to EUR k 16,346 as well as EUR k 16,043 in non-current and EUR k 714 in current leasing liabilities were recognised. These amounts relate primarily to the rented offices in Frankfurt am Main and Berlin, and to the leasehold on the Frankfurt Airport Center (FAC) property acquired in 2018.

As of 31 March 2019, investment properties consisted of seven (previous year: four) properties with a total value of EUR k 451,627 (previous year: EUR k 300,905).

The advance payments on investment properties amounting to EUR k 47,591 (previous year: EUR 34,273) include advance payments for the properties Quartier am Zeughaus in Hamburg and Herzogterrassen in Dusseldorf acquired in April 2019.

The non-current liabilities to banks amounting to EUR k 169,242 (previous year: EUR k 87,528) include the loans taken out for the refinancing of properties.

Other current liabilities consist mainly of a property acquisition tax liability.

The financial position at the end of the first three months of 2019 was as follows:

IN EUR K	1.131.3.2019	1.131.3.2018
		_
Cash flow from operating activities	-2,192	-119
Cash flow from investing activities	-155,274	
Cash flow from financing activities	77,861	374,872
Change in cash and cash equivalents	-79,605	374,744
Cash and cash equivalents at the beginning		
of the financial year	157,745	19,171
Cash and cash equivalents at the end of		
the reporting period	78,140	393,915

The Company's financial position is heavily influenced by the high amount of cash flow from investing activities, with the first three months of 2019 seeing three property transfers.

The cash flow from financing activities includes one loan payment and payments for the acquisition of treasury stock.

# TRANSACTIONS AND FINANCING

Under a purchase agreement of 24 January 2019, the Company acquired the Herzogterrassen property in Dusseldorf by way of an asset deal for a price of EUR 140.0 million. The lettable area is 55,717 m<sup>2</sup>. The property also has and underground car park with approximately 1,000 parking spaces. The annualised net rental income amounts to EUR 6.7 million p. a. The WALT is 6.2 years.

The acquisitions of the properties Pentahof in Hamburg and Eight Dornach in Aschheim near Munich, which were purchased at the end of 2018, was completed on 31 January 2019. The total purchase price of EUR 90.6 million was paid entirely from equity.

On 13 February 2019, the refinancing of the ComConCenter property in Frankfurt am Main, the ABC property in Dusseldorf and the Pentahof property in Hamburg, all of which were originally financed from own funds only, was completed. The financing bank provided EUR 82.0 million redemption-free at a fixed interest rate of 1.09% p. a. for five years.

A proportion of these funds was used to complete the purchase of the Y2 property in Frankfurt am Main on 13 February 2019.

# RECENT DEVELOPMENTS, OUTLOOK AND RISKS

The Company's management used the first few months of 2019 to complete its acquisition of a further asset (see report under "transactions and financing") and conclude the financing and refinancing arrangements for the acquired properties – objectives that it achieved in full (see the supplementary report under "supplementary report").

Godewind will focus its future acquisition activities on the commercial properties segment, particularly on office properties. In the medium term, it seeks to build a commercial real estate portfolio of around three billion euros by availing of its extensive network and making value-enhancing acquisitions.

Godewind is set to benefit from substantial tax loss carryforwards amounting to EUR 180 million for corporate income tax and EUR 175 million for trade tax. These will enable it to significantly reduce its tax burden over the next few years. The Company also has a tax deposit account of EUR 414 million.

Godewind's business activities expose it to a variety of risks. For further details in this regard, please refer to the comprehensive descriptions provided in the 2018 Annual Report. There have been no significant changes in Godewind's risk situation since then.

# **CONSOLIDATED BALANCE SHEET**

#### **AS OF 31 MARCH 2019**

IN EUR K	31.3.2019	31.12.2018
ASSETS		
Non-current assets		
Investment properties	451,627	300,905
Advance payments on investment properties	47,591	34,273
Property, plant and equipment	972	480
Advance payments effected on property, plant and equipment	7	292
Intangible assets	6,221	85
Other non-current assets	303	325
Active deferred taxes	6,755	6,711
Total non-current assets	513,476	343,071
Current assets	1.005	143
Trade receivables	1,006	142
Income tax receivables		1
Other current assets	2,130	2,095
Cash and cash equivalents	78,140	157,745
Total current assets	81,277	159,983
Balance sheet total - assets	594,753	503,054

IN EUR K	31.3.2019	31.12.2018
LIABILITIES		
Equity		
Share capital	108,750	108,750
Treasury shares	-1,500	-241
Capital reserve	259,342	258,855
Retained earnings	23,030	25,439
Capital and reserves attributable to owners of the parent company	389,622	392,803
Non-controlling interests	4,525	4,448
Total equity	394,147	397,251
Non-current liabilities		
Non-current liabilities to banks	169,242	87,528
Pension obligations	408	408
Other long-term derivative financial instruments	841	662
Non-current leasing liabilities	16,043	10,177
Other non-current liabilities	149	73
Total non-current liabilities	186,683	98,848
		<u> </u>
Current liabilities		
Trade payables	1,816	4,795
Current leasing liabilities	714	28
Tax liabilities	5	5
Other current liabilities	11,388	2,127
Total current liabilities	13,923	6,955
Balance sheet total - liabilities	594,753	503,054

# CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

#### FOR THE PERIOD 1 JANUARY TO 31 MARCH 2019

IN EUR K	1.131.3.2019	1.131.3.2018
Net operating income from letting activities (NOI)	4,063	0
Net rental income	4,142	0
Recoverable operating expenses	1,271	0
Revenue from other trade receivables	90	0
Property management income	5,503	0
Operating expenses	-1,079	0
Maintenance expenses	-17	0
Other expenses	-344	0
Property management expenses	-1,440	0
Unrealized changes in fair value of investment properties	-113	0
Net operating income from the measurement of investment properties	-113	0
Other operating income	12	41
Operating income  Operating income	12	41
Personnel expenses	-1,271	-292
Scheduled depreciation	-214	-2
Other operating expenses	-868	-374
Operating expenses  Operating expenses	-2,353	-668
Earnings before interest and taxes (EBIT)	1,609	-627
Financial income	0	0
Financial expenses	-931	-5
Financial income	-931	-5
Earnings before taxes (EBT)	678	-632
Taxes on income and earnings	-16	0
Consolidated net income	662	-632
of which not to be reclassified to profit or loss in subsequent years	0	0
Actuarial gains or losses after tax		0
Cash flow hedge reserve	-121	0
Reclassification to profit or loss of unrealized gains from the fair value measurement of the securities	0	0
Total comprehensive income	541	-632
Consolidated net income for the period attributable to:	341	-032
Owners of the parent entity	574	-632
Non-controlling interests	88	-032
Non-controlling interests	662	-632
Earnings per share	002	-032
	0.01	-0.03
Basic earnings per share in EUR Diluted earnings per share in EUR	0.01	-0.03
Total comprehensive income for the period attributableto:	0.01	-0.03
		-632
Owners of the parent entity  Non-controlling interests	464	-632
Non-controlling interests	541	-632

# CONSOLIDATED CASH FLOW STATEMENT

#### FOR THE PERIOD 1 JANUARY TO 31 MARCH 2019

IN EUR K	1.131.3.2019	1.131.3.2018
Net income for the period	662	-632
Net interest income recognised in the income statement	931	5
·	96	2
Depreciation on property, plant and equipment		
Net change from fair value adjustments		0
Elimination of gains/losses from sales of securities and asset disposals		0
Interest received		
Interest paid		-5
Other non-cash expenses (+)/income (-)	632	0
Income tax payments	0	0
Deferred taxes		0
Changes in receivables and other assets		225
Changes in payables and other liabilities	-3,173	286
Cash flow from operating activities	-2,192	-119
Prepayments for investment properties	-155,078	0
Investments in intangible assets and property, plant and equipment	-196	-9
Investments in securities	0	0
Proceeds from the disposal of securities	0	0
Cash flow from investing activities	-155,274	-9
Proceeds from capital increases		375,000
Capital increase expenses		-128
Purchase of treasury shares	-4,140	0
Proceeds from the taking out of loans	82,000	0
Proceeds from/payments for receivables and liabilities to related parties	0	0
Cash flow from financing activities	77,861	374,872
Net changes in cash and cash equivalents		374,744
Cash and cash equivalents at the beginning of the period	157,745	19,171
Cash and cash equivalents at the end of the period	78,140	393,915

# CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

#### FOR THE PERIOD 1 JANUARY TO 31 MARCH 2019

IN EUR K	Share capital	Treasury shares	
Balance at 1 January 2018	15,000	0	
Net income for the period	0	0	
Other income	0	0	
Cash capital increases	93,750	0	
Balance at 31 March 2018	108,750	0	
Balance at 1 January 2019	108,750	-241	
Consolidated net income	0	0	
Other income	0	0	
Cash capital increase	0	0	
Withdrawals for transaction costs	0	0	
Changes in the basis of consolidation	0	0	
Treasury shares	0	-1,259	
Withdrawals from the capital reserve	0	0	
Share-based payment	0	0	
Balance at 31 March 2019	108,750	-1,500	

Capital reserve	Other reserves	Retained earnings	Equity attributable to owners of the parent company	Equity attributable to non-controlling interest shareholders	Total Group equity
0	0	3,561	18,561	0	18,561
	0	-632	-632	0	-632
 0	0	0	0	0	
271,205	0	0	364,955	0	364,955
271,205	0	2,929	382,884	0	382,884
<u> </u>			-	-	·
 258,855	0	25,438	392,802	4,448	397,250
0	0	574	574	88	662
0	0	-109	-109	-12	-120
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	1	0
-7	0	-2,873	-4,139	0	-4,139
0	0	0	0	0	0
494	0	0	494	0	494
259,342	0	23,030	389,622	4,525	394,147

#### SUPPLEMENTARY REPORT

As a means of partially financing the purchase price for the Herzogterrassen property in Dusseldorf, the Company took out a loan of EUR 80.0 million at a fixed interest rate of 1.32% for five years. It paid the purchase price for the Herzogterrassen property in full on 15 April 2019, using the aforementioned loan and its own funds to do so.

In April 2019, the Company concluded two loan agreements for the partial refinancing of the sunsquare property in Kirchheim near Munich and the Eight Dornach property in Aschheim near Munich, the purchase prices of which had originally been paid from equity. Each of these loans amounts to EUR 20.0 million. The first tranches of EUR 12.5 million each were paid out on 30 April 2019. The interest rate for each loan is 1.43% p. a. fixed for five years. The Company also took out a loan of EUR 36.0 million to partially refinance the purchase price of the Y2 property in Frankfurt am Main. The first tranche of this redeemable loan amounted to EUR 30.0 million and was paid out on 30 April 2019. The loan is subject to an interest rate of 1.38% p. a. fixed for four years. The last of the loans taken out by the Company amounts to EUR 92.0 million and was used to partially finance the purchase price for the Zeughaus property in Hamburg, which was acquired in December 2018. Here, the fixed interest rate for five years is

The acquisition of the Zeughaus property was completed on 30 April 2019.

The Company is therefore almost fully invested as of 30 April 2019.

#### **SHARE INFORMATION**

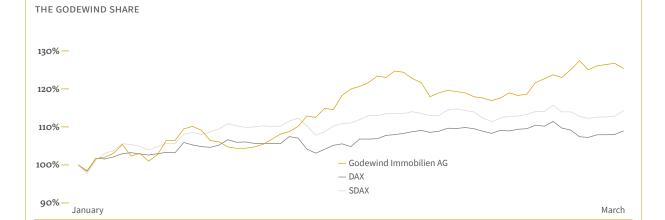
German stock markets developed positively in the first quarter of 2019, with share prices buoyed by the good business results presented by many companies in spite of recession fears, rising market risks, latent trade conflicts and political uncertainties. These developments were further aided by the robust US economy.

The Godewind Immobilien AG share was among those to perform positively in the first quarter, starting 2019 at EUR 2.96 and rising continuously during the first quarter to reach EUR 3.71 on 29 March. This constitutes an increase of more than 25%. The Godewind share also performed positively as measured against the pertinent benchmark indices.

In the first quarter, it outperformed the DAX index by 16% and the SDAX by 11%.

German real estate shares performed well, with both the FTSE EPRA/ NAREIT Germany Index and the FTSE EPRA EPRA/NAREIT Europe Index rising by 12%. Godewind outperformed both indices by 13%.

The Godewind share therefore outperformed both the real estate sector and the general market, both of which had themselves also gained ground. The DAX gained around 9% in the first quarter and closed at II,526 points on 29 March, while the SDAX gained 14% to 10,932 points.



#### SHARE BUYBACK PROGRAMME

Market capitalisation at the end of the first quarter was at around EUR 403.5 million.

In the first quarter the Godewind Immobilien AG completed its share buyback programme on schedule.

On 13 December 2018, the Company announced that it was going to buy back up to 1.5 million shares from 14 December 2018 onwards.

The share buyback programme was terminated at the close of trading on 20 February 2019. 1.5 million shares were acquired at an average price of EUR 3.32 per share. The buybacks only took place via the stock exchange in electronic trading on the Frankfurt Stock Exchange (XETRA). The basis of the decision was an authorisation granted at the 2018 Annual General Meeting.

#### **SHARE INFORMATION**

International Securities Identification Number (ISIN)	DE000A2G8XX3
German Securities Identification Number (WKN)	A2G8XX3
Number of shares as of 29 March 2019	108,750,000 shares
Market segment	Regulated Market (Prime Standard)
Index	CLASSIC
Designated sponsor	Oddo Seydler Bank AG, JP Morgan
Stock exchanges	XETRA, Frankfurt (FWB), Munich Open Market, Stuttgart Open Market
Issue price	EUR 4.00
Closing price on 29 March 2019	EUR 3.71
Market capitalisation on the basis of the closing price of 29 March 2019	EUR 403,462,500

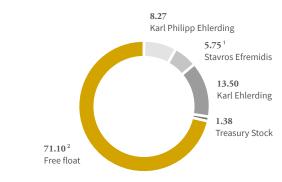
#### **INVESTOR RELATIONS ACTIVITIES**

In the first three months of 2019, Godewind Immobilien AG held corporate roadshows in various cities, among them Dublin, Edinburgh, London and Frankfurt, and took part in the following national and international investor conferences:

30 January 2019	MMWarburg Small Cap Selection	
20 February 2019	Oddo BHF 12th German Conference	
6 March 2019	Metzler Small Cap Conference Germany	

#### **SHAREHOLDER STRUCTURE AS OF 29 MARCH 2019**





- <sup>1</sup> including financial instruments 12.02%.
- $^2\, {\rm The}$  free float matches the definition used by Deutsche Börse. Without financial or other instruments pursuant to Sections 38 and 39 WpHG.

#### **ANALYST COVERAGE**

RESEARCH HOUSE /BROKER	TARGET PRICE	RATING	ANALYST	DATE
			Dr	
SMC Research	EUR 5.00	Buy	Jakubowski	26.3.2019
First Berlin	EUR 5.50	Buy	Ellis Acklin	7.3.2019

#### **LEGAL NOTICE**

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#### **FINANCIAL CALENDER 2019**

Annual General Meeting, Frankfurt am Main	6 August 2019
2019 Half-Year Financial Report	13 August 2019
Q3 2019 Interim Statement	12 November 2019

#### **DISCLAIMER**

This interim financial statement contains forward-looking statements on expected developments. These statements were made on the basis of current assessments; they are naturally subject to risks and uncertainties. The events that actually transpire may diverge from the information provided in said statements.