

PATRIZIA

H1 2024 | Financial Report

Contents

Key figures	3
Interim group management report	4
1 Economic report.....	4
2 Development of opportunities and risks	23
3 Guidance	23
Consolidated financial statements	25
Consolidated balance sheet.....	25
Consolidated income statement	27
Consolidated statement of comprehensive income	28
Consolidated cash flow statement.....	29
Consolidated statement of changes in equity.....	31
Consolidated statement of changes in equity.....	32
Notes to the interim consolidated financial statements	33
1 Principles applied in the preparation of the interim consolidated financial statements	33
2 Consolidated group.....	33
3 Notes to the balance sheet and income statement	35
4 Segment reporting	49
5 Information on the consolidated cash flow statement	52
6 Other explanations.....	52
7 Responsibility Statement by the legal representatives	54
The PATRIZIA share	55
Financial calendar and contact details.....	57

Key figures

Financial performance indicators

	H1 2024	H1 2023	Change
Assets under Management (AUM) ¹	EUR 56.0bn	EUR 57.9bn	-3.2%
EBITDA	EUR 19.2m	EUR 28.4m	-32.4%
EBITDA margin	13.8%	18.3%	-4.5 PP

¹ AUM as at 31 December 2023: EUR 57.3bn (change 30 June 2024 vs. 31 December 2023: -2.1%)
PP = percentage points

Revenues and earnings

EUR k	H1 2024	H1 2023	Change
Revenues	123,597	130,797	-5.5%
Total operating performance	133,387	135,975	-1.9%
EBITDA	19,184	28,365	-32.4%
EBIT	-468	14,139	-103.3%
EBT	-1,900	10,941	-117.4%
Net profit/ loss for the period	-8,532	5,735	-248.8%
Attributable to shareholders of the parent company	-3,760	6,064	-162.0%
Attributable to non-controlling interests	-4,773	-329	>1,000.0%

Structure of assets and capital

EUR k	30.06.2024	31.12.2023	Change
Non-current assets	1,569,943	1,481,479	6.0%
Current assets	380,675	517,626	-26.5%
Equity (excl. non-controlling interests)	1,126,967	1,156,232	-2.5%
Equity ratio (excl. non-controlling interests)	57.8%	57.8%	-0.1 PP
Net equity ratio	63.7%	69.0%	-5.3 PP
Non-current liabilities	468,421	552,245	-15.2%
Current liabilities	280,366	251,075	11.7%
Total assets	1,950,618	1,999,105	-2.4%

PP = percentage points

PATRIZIA share

ISIN	DE000PAT1AG3
SIN (Security Identification Number)	PAT1AG
Code	PAT
Issued shares as at 30.06.2024	92,351,476 shares
Outstanding shares as at 30.06.2024 ¹	86,228,868 shares
Treasury shares as at 30.06.2024	6,122,608 shares
H1 2024 high ²	EUR 8.94
H1 2024 low ²	EUR 7.06
Closing price as at 30.06.2024 ²	EUR 7.12
Share price performance H1 2024 ²	-13.2%
Market capitalisation as at 30.06.2024	EUR 0.7bn
Average trading volume per day H1 2024 ³	70,709 shares
Indices	SDAX, MSCI World Small Cap Index and others (CDAX, Classic All Share, DAXsector Financial Services, DAXsubsector Real Estate, Solactive DIMAX Deutschland, Prime All Share, S&P GIVI Global Index, S&P Global BMI)

¹ Reduced number of shares compared to the issued shares due to share buybacks

² Closing price on Xetra-trading

³ All German stock exchanges

Interim group management report

as at 30 June 2024 (first half-year 2024)

1 Economic report

1.1 Business performance

In a market environment still characterised by high uncertainty, the first half of the year 2024 continued to show pressure on PATRIZIA’s revenues but at the same time a slight improvement in operating expenses. While recurring management fees and especially performance fees declined due to market conditions, transaction fees recorded a year-on-year increase.

As a result of the difficult market environment and despite the initial improvement in operating expenses, EBITDA recorded a decline of 32.4% to EUR 19.2m in the 2024 reporting period after EUR 28.4m in the period under comparison.

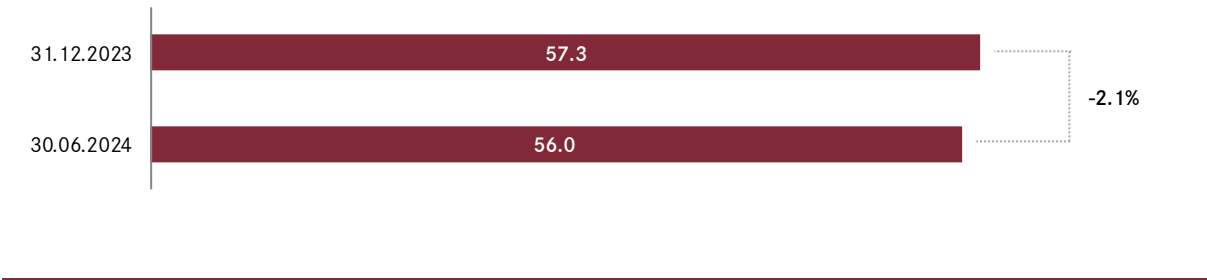
With a solid balance sheet structure based on a net equity ratio of 63.7% (H1 2023: 69.0%) and available liquidity of EUR 133.3m (H1 2023: EUR 291.0m), PATRIZIA is nevertheless well positioned, despite increased investment activity via temporarily consolidated funds, to utilise investment opportunities when they occur and to pursue its strategy of moving towards a go-to manager for smart Real Asset solutions.

Development of financial performance indicators (KPIs)

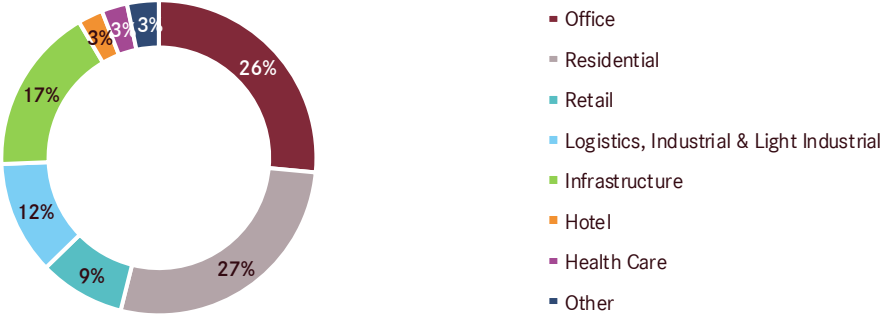
Assets under management

As at 30 June 2024, PATRIZIA held Assets under Management (AUM) of EUR 56.0bn, down from EUR 57.3bn as at 31 December 2023 corresponding to a moderate decrease of EUR 1.2bn or -2.1% mainly due to valuation effects. The general resilience of AUM is attributable to its broad geographical and sectorial diversification. At the reporting date, the share of AUM outside of Germany amounted to 46.9% or EUR 26.3bn of AUM (31 December 2023: 47.9% or EUR 28.3bn) while the infrastructure sector accounted for 17.2% of PATRIZIA’s AUM (compared to 14.9% as at 31 December 2023).

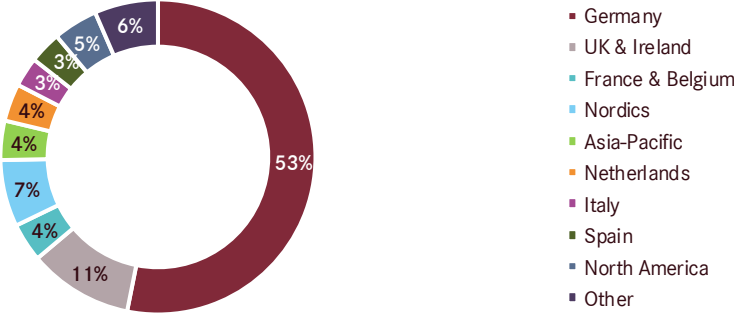
Assets under Management (EUR bn)



Assets under Management as at 30 June 2024 | Sectoral distribution

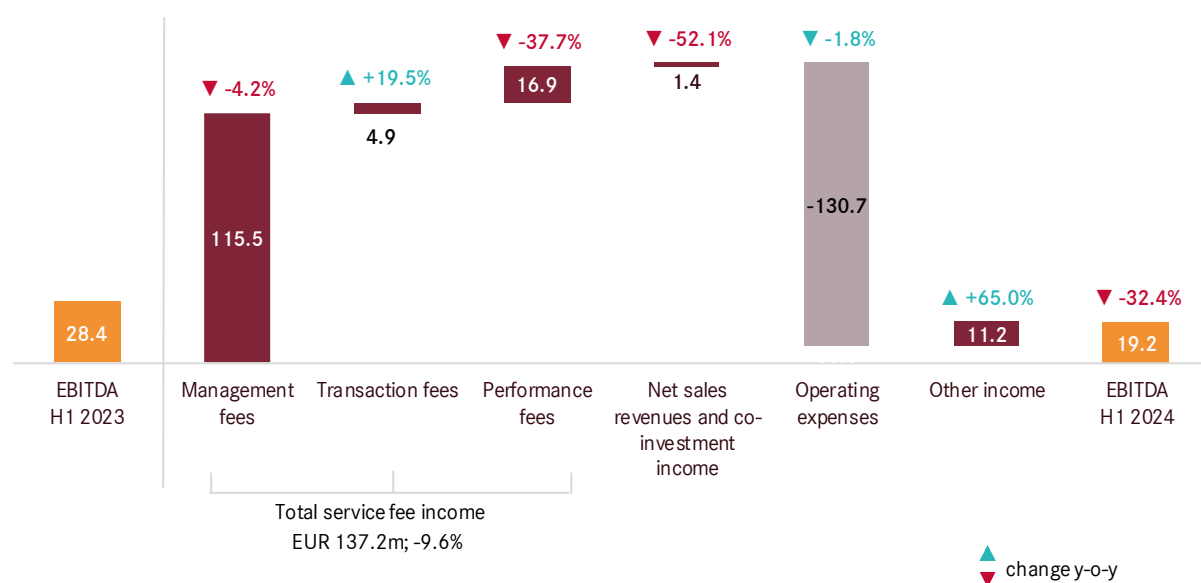


Assets under Management as at 30 June 2024 | Geographical distribution



EBITDA and EBITDA margin

Composition of EBITDA (EUR m)



During the reporting period 2024, **total service fee income** decreased by -9.6% to EUR 137.2m (H1 2023: EUR 151.8m) as a result of a difficult market environment. The individual components of total service fee income are explained below:

Management fees: All services provided by PATRIZIA are remunerated in form of fees. Management fees include remuneration for real asset services such as asset, fund and portfolio management and are highly recurring. Management fees of EUR 115.5m were recognised in the first half-year 2024 (H1 2023: EUR 120.6m; -4.2%). A higher level of management fees received from service project developments for clients in the previous year period as well as the slight decrease in AUM due to valuation effects (as a basis for the management fee generation) were the reasons for this development.

Transaction fees: PATRIZIA receives transaction fees for the execution of acquisitions and disposal transactions. These fees amounted to EUR 4.9m in the first half of 2024 (H1 2023: EUR 4.1m; 19.5%). Acquisitions accounted for EUR 1.7m (H1 2023: EUR 2.6m; -37.1%) and disposals for EUR 3.2m (H1 2023: EUR 1.5m; 121.9%). Despite a slight increase in the transaction fees the total transaction fees remain at a very low level due to challenging market environment.

Performance fees: PATRIZIA receives performance fees if defined target investment yields are met or exceeded. In the first half of 2024, performance fees of EUR 16.9m were achieved (H1 2023: EUR 27.1m). In the consolidated income statement, these fees are reported partly as revenues (EUR 1.7m; H1 2023: EUR 7.2m) and partly as income from participations (EUR 15.1m; H1 2023: EUR 19.9m). The performance fees mainly resulted from the co-investment Dawonia, which are incurred annually.

In the 2024 reporting period, PATRIZIA generated EUR 1.4m in **net sales revenues and co-investment income**, (H1 2023: EUR 2.9m; -52.1%). Co-investment income amounted to EUR -2.4m (H1 2023: EUR 1.1m). In addition to the decrease in the result from participations to EUR 1.7m (H1 2023: EUR 2.1m) earnings from companies accounted for using the equity method had a negative impact of EUR -4.1m (H1 2023: EUR -0.9m). This was due to initial losses in one of the temporarily consolidated financial participations. In contrast, net sales revenues contributed EUR 3.8m (H1 2023: EUR 1.8m) to this result. The increase was mainly due to higher rental income from properties in temporarily consolidated funds, which are included in this position.

Net operating expenses decreased by 1.8% from EUR 133.1m in the previous year to EUR 130.7m in the reporting period 2024. The decrease reflects an overall progress of the cost reduction program as well as a lower headcount. In the current reporting period, a negative one-off effect of EUR 3.7m was recognised in other operating expenses for a potential indemnity due to a tax penalty in one of the funds managed by PATRIZIA.

Other income rose by 65.0% to EUR 11.2m (H1 2023: EUR 6.8m) mainly due to the reversal of variable staff cost liabilities as part of active cost management.

Due to the aforementioned factors, **EBITDA** totaled EUR 19.2m in the H1 2024 reporting period after EUR 28.4m in the same period of the previous year.

EBITDA margin

in %	H1 2024	H1 2023	Change
EBITDA margin	13.8%	18.3%	-4.5 PP

PP = percentage points

EBITDA margin compares EBITDA with the sum of total service fee income and net sales revenues and co-investment income. The EBITDA margin decreased year-on-year by -4.5 percentage points to 13.8% (H1 2023: 18.3%) especially due to decrease in total service fee income which could not be compensated by a corresponding reduction in the operating expenses.

Detailed reconciliation to EBITDA

The individual components of EBITDA and their respective line items, in particular within the consolidated income statement, are explained below.

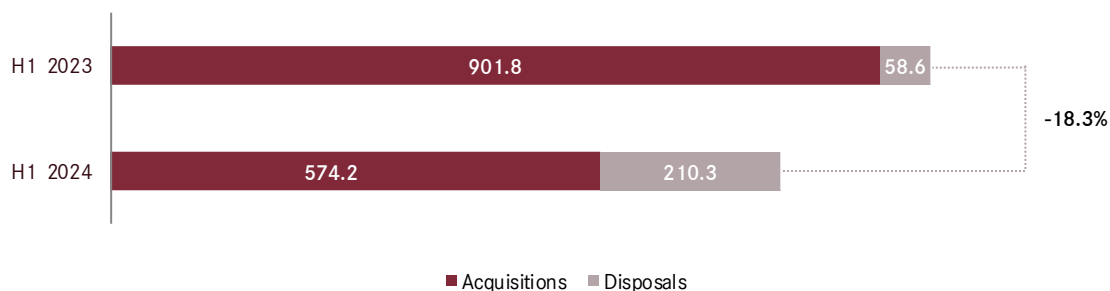
Detailed reconciliation to EBITDA

EUR k	H1 2024	H1 2023	Change	Table in the current report
Management fees (excluding result from participations)	111,561	116,011	-3.8%	Reconciliation of total service fee income
Shareholder contribution for management services (in result from participations)	3,892	4,558	-14.6%	Reconciliation of total service fee income
Management fees	115,453	120,568	-4.2%	
Transaction fees	4,903	4,103	19.5%	Reconciliation of total service fee income
Performance fees (excluding result from participations)	1,738	7,172	-75.8%	Reconciliation of total service fee income
Performance fees (in result from participations)	15,124	19,908	-24.0%	Reconciliation of total service fee income
Performance fees	16,862	27,081	-37.7%	
Total service fee income	137,218	151,753	-9.6%	Reconciliation of total service fee income
Revenues from the sale of principal investments	5	0	/	Revenues
Cost of materials	-252	-118	113.0%	Consolidated income statement
Rental revenues	3,906	1,890	106.6%	Revenues
Revenues from ancillary costs	154	43	260.5%	Revenues
Net sales revenues	3,813	1,815	110.1%	
Earnings from companies accounted for using the equity method	-4,071	-950	328.8%	Consolidated income statement
Remaining result from participations	1,665	2,068	-19.5%	Consolidated income statement & Reconciliation of total service fee income
Co-Investment result	-2,407	1,119	-315.1%	
Net sales revenues and co-investment income	1,406	2,933	-52.1%	
Staff costs	-83,646	-85,789	-2.5%	Consolidated income statement
Other operating expenses ¹	-37,531	-38,436	-2.4%	Consolidated income statement
Cost of purchased services	-8,375	-8,541	-1.9%	Consolidated income statement
Impairment result for trade receivables and contract assets	-22	-53	-57.9%	Consolidated income statement
Reorganisation expenses	-1,098	-311	252.8%	Consolidated income statement
Operating expenses	-130,673	-133,131	-1.8%	
Other operating income ¹	9,791	5,177	89.1%	Consolidated income statement
Other revenues	1,330	1,578	-15.7%	Revenues
Reorganisation income	111	54	105.2%	Consolidated income statement
Other income	11,232	6,809	65.0%	
EBITDA	19,184	28,365	-32.4%	

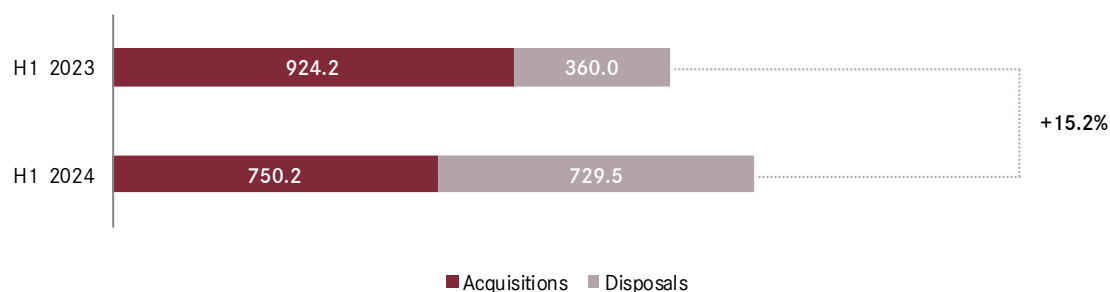
¹ The previous year figures were restated in line with the new table structure in the year under review.

Further KPIs

Transaction volume based on signed transactions (EUR m)

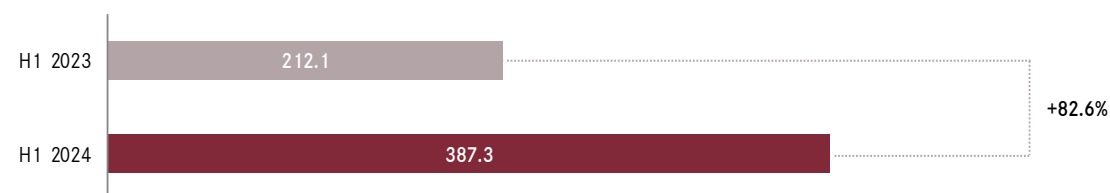


Transaction volume based on closed transactions (EUR m)



The transaction market continued to be subject to high uncertainties about the economic environment in the 2024 reporting period. At EUR 784.5m, signed transactions in the first half of 2024 were below the level of the same period of the previous year (H1 2023: EUR 960.4m; -18.3%), while closed transactions increased by 15.2% to EUR 1,479.6m (H1 2023: EUR 1,284.2m). PATRIZIA closed major acquisitions in the infrastructure and residential sectors on behalf of clients. Investments were also made via the Advantage Investment Partners platform. The majority of disposals of closed transactions related to commercial properties.

Equity raised (EUR m)



New equity raised from German and international investors for real estate and infrastructure investments increased by 82.6% to EUR 387.3m (H1 2023: EUR 212.1m) in the first half of 2024, which can be seen as a first sign of an operating improvement. Moreover, PATRIZIA is ready to take opportunities for its clients once they arise, backed by approximately EUR 3bn client firepower in the funds managed.

1.2 Business Model

Company Profile

PATRIZIA is a leading European independent real asset investment manager¹ with 910 employees (FTE) as at 30 June 2024 active in 27 locations worldwide. The Company's core business is real asset investment management, offering a comprehensive product portfolio of private and listed equity funds, private debt funds and fund of fund products in line with individual return expectations, diversification objectives and risk styles to more than 500 institutional and 7,000 semi-professional or private investors.

Products and Services

PATRIZIA's offering spans from real assets funds, bespoke account solutions, Global Partner (multi-manager or fund of fund) solutions, multi strategy solutions to landmark single asset & portfolio deal opportunities to meet client preferences and requirements extensively and specifically. The Company provides a wide range of services, from asset and portfolio management to the execution of acquisitions and disposal transactions for almost all real estate and infrastructure sectors to alternative investments and project developments. Investors receive an "all-round solution" that covers all services and the entire value chain of real asset investments. Specific parts from this assortment can be chosen as well.

PATRIZIA's fund strategies are built on specialist expertise in various investment strategies and risk classes of real estate and infrastructure investments. In recent years, the Company has enriched its historically private markets-based equity product offering by listed equity, private debt and additional fund of fund strategies to offer investors comprehensive diversification opportunities.

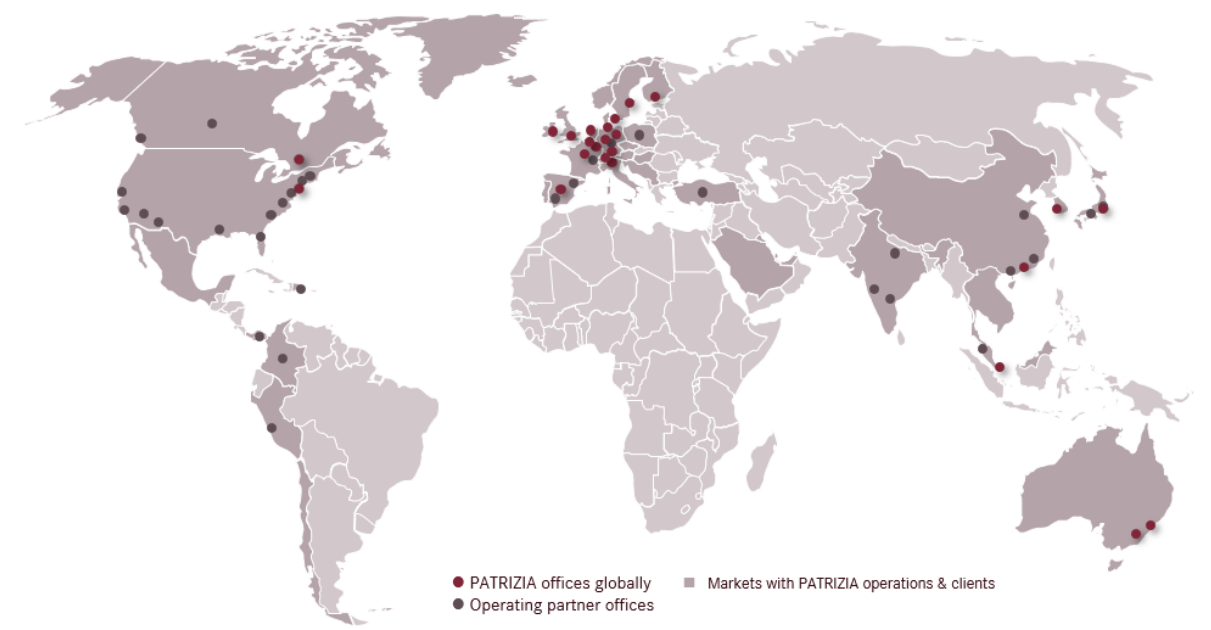
The product shelf covers a broad range of real estate and infrastructure assets. The scope of real estate asset classes ranges from residential, office, retail and logistics properties to hotels and care homes. The product offering in infrastructure covers nearly all infrastructure sectors, such as energy, including renewables, distribution networks for electricity, communications, gas and heat, water and waste management as well as underground energy storage facilities, so called caverns, transport or social infrastructure, like schools and kindergardens.

PATRIZIA also offers its clients broad access to multi-manager products, so-called funds of funds, to invest in real estate, global infrastructure and private equity funds in Europe, Asia and the Americas.

The assets held by the funds typically have a planned initial holding period of between five and ten years, with a propensity for ten years.

¹ Source: IREI Global Investment Managers, published in August 2023 (latest available set). Ranking based on Assets under Management.

PATRIZIA's regional platforms cover 27 locations globally to service clients and manage real assets locally



Clients and regional platforms

PATRIZIA's clients include institutional and semi-professional investors such as insurance firms, pension fund institutions and sovereign funds from Germany, Europe, the US and Asia, high-net-worth individuals (HNWI) and private investors.

PATRIZIA seeks for a trust-based and reliable partnership with business partners and successful transactions for investors, and deems sustainable, prudent, and successful business operations to be the basis for this. Its brand and associated trust are considered essential for attracting new clients and extending existing business relationships. This is why the Company places great value on fostering the PATRIZIA brand and earning the trust of investors with every investment.

Overall, clients entrusted PATRIZIA with new equity of EUR 0.4bn in the first half of 2024 to be invested in various real asset strategies. PATRIZIA currently has outstanding equity commitments amounting to approximately EUR 3bn, as at 30 June 2024, which are available to make opportunistic asset or portfolio acquisitions on behalf of clients if and when opportunities arise.

PATRIZIA's regional platforms are well established throughout Europe and growing globally towards the Asian-Pacific region with a regional hub established in Singapore in 2022 but also towards the North American region where the Company currently maintains two offices. In total, regional platforms cover 27 locations of PATRIZIA offices to service clients and manage real assets locally as at 30 June 2024.

PATRIZIA is represented in all markets by teams or partners with long-standing and, above all, local expertise. The Company's regionally and nationally established network gives direct access to current market developments and tracks virtually all transactions relevant to its clients. It enables PATRIZIA to identify and pursue attractive investment opportunities in nearly all real estate and infrastructure asset classes as well as risk profiles.

PATRIZIA has various entities that are designed to manage investment assets, including German asset management companies and a regulated platform in each of Luxembourg, France, Denmark, the United Kingdom, and Australia. They make global investments in various real estate and infrastructure sectors, on behalf of their clients via the funds launched. The funds act as holding agents.

This provides the pre-requisites to offer investments within the legal and regulatory framework preferred by the respective clients according to their local regulations. Relationships with clients have been and continue to be expanded worldwide. Local contacts have been established in Australia, Singapore, Hong Kong, Japan, South Korea, the USA, and Canada. The existing client base in Germany and the rest of Europe is equally being expanded further. The aim is to build a long-term, stable relationship with international clients similarly to the relationship PATRIZIA already enjoys with its existing predominantly German investors.

Transition Megatrends that impact PATRIZIA's business

In the dynamic landscape of the current sector environment, PATRIZIA finds itself at the intersection of profound change, operating in a world in transition that significantly influences the way real assets are “consumed” - through changing lifestyles, ways of working and technological progress. Within this evolving context, PATRIZIA recognises and embraces four major transition megatrends that shape real estate and infrastructure investment strategies in the medium and long term: digital transition, urban transition 2.0, energy transition, and living transition, the so-called “DUEL” megatrends:

Digital Transition is at the forefront of revolutionising the real estate and infrastructure sectors, striving to enhance efficiency, decision-making processes, and overall performance. The infusion of new technologies has disrupted traditional paradigms, creating new opportunities for the development of future business models. A prime illustration is found in the widespread adoption of technologies like Fibre Optics, facilitating seamless communication and connectivity. Moreover, initiatives such as the co-sharing of real-time internet access between public and private users or the evolution of artificial intelligence exemplify the transformative power of digital innovations in creating interconnected and smart environments.

Urban Transition 2.0 signifies a transformative shift towards crafting more sustainable, connected, and efficient cities. At the core of this evolution is the recognition of cities as dynamic hubs of innovation for smart technologies, modern living and working concept, as well as decarbonisation measures. This transition is exemplified by the rise of shared offices and the adoption of flexible living conditions, emphasising part-time living models. By embracing these innovative approaches, Urban Transition 2.0 reflects a commitment to redefining urban spaces, making them not only technologically advanced but also adaptable to the changing needs of a dynamic and interconnected society. This paradigm shift underscores the vision of creating cities that serve as beacons of progress and improved quality of life for their inhabitants.

The **Energy transition** represents the fundamental shift in energy systems towards sustainability and efficiency. By leveraging cutting-edge technology and innovative strategies for energy production and storage through investments on behalf of clients, PATRIZIA aims to align and drive this transformative process. A prime illustration of this transition is evident in the widespread adoption of electric cars and the development of electric vehicle charging infrastructure. Embracing such advancements not only reduces the carbon footprint but also signifies a commitment to a cleaner, more sustainable energy future.

Living transition embodies the dynamic evolution of the real estate sector, adapting to demographics and the shifting landscapes of lifestyles, preferences, and technological advancements. The focus is on creating modern, connected, and user-centric living spaces that resonate with the diverse needs of today's inhabitants. An illustrative example lies in smart housing or the heightened demand for affordable housing, reflecting the urgency to address changing socio-economic dynamics.

Revenue Generation

The primary source of revenues for the Company are service fees in form of management, transaction and performance fees. However, revenues from co-investments and occasional rental revenues from assets held on the balance sheet also contribute to total revenues, albeit to a small level.

PATRIZIA structures, places and manages fund vehicles for clients. The majority of these funds are launched without any equity investment on the part of PATRIZIA. The Company generates stable and recurring income in the form of management fees for managing assets and project developments. The size of assets under management (AUM) therefore impacts the level of recurring fee income. AUM amounted to EUR 56.0bn as at 30 June 2024 (31 December 2023: EUR 57.3bn). Additional revenue streams stem from the acquisition and disposal of assets, so called transaction fees. PATRIZIA also receives performance fees if defined individual yield targets of funds or assets are exceeded.

PATRIZIA selectively invests Group equity in partnership with its institutional clients, in the form of co-investments. In addition to committing to the client and the transaction, PATRIZIA generates fees and additional investment income and thus allows PATRIZIA's shareholders to participate indirectly in the performance of the underlying real asset portfolio. Furthermore, management selectively uses existing liquidity to seed invest or warehouse assets being consolidated at the Group level. In total, PATRIZIA has invested EUR 0.5bn (at acquisition costs) of its own equity in moderately sized and well diversified seed investments or the warehousing of assets. As at 30 June 2024, AUM in the amount of EUR 10.2bn were backed by co-investments, seed investments or warehousing. Thereof, the largest co-investment is Dawonia GmbH with EUR 5.0bn in assets under management. Further details on co-investments can be found in the capital allocation in chapter 1.3.

Segments

The segments Management Services and Investments categorise whether PATRIZIA acts as a service provider or an own balance sheet investor. In the Management Services segment, PATRIZIA generates fee income for the client services it performs. In the Investment segment, PATRIZIA generates income from its principal investments, co-investments, seed investments and occasionally rental revenues through the warehousing of assets.

The Management Services segment covers a broad range of real assets services such as the acquisition and sale of real estate and infrastructure assets or portfolios (transactions), value-oriented property management (asset management), strategic consulting on investment strategy, portfolio planning and allocation (portfolio management) and the execution of complex, non-standard investments (alternative investments).

Through the Group's own asset management entities investment funds are also set up and managed according to individual client requests. The service fee income generated from both co-investments and third-party business is reported in the Management Services segment. This also includes management and performance fees realised in income from participations due to services rendered as a shareholder contribution for the asset management of the co-investment Dawonia GmbH.

The Investments segment bundles co-investments, seed investments and warehousing assets, as well as certain historical principal investments which are being downsized according to strategy.

Consolidated Group

PATRIZIA Group with its parent company PATRIZIA SE consists of 134 subsidiaries, eight at-equity entities and 23 branches. Currently, the legal entities and branches are mainly located in Europe, whereby the global presence is consistently extended as part of PATRIZIA's growth strategy.

1.3 Economic situation

EBITDA

In the first half-year 2024, PATRIZIA generated an EBITDA of EUR 19.2m.

The EBITDA is the Group's key performance indicator. The detailed reconciliation and development of the EBITDA is shown in the table below:

Reconciliation of EBITDA

EUR k	H1 2024	H1 2023	Change
Total operating performance	133,387	135,975	-1.9%
Cost of materials	-252	-118	113.0%
Cost of purchased services	-8,375	-8,541	-1.9%
Staff costs	-83,646	-85,789	-2.5%
Other operating expenses ¹	-37,531	-38,436	-2.4%
Impairment result for trade receivables and contract assets	-22	-53	-57.9%
Result from participations	20,681	26,534	-22.1%
Earnings from companies accounted for using the equity method	-4,071	-950	328.8%
EBITDAR	20,171	28,622	-29.5%
Reorganisation result	-987	-257	284.0%
EBITDA	19,184	28,365	-32.4%

¹ The previous year figures were restated in line with the new table structure in the year under review.

The individual components of the EBITDA are explained in more detail below according to their order in the consolidated income statement.

Revenues

In the first half-year 2024, **revenues** decreased from EUR 130.8m to EUR 123.6m (-5.5%) compared to the same period of the previous year.

Revenues

EUR k	H1 2024	H1 2023	Change
Revenues from management services	118,202	127,287	-7.1%
Proceeds from the sale of principal investments	5	0	/
Rental revenues	3,906	1,890	106.6%
Revenues from ancillary costs	154	43	260.5%
Other	1,330	1,578	-15.7%
Revenues	123,597	130,797	-5.5%

Revenues from management services fell by -7.1% from EUR 127.3m to EUR 118.2m in the reporting period compared to the previous year. However, revenues alone only provide a limited information value as certain profit and loss items are not included in revenues, such as the result from participations, which must also be taken into account in order to fully assess the Group's performance.

Including the income from the Dawonia GmbH co-investment, which is reported in result from participations, total service fee income amounted to EUR 137.2m, which corresponds to a reduction of -9.6% compared to the previous year's figure of EUR 151.8m. Management fees including result from participations decreased by -4.2% year-on-year to EUR 115.5m (H1 2023: EUR 120.6m) mostly due to lower management fees from project development for customers compared to the previous year as well as a reduction in assets under management being the result of a decrease in market values as the basis for calculating management fees. Transaction fees increased by 19.5% to EUR 4.9m (H1 2023: EUR 4.1m) mainly due to a higher volume of sales fees. Furthermore, also due to the current market environment, performance fees including the result of co-investment Dawonia GmbH decreased to EUR 16.9m (H1 2023: EUR 27.1m; -37.7%).

If the result from participations is shown separately within total service fee income, the following picture emerges:

Reconciliation of total service fee income

EUR k	H1 2024	H1 2023	Change
Management fees (excluding result from participations)	111,561	116,011	-3.8%
Performance fees (excluding result from participations)	1,738	7,172	-75.8%
Transaction fees	4,903	4,103	19.5%
Revenues from management services	118,202	127,287	-7.1%
Performance fees (in result from participations)	15,124	19,908	-24.0%
Shareholder contribution for management services (in result from participations)	3,892	4,558	-14.6%
Total service fee income	137,218	151,753	-9.6%

Proceeds from the sale of principal investments were not material, as in the comparative period. This is consistent with the stronger strategic focus at the Investment Management services.

In the reporting period, PATRIZIA generated **rental revenues** of EUR 3.9m, compared with EUR 1.9m in H1 2023, in particular for properties only temporarily held on the balance sheet. The increase is mainly due to the addition of a logistics portfolio in a temporarily consolidated fund in the financial year 2024.

The increase of the **revenues from ancillary costs** relates to rental revenues and amounted to EUR 0.2m in the period under review (H1 2023: EUR 0m).

Other essentially comprises transaction costs that are charged on to the corresponding investment vehicles. This item decreased from EUR 1.6m in the same period of the previous year to EUR 1.3m in the first half-year 2024.

Total operating performance

Total **operating performance** reflects PATRIZIA's operating performance and is comprised of revenues and other operating income. In the first half-year 2024, total operating performance decreased by -1.9% to EUR 133.4m, compared to EUR 136.0m in the same period of the previous year.

Reconciliation of total operating performance

EUR k	H1 2024	H1 2023	Change
Revenues	123,597	130,797	-5.5%
Other operating income ¹	9,791	5,177	89.1%
Total operating performance	133,387	135,975	-1.9%

¹ The previous year figures were restated in line with the new table structure in the year under review.

Other operating income amounted to EUR 9.8m in the first half-year 2024 (H1 2023 EUR 5.2m). The increase is mainly due to the income from expired obligations of EUR 7.6m (H1 2023: EUR 1.7m) and relates in particular to the reversal of liabilities for variable remuneration. In contrast, the other effects declined due to the gain on disposal from the sale of a stake in control.IT Unternehmensberatung GmbH recognised in the first half of 2023.

Other operating income

EUR k	H1 2024	H1 2023	Change
Income from discontinued obligations	7,573	1,730	337.8%
Income from payments in kind	433	505	-14.2%
Income from the deconsolidation of subsidiaries ¹	971	1,077	-9.8%
Other	814	1,866	-56.4%
Total	9,791	5,177	89.1%

¹ The previous year figures were restated in line with the new table structure in the year under review.

Cost of materials

The **cost of materials** includes mainly non-recoverable maintenance measures for properties. Compared to the same period of the previous year, the cost of materials increased by 113.0% year-on-year from EUR 0.1m to EUR 0.3m due to the addition of temporarily consolidated funds.

Costs for purchased services

The **cost of purchased services** includes in particular the purchase of fund management services for external label funds for which PATRIZIA Immobilien Kapitalverwaltungsgesellschaft mbH acts as a service KVG. In order to ensure an improved presentation of the earnings situation, transaction costs that are incurred to generate sales revenue and can generally be charged on have also been reported in this item. In the first half-year, 2024 the cost of purchased services amounted to EUR 8.4m (H1 2023: EUR 8.5m).

Staff costs

As at 30 June 2024 PATRIZIA had 910 employees based on full-time equivalents (FTE 30 June 2023: 1,009 employees).

Staff costs

EUR k	H1 2024	H1 2023	Change
Fixed salaries	49,030	50,356	-2.6%
Variable salaries	22,359	22,675	-1.4%
Social security contributions	10,562	10,505	0.5%
Effect of long-term variable remuneration ¹	-88	150	-158.8%
Other	1,784	2,103	-15.2%
Total	83,646	85,789	-2.5%

¹ Changes in value of long-term variable remuneration due to change in the company's share price

Due to the reduced headcount, **staff costs** fell in the first half-year 2024 despite general inflation-related salary adjustments.

Valuation effects relating to the phantom shares program led to an expense adjustment of EUR -0.1m (H1: EUR 0.1m) due to the lower PATRIZIA share price.

The Other item mainly includes non-cash benefits.

Other operating expenses

Other operating expenses totalled EUR 37.5m in the first half-year 2024 and were therefore -2.4% lower compared to the same period of the previous year. Below is a detailed breakdown:

Other operating expenses

EUR k	H1 2024	H1 2023	Change
Tax, legal, other advisory and financial statement fees	8,436	9,301	-9.3%
IT and communication costs and cost of office supplies	8,239	8,721	-5.5%
Rent, ancillary costs and cleaning costs	2,044	1,945	5.1%
Other taxes	167	400	-58.3%
Vehicle and travel expenses	2,949	3,959	-25.5%
Advertising costs	1,789	1,782	0.4%
Recruitment and training costs and cost of temporary workers	1,742	3,748	-53.5%
Contributions, fees and insurance costs	2,558	2,759	-7.3%
Commission and other sales costs	403	560	-28.0%
Costs of management services	1,818	1,284	41.6%
Indemnity/reimbursement	3,667	59	>1,000.0%
Other ¹	3,719	3,915	-5.0%
Total	37,531	38,436	-2.4%

¹ The previous year figures were restated in line with the new table structure in the year under review.

The decline in the individual expense types generally reflects the reduced cost base as part of the cost reduction programme initiated in 2023. The main offsetting effects are the recognition of a reimbursement of EUR 3.7m due to potential damages resulting from a tax-related penalty imposed on a fund managed by PATRIZIA and the project-related increase in the cost of management services by 41.6% to EUR 1.8m.

Impairment losses for trade receivables and contract assets

This item includes **impairment losses for other trade receivables and other assets** in the amount of EUR 0m (H1: 2023 EUR 0.1m).

Result from participations and earnings from companies accounted for using the equity method

PATRIZIA generated a **result from participations** of EUR 20.7m in H1 2024 (H1 2023: EUR 26.5m, -22.1%). Overall, income from the Co-Investment Dawonia GmbH of EUR 20.6m (H1 2023: EUR 26.1m) was recognised, whereby the decrease compared to the previous year period is mainly due to a reduction in performance fees, in line with management expectations.

The earnings from companies accounted for using the equity method totaled EUR -4.1m in the reporting period (H1 2023: EUR -0.9m). The increase in the negative result is mainly due to the scheduled start-up losses of Mercury Lux S.à r.l., in which the Group holds a stake via a temporarily consolidated infrastructure fund.

The result from participations and earnings from companies accounted for using the equity method reflect the investment income from the co-investments and, in the case of Dawonia GmbH, the investment result also includes management fees and performance-related fees.

Result from participations

EUR k	H1 2024	H1 2023	Change
Dawonia GmbH	20,628	26,078	-20.9%
Other	53	457	-88.3%
Result from participations	20,681	26,534	-22.1%
Earnings from companies accounted for using the equity method	-4,071	-950	328.8%
Total	16,610	25,585	-35.1%

Reorganisation result

Compared to the same period last year, reorganisation expenses totalled EUR 1.1m (H1 2023: EUR 0.3m). Provisions from the reorganisation that are no longer required are released to the income statement. In the first half-year 2024 reorganisation income amounted to EUR 0.1m (H1 2023: EUR 0.1m) due to reversals of provisions recognised in the income statement.

Net profit/ loss for the period

In the first half-year 2024 the net profit/ loss for the period declined to EUR -8.5m (H1 2023: EUR 5.7m; -248.8%, which is mainly due to the reduction of EBITDA and negative results from fair value adjustments to investment property.

Reconciliation of net profit/ loss for the period

EUR k	H1 2024	H1 2023	Change
EBITDA	19,184	28,365	-32.4%
Depreciation, amortisation and impairment	-13,414	-14,226	-5.7%
Results from fair value adjustments to investment property	-6,238	0	/
Earnings before interest and taxes (EBIT)	-468	14,139	-103.3%
Finance income	7,459	5,401	38.1%
Financial expenses	-6,264	-4,449	40.8%
Other financial result	0	-722	-100.0%
Result from currency translation	-2,627	-3,428	-23.4%
Financial result	-1,432	-3,198	-55.2%
Earnings before taxes (EBT)	-1,900	10,941	-117.4%
Income taxes	-6,632	-5,206	27.4%
Net profit/ loss for the period	-8,532	5,735	-248.8%

The following section discusses the relevant items of the reconciliation of consolidated net profit/ loss for the period.

Depreciation, amortisation and impairment

Depreciation, amortisation and impairment decreased to EUR 13.4m (H1 2023: EUR 14.2m; -5.7%) and mainly includes amortisation of fund management contracts and licenses of EUR 4.8 (H1 2023: EUR 6.4m), amortisation of rights of use assets of EUR 5.7m (H1 2023: EUR 5.0m) and amortisation of software and depreciation of operating and office equipment of EUR 2.3m (H1 2023: EUR 2.5m). The reduction in amortisation for fund management contracts is mainly the result of lower carrying amounts due to impairments in the financial year 2023 and the increase in depreciation for rights of use assets is due to increased rights of use assets as a result of new PATRIZIA office space in London.

Results from fair value adjustments to investment property

In the reporting period, the Group recognised **results from fair value adjustments to investment property** in the amount of EUR -6.2m (H1 2023: EUR 0m). The changes in value relate to properties held by temporarily consolidated funds and are driven by the changed market environment with subsequent valuation impact.

Net finance costs

Financial income increased to EUR 7.5m, after EUR 5.4m in the previous year (38.1%). The increase was primarily attributable to the interest income from a shareholder loan to a temporarily consolidated at equity participation.

Financial income was offset by **financial expenses** of EUR 6.3m (H1 2023 EUR 4.4m, 40.8%), the increase was mainly due to interest expenses on loans in temporarily consolidated funds.

In the first half-year 2024, the **result from currency translation** amounted to EUR -2.6m (H1 2023 EUR -3.4m). Unrealised exchange rate effects of EUR -2,7m (H1 2023: EUR 1.9m) were the major driver as there were no material realised exchange rate effects in the first half-year 2024 (H1 2023: EUR -1.8m). Unrealised exchange losses are mainly related to currency retranslation of the Japanese Yen to Euro and the British Pound Sterling to Euro.

Income taxes

Income taxes amounted to EUR 6.6m in the first half-year 2024 compared to EUR 5.2m in the previous period (27,4%). The tax rate (income taxes in relation to EBT) was -349.1% in the reporting period (H1 2023: 43.0%). Due to the lack of offsetting options when calculating income taxes and the non-capitalisation of deferred tax assets on current losses, the Group recognised an income tax expense despite a negative pre-tax result.

Key asset and financial data

PATRIZIA's strong balance sheet and financial situation continue to provide a good basis for the successful implementation of its mid-term strategy.

PATRIZIA's key asset and financial data at a glance

EUR k	30.06.2024	31.12.2023	Change
Total assets	1,950,618	1,999,105	-2.4%
Equity (excl. non-controlling interests)	1,126,967	1,156,232	-2.5%
Equity ratio	57.8%	57.8%	-0,1 PP
Cash and cash equivalents	181,041	340,181	-46.8%
+ Term deposits	35,719	10,497	240.3%
- Bank loans	-227,763	-164,571	38.4%
- Bonded loans	-69,000	-158,000	-56.3%
= Net cash (+) / net debt (-)	-80,004	28,108	-384.6%
Net equity ratio¹	63.7%	69.0%	-5,3 PP

¹ Net equity ratio: Equity (excl. non-controlling interests) divided by total net assets (total assets less financial liabilities covered by cash in hand)
PP = Percentage points

Total assets

The Group's **total assets** are almost stable with EUR 2.0 bn as at 30 June 2024.

Equity

Equity (excluding non-controlling interests) remained almost stable with EUR 1.1bn (31 December 2023: EUR 1.2bn).

The **net equity ratio** decreased slightly to 63.7% (31 December 2023: 69.0%) due to increased investments for temporarily consolidated funds and assets.

Please refer to the statement of changes in equity for further information on changes in equity of the first half-year 2024.

Liquidity

PATRIZIA had available liquidity of EUR 133.3 as at 30 June 2024 compared to EUR 291.0 at the end of 2023

Available Liquidity

EUR k	30.06.2024	31.12.2023
Cash and cash equivalents	181,041	340,181
Term deposits	35,719	10,497
Liquidity	216,759	350,679
Regulatory reserve for asset management companies	-47,385	-47,190
Transaction related liabilities and blocked cash	-5,940	0
Liquidity, PATRIZIA cannot freely access	-30,133	-12,467
Available liquidity	133,301	291,022

Total Liquidity amounted to EUR 216.8m (31 December 2023 EUR 350.7m). The decrease is mainly due to the activity within one of the temporary consolidated funds that acquired a participation in a company accounted for using the equity method, a scheduled redemption of the current bonded loan tranche as well as the dividend payment to the shareholders for the financial year 2023. A total of EUR 35.7m is invested in deposits.

PATRIZIA cannot freely dispose of its available liquidity in total. Cash and cash equivalents of EUR 47.4m in total must be permanently retained for asset management companies and closed-ended funds to comply with the relevant regulatory requirements. Furthermore, liquidity in the amount of EUR 30.1m is tied up in consolidated companies, which PATRIZIA cannot freely access.

Financial liabilities

The **financial liabilities** decreased from EUR 322.6m to EUR 296.8m as at 30 June 2024 compared to 31 December 2023, due to the scheduled redemption of the current bonded loan tranche in the amount of EUR 89.0m. Conversely, a temporarily consolidated fund obtained a short-term bank loan totalling EUR 46.8m to finance the acquisition of a financial investment.

The outstanding tranche of the bonded loan taken out in the 2017 financial year in the amount of EUR 69.0m matures in 2027 and is presented accordingly as non-current bonded loans. The outstanding loan amount bears a fixed interest rate.

Non-current bank loans of EUR 180.9m are mainly loans for real estate properties consolidated within the Group.

Financial liabilities developed as follows as against the end of 2023:

Financial liabilities

EUR k	30.06.2024	31.12.2023	Change
Non-current bonded loans	69,000	69,000	0.0%
Current bonded loans	0	89,000	-100.0%
Non-current bank loans	180,935	164,571	9.9%
Current bank loans	46,828	0	/
Total financial liabilities	296,763	322,571	-8.0%

Capital Allocation

An overview of all PATRIZIA's participations, assets under management and invested capital can be found in the following table.

PATRIZIA's capital allocation as at 30 June 2024

	Assets under Management EUR m	Invested capital (fair value) EUR m	Invested capital (at cost) EUR m	Participations in %
Third-party business	45,856.7	0.0		
Co-Investments and Warehousing	10,183.7	882.1	490.2	
Real estate - residential	5,180.0	566.3	174.3	
thereof Dawonia GmbH	5,042.3	158.3 ¹	51.7	5.1
thereof Dawonia profit entitlements		290.7 ¹	0.0	0.1
Real estate - balanced	2,572.6	92.5	96.1	
Real estate - commercial	668.0	64.9 ¹	60.7	
Infrastructure	1,720.5	153.7	153.8	
Venture capital	17.1	3.4	4.1	
Private equity	25.6	1.3	1.2	
Principal investments	2.2	2.4		
Other balance sheet items		405.9 ²		
Tied-up investment capital	56,042.5	1,290.4		
Available liquidity		133.3		
Total investment capital	56,042.5	1,423.7		
of which debt (bonded loans - PATRIZIA Group corporate financing)		69.0		
of which debt (financing for temporarily consolidated assets and portfolios)		227.8		
of which equity PATRIZIA (without non-controlling interests)		1,127.0		

¹ After deduction of deferred taxes from the valuation according to IFRS 9.

² Including goodwill and fund management contracts.

PATRIZIA selectively invests Group equity in partnerships with its institutional clients, in the form of co investments, of which Dawonia GmbH is the largest co-investment. In addition, PATRIZIA uses equity to temporarily consolidate assets and portfolios with the aim of later contributing them to funds financed by clients.

PATRIZIA holds a stake in a very attractive residential real estate portfolio via Dawonia GmbH. With around 27,000 flats, Dawonia is one of the largest housing companies in Munich and southern Germany. For 80 years, Dawonia has been planning, developing, building and managing high-quality, affordable apartments which are in high demand, particularly in urban growth regions. The company therefore is very well positioned in this market segment. Around 80% of the housing stock is concentrated in the 20 largest locations in southern Germany, i.e. in conurbations such as Munich and the surrounding area, as well as Nuremberg, Erlangen, Regensburg and Würzburg. Dawonia is now also active outside Bavaria, for example in Hesse.

Furthermore, PATRIZIA holds an interest in OSCAR Lux Carry SCS (Dawonia profit entitlements – see table above), which entitles PATRIZIA to a variable profit share in connection with the Dawonia investment. The investor consortium and PATRIZIA recently agreed to extend the investment phase of the fund mid-term. The initial investment phase was previously set for 10 years and would have ended in 2023. Against this backdrop, a decision on the possible sale or retention of the 5.1% stake in Dawonia GmbH and the realisation of the entitlement to the variable profit share is now expected mid-term accordingly.

In the first half of 2024, further seed investments were made in line with strategy, particularly in the area of infrastructure.

2 Development of opportunities and risks

PATRIZIA is exposed to both opportunities and risks as part of its business activities. PATRIZIA's risk management process is designed to identify, record and monitor relevant risks and to define and implement suitable control measures.

In the first half of 2024, the investment and transaction markets for property and infrastructure continued to be negatively impacted by the ongoing pricing process of market participants. In addition, the current market environment, in particular the increased uncertainty caused by interest rate volatility and geopolitical tensions, poses major challenges for key areas of PATRIZIA's business activities. However, the assessment of developments in the risk environment during the year does not lead to any substantial changes in the statements made in the Group Annual Report 2023 with regard to PATRIZIA's risk coverage potential. The probability of risks which pose a risk to the continued existence of the Company is considered to be low. Nevertheless, the risk situation overall has deteriorated (compared to the assessment as at 31 December 2023), in particular due to the continuing uncertainty on the transaction market and valuation risks stemming from temporarily consolidated funds and assets.

Furthermore, the internal control system continues to be subject to constant further development and adjustment. The Board of Directors and the Executive Directors continued to implement measures to strengthen the appropriateness and effectiveness of the internal control system in the first half of 2024.

In addition, the statements in the opportunity and risk report contained in PATRIZIA's Annual Report 2023 continue to apply. For a detailed presentation of the opportunities and risks in the Group, please refer to chapter 7 of the Annual Report 2023.

3 Guidance

PATRIZIA remains cautiously optimistic for 2024. The current macro-economic environment remains a challenge for the majority of the Group's clients, especially in the real estate investment sector. Client investment activity is expected to pick up throughout FY 2024 assuming a normalisation of the interest rate environment and increased activity in the transaction markets, once potential buyers and sellers agree on new price levels following the change in the interest rate environment. It is expected that the valuation pressure on real estate will continue into the 2024 financial year.

Nevertheless, due to its global platform and broadly diversified product offering, PATRIZIA nevertheless expects to once again successfully exploit market opportunities for its institutional, semi-professional and private investors through its attractive real estate and infrastructure fund products.

PATRIZIA confirms the financial year 2024 guidance ranges. Due to material downside and upside risks stemming from temporarily consolidated assets and funds as well as potential non-operational one-off items, a narrowing of the guidance range is expected later in 2024.

Guidance FY 2024

		2023	H1 2024	Guidance range 2024	
				min	max
Assets under Management	EUR bn	57.3	56.0	54.0	60.0
EBITDA	EUR m	54.1	19.2	30.0	60.0
EBITDA margin	%	17.0%	13.8%	11.0%	19.2%

Augsburg, 13 August 2024

The Executive Directors



Dr Asoka Wöhrmann
CEO



Christoph Glaser
COO



Martin Praum
CFO



James Muir
Head of Investment Division



Konrad Finenzeller
Head of Client Division



Wolfgang Egger
Founder

This report contains certain forward-looking statements that relate in particular to the business development of PATRIZIA, the general economic and regulatory environment and other factors to which PATRIZIA is exposed. These forward-looking statements are based on current estimates and assumptions by the company made in good faith and are subject to various risks and uncertainties that could render a forward-looking statement or estimate inaccurate or cause actual results to differ from the results currently expected.

Consolidated financial statements

Consolidated balance sheet

as at 30 June 2024

Assets

EUR k	30.06.2024	31.12.2023
A. Non-current assets		
Goodwill	379,797	376,719
Other intangible assets	84,882	89,320
Software	5,873	6,725
Rights of use	46,801	51,296
Investment property	253,251	246,481
Equipment	28,496	14,580
Participations in companies accounted for using the equity method	143,390	40,412
Participations	587,654	594,686
Other non-current financial assets (FVTPL)	10,906	10,203
Other non-current financial assets (AC)	19,462	41,146
Other non-current non-financial assets	1,778	2,281
Deferred tax assets	7,652	7,630
Total non-current assets	1,569,943	1,481,479
B. Current Assets		
Inventories	281	281
Current tax assets	23,615	21,091
Current receivables and other current financial assets	169,018	150,202
Other current non-financial assets	6,721	5,871
Cash and cash equivalents	181,041	340,181
Total current assets	380,675	517,626
Total assets	1,950,618	1,999,105

Liabilities

EUR k	30.06.2024	31.12.2023
A. Equity		
Share capital	86,229	85,844
Capital reserves	68,386	65,704
Retained earnings		
Legal reserves	505	505
Currency translation difference	3,686	-3,853
Remeasurements of defined benefit plans according to IAS 19	2,943	2,943
Revaluation reserve according to IFRS 9	124,021	130,660
Consolidated unappropriated profit	841,198	874,429
Non-controlling interests	74,863	39,553
Total equity	1,201,831	1,195,785
B. Liabilities		
NON-CURRENT LIABILITIES		
Deferred tax liabilities	101,568	103,495
Retirement benefit obligations	20,303	20,473
Non-current bonded loans	69,000	69,000
Non-current bank loans	180,935	164,571
Non-current accruals	1,786	1,774
Other non-current financial liabilities	53,260	149,912
Non-current lease liabilities	41,568	43,020
Total non-current liabilities	468,421	552,245
CURRENT LIABILITIES		
Current bank loans	46,828	0
Current bonded loans	0	89,000
Other provisions	23,920	30,230
Other current financial liabilities	185,558	102,945
Current derivative financial instruments	222	297
Other current non-financial liabilities	8,739	9,403
Current lease liabilities	8,765	10,324
Income tax liabilities	6,333	8,876
Total current liabilities	280,366	251,075
Total equity and liabilities	1,950,618	1,999,105

Consolidated income statement

for the period from 1 January to 30 June 2024

EUR k	Q2 2024	Q2 2023	H1 2024	H1 2023	Change
Revenues	65,614	67,935	123,597	130,797	-5.5%
Other operating income ¹	4,725	2,388	9,791	5,177	89.1%
Total operating performance	70,338	70,322	133,387	135,975	-1.9%
Cost of materials	-74	-59	-252	-118	113.0%
Cost of purchased services	-4,067	-4,431	-8,375	-8,541	-1.9%
Staff costs	-42,071	-45,430	-83,646	-85,789	-2.5%
Other operating expenses ¹	-21,891	-21,567	-37,531	-38,436	-2.4%
Impairment result for trade receivables and contract assets	-8	-48	-22	-53	-57.9%
Result from participations	2,800	3,523	20,681	26,534	-22.1%
Earnings from companies accounted for using the equity method	-3,135	-1,012	-4,071	-950	328.8%
EBITDAR	1,893	1,299	20,171	28,622	-29.5%
Reorganisation income	109	54	111	54	105.2%
Reorganisation expenses	-131	-169	-1,098	-311	252.8%
EBITDA	1,871	1,184	19,184	28,365	-32.4%
Depreciation, amortisation and impairment	-6,675	-7,101	-13,414	-14,226	-5.7%
Results from fair value adjustments to investment property	-6,238	0	-6,238	0	/
Earnings before interest and taxes (EBIT)	-11,042	-5,917	-468	14,139	-103.3%
Financial income	3,183	3,183	7,459	5,401	38.1%
Financial expenses	-3,847	-2,601	-6,264	-4,449	40.8%
Other financial result	0	-878	0	-722	-100.0%
Result from currency translation	-1,059	-3,405	-2,627	-3,428	-23.4%
Earnings before taxes (EBT)	-12,765	-9,618	-1,900	10,941	-117.4%
Income taxes	-188	2,917	-6,632	-5,206	27.4%
Net profit/ loss for the period	-12,953	-6,701	-8,532	5,735	-248.8%
Attributable to shareholders of the parent company	-8,378	-6,411	-3,760	6,064	-162.0%
Attributable to non-controlling interests	-4,574	-291	-4,773	-329	>1,000.0%
Earnings per share (undiluted) in EUR	-0.10	-0.07	-0.04	0.07	-161.7%
Earnings per share (diluted) in EUR	-0.10	-0.07	-0.04	0.07	-161.7%

¹ The previous year figures were restated in line with the new table structure in the year under review.

Consolidated statement of comprehensive income

for the period from 1 January to 30 June 2024

EUR k	Q2 2024	Q2 2023	H1 2024	H1 2023
Net profit/ loss for the period	-12,953	-6,701	-8,532	5,735
Items of other comprehensive income with possible future reclassification to net profit/ loss for the period				
Profit/loss arising on the translation of the financial statements of foreign operations	6,974	2,456	6,456	-2,297
Items of other comprehensive income without future reclassification to net profit/ loss for the period				
Value adjustments resulting from equity instruments measured including capital gains (IFRS 9)	-7,631	-7,956	-7,632	-8,107
Value adjustments resulting from remeasurements of defined benefit plans (IAS 19)	0	0	0	2
Other comprehensive income	-657	-5,500	-1,176	-10,403
Total comprehensive income for the reporting period	-13,609	-12,201	-9,708	-4,668
Attributable to shareholders of the parent company	-8,051	-10,735	-3,965	-3,189
Attributable to non-controlling interests	-5,559	-1,466	-5,743	-1,479

Consolidated cash flow statement

for the period from 1 January to 30 June 2024

EUR k	H1 2024	H1 2023
Net profit/ loss for the period	-8,532	5,735
Income taxes recognised through profit or loss	6,632	5,206
Financial expenses recognised through profit or loss	6,264	4,449
Financial income recognised through profit or loss	-7,459	-5,401
Income from participations through profit or loss	-20,681	-26,534
Earnings from companies accounted for using the equity method	4,071	950
Income from unrealised currency translation recognised through profit or loss	2,742	1,609
Unrealised other financial result	0	711
Income from the disposal of other intangible assets, software, rights of use and equipment recognised through profit or loss	145	-9
Income from divestments of financial assets recognised through profit or loss	-6	-1,060
Depreciation, amortisation and impairment	13,414	14,590
Write-ups non-current assets	0	-365
Results from fair value adjustments to investment property	6,238	0
Results from fair value adjustments to hedges	-75	0
Expenses of the deconsolidation of subsidiaries	0	3
Income from the deconsolidation of subsidiaries	-971	-1,077
Other non-cash items	-5,835	-522
Changes in inventories, receivables and other assets that are not attributable to investment activities	151	7,556
Proceeds and payments from the temporarily consolidation of investment properties (Inventories) and related financing (Loans) for items in which the turnover is quick, the amounts are large, and the maturities are short	0	-6,435
Changes in liabilities that are not attributable to financing activities	-6,380	-11,391
Distributed income from participations	22,239	27,689
Interest paid	-6,746	-5,587
Interest received	7,031	5,169
Income tax payments	-9,633	-4,231
Cash flow from operating activities	2,609	11,055

Payments for investments in other intangible assets, software and equipment	-15,319	-2,668
Payments received from the disposal of intangible assets and equipment	60	248
Payments for the development of investment property	-14,230	0
Payments for the acquisition of securities and short-term investments	-25,219	0
Payments received from the disposal of securities and short-term investments	7	32,800
Payments for the acquisition of participations	-3,906	-4,307
Payments received from the disposal of participations	31	244
Payments for investments in companies accounted for using the equity method	-107,024	-1,811
Payment received through distributions of companies accounted for using the equity method	18	18
Payments received from the disposal of companies accounted for using the equity method	0	3,724
Payments received from the repayment of loans to companies with participation interest	0	482
Payments for loans to companies with participation interest	-700	0
Payments received from the repayment of other loans	919	1,130
Payments for other loans	-95	-25,583
Changes from hedges	0	711
Payments received from the disposal of consolidated companies and other business units	0	1
Payments for the disposal of consolidated companies and other business units	-870	0
Payments for the acquisition of consolidated companies and other business units	-2,423	-2,616
Cash flow from investing/divesting activities	-168,751	2,371
Borrowing of loans	63,833	0
Repayment of loans	-89,000	0
Repayment of leasing liabilities	-4,300	-4,741
Interest paid	-658	-120
Cash received from the settlements of the derivative financial instruments used to hedge liabilities arising from financing activities	114	0
Cash paid due to the settlements of the derivative financial instruments used to hedge liabilities arising from financing activities	-118	0
Payments for purchase of shares of non-controlling interests	0	-16,803
Payments of profit shares to non-controlling interests	-274	-274
Payments of dividends to shareholders	-29,318	-28,288
Payments for buy-backs of own shares	0	-7,445
Payments received from increase of capital stock (non-controlling interests) ¹	66,185	637
Cash flow from financing activities	6,464	-57,034
Change in cash and cash equivalents	-159,678	-43,608
Cash and cash equivalents as at 01.01.	340,181	349,518
Effects of changes in foreign exchange rates on cash and cash equivalents	538	422
Cash and cash equivalents as at 30.06.	181,041	306,332

¹ Payments received from increase of capital stock in the amount of EUR 66.2m relate to fundraising for temporarily consolidated funds (non-controlling interests).

Consolidated statement of changes in equity

for the period from 1 January to 30 June 2023

EUR k	Share capital	Capital reserve	Retained earnings (legal reserves)	Currency translation difference	Remeasurements of defined benefit plans according to IAS 19	Revaluation reserve according to IFRS 9	Consolidated unappropriated profit	Equity of the shareholders of the parent company	Equity of non-controlling interests	Total
As at 01.01.2023	86,175	67,181	505	-2,502	4,807	189,691	913,132	1,258,989	66,346	1,325,336
Net profit/ loss for the period	0	0	0	0	0	0	6,064	6,064	-329	5,735
Other comprehensive income	0	-0	0	-2,366	2	-6,889	0	-9,253	-1,150	-10,403
Total comprehensive income	0	-0	0	-2,366	2	-6,889	6,064	-3,189	-1,479	-4,668
Capital increase	0	0	0	0	0	0	0	0	637	637
Dividend distribution to shareholders in cash	0	0	0	0	0	0	-28,288	-28,288	0	-28,288
Non-controlling interests arising from the sale of shares	0	0	0	0	0	0	838	838	-838	0
Purchases of shares of non-controlling interests	0	0	0	-1	0	16,309	-16,804	-495	-16,308	-16,803
Payout of profit shares to non-controlling interests	0	0	0	0	0	0	0	0	-274	-274
Reclassification	0	0	0	0	0	0	440	440	-440	0
Other changes	0	0	0	0	0	0	-923	-923	0	-923
Share buy-back	-655	-6,789	0	0	0	0	0	-7,444	0	-7,444
Disposal of shares	283	2,263	0	0	0	0	0	2,545	0	2,545
As at 30.06.2023	85,803	62,655	505	-4,869	4,809	199,112	874,459	1,222,474	47,645	1,270,119

Consolidated statement of changes in equity

for the period from 1 January to 30 June 2024

EUR k	Share capital	Capital reserve	Retained earnings (legal reserves)	Currency translation difference	Remeasurements of defined benefit plans according to IAS 19	Revaluation reserve according to IFRS 9	Consolidated unappropriated profit	Equity of the shareholders of the parent company	Equity of non-controlling interests	Total
As at 01.01.2024	85,844	65,704	505	-3,853	2,943	130,660	874,429	1,156,232	39,553	1,195,785
Net profit/ loss for the period	0	0	0	0	0	0	-3,760	-3,760	-4,773	-8,532
Other comprehensive income	0	0	0	6,434	0	-6,639	0	-205	-971	-1,176
Total comprehensive income	0	0	0	6,434	0	-6,639	-3,760	-3,965	-5,743	-9,708
Disposal group ¹	0	0	0	14	0	0	0	14	-24,056	-24,042
Capital increase	0	0	0	0	0	0	0	0	66,185	66,185
Dividend distribution to shareholders in cash	0	0	0	0	0	0	-29,318	-29,318	0	-29,318
Non-controlling interests arising from the sale of shares	0	0	0	0	0	0	802	802	-802	0
Payout of profit shares to non-controlling interests	0	0	0	0	0	0	0	0	-274	-274
Other changes	0	0	0	1,091	0	0	-955	135	0	135
Disposal of shares	384	2,682	0	0	0	0	0	3,067	0	3,067
As at 30.06.2024	86,229	68,386	505	3,686	2,943	124,021	841,198	1,126,967	74,863	1,201,831

¹The decrease in equity attributable to non-controlling interests of EUR 24.1m relates to the deconsolidation of a temporarily consolidated fund.

Notes to the interim consolidated financial statements

for the period from 1 January to 30 June 2024

General information

PATRIZIA SE (hereinafter also referred to as PATRIZIA or the Group) is a listed stock corporation. The registered office of the company is Fuggerstraße 26, 86150 Augsburg (Augsburg Local Court, HRB 37716).

PATRIZIA is a leading partner for global real assets and one of the leading independent real estate investment companies in Europe. As at 30 June 2024, 910 employees (FTE) serve its clients across 27 locations worldwide. PATRIZIA provides a wide range of services from asset and portfolio management and implementation of purchase and sales transactions for almost all real estate and infrastructure classes to alternative investments and project developments. Its clients include institutional, (semi-)professional and private investors such as insurance firms, pension providers and sovereign wealth funds from Germany, Europe, the US and Asia. PATRIZIA develops bespoke products for its clients in line with their individual return expectations, diversification objectives and risk styles.

1 Principles applied in the preparation of the interim consolidated financial statements

The unaudited interim consolidated financial statements of PATRIZIA for the first half of 2024 (1 January to 30 June 2024) have been prepared in accordance with § 115 of the German Securities Trading Act (WpHG) in compliance with IAS 34 “Interim Financial Reporting” and the IFRS as well as in compliance with the supplementary commercial law regulations to be applied in accordance with § 315e of the Handelsgesetzbuch (HGB – German Commercial Code). All mandatory pronouncements of the International Accounting Standards Board (IASB) that were adopted by the EU as part of the endorsement process, i.e. published in the Official Journal of the EU (by the balance sheet date) have been applied.

As part of the preparation of the consolidated interim financial statements for the interim report in accordance with IAS 34 “Interim Financial Reporting”, the management of PATRIZIA must make assessments and estimates as well as assumptions that influence the application of accounting principles in the Group and the reporting of assets and liabilities as well as income and expenses. The actual amounts may differ from these estimates.

These interim consolidated financial statements are fundamentally based on the accounting policies as those applied to the consolidated financial statements for the 2023 financial year. A detailed description of the basis of preparation of the consolidated financial statements and the accounting policies can be found in the IFRS notes to the consolidated financial statements as at 31 December 2023 in the 2023 PATRIZIA Group Annual Report.

New standards and interpretations to be applied as of 1 January 2024 have no material impact on the interim consolidated financial statements.

These interim financial statements are prepared in Euro (EUR). Unless otherwise stated, the amounts including the previous year figures are shown in thousands of Euros (EUR k). It should be noted that differences may occur in the use of rounded amounts and percentages due to commercial rounding.

2 Consolidated group

The consolidated financial statements of PATRIZIA SE include the financial statements of the parent company and 134 (31 December 2023: 142) subsidiaries. Subsidiaries are directly or indirectly controlled by the parent company and are included in the consolidated financial statements in accordance with the rules of full consolidation. In addition, eight (31 December 2023: six) investments are accounted for in the consolidated financial statements using the equity method (see Chapter 3.4).

The reporting dates of the subsidiaries included in the consolidated financial statements correspond to the reporting date of the parent company.

As at 30 June 2024 45 (31 December 2023: 45) companies are not included in the scope of consolidation as they have only minor or no business operations and are of minor importance for the Group and for the presentation of a true and fair view of the results of operations, financial position and net assets.

Change in scope of consolidation

The number of Group companies included in the consolidated financial statements developed as follows in the reporting period:

Subsidiaries	
As at 01.01.2024	142
Companies acquired	2
Companies founded	0
Reclassifications	-1
Mergers	-6
Companies deconsolidated	-3
As at 30.06.2024	134

The addition to the scope of consolidation through acquisitions was mainly due to the acquisition of a temporarily consolidated infrastructure fund in the form of an acquisition of shares by a controlled fund.

In the reporting period, the Group lost control of one subsidiary and reclassified it as a joint venture.

The mergers were carried out to streamline the legal structure of the Group and had no impact on PATRIZIA's consolidated financial statements.

In the course of ordinary business activities, the Group lost control over two subsidiaries and recognised deconsolidation income of EUR 971k in the income statement.

Consolidation methods

These interim consolidated financial statements are generally based on the same consolidation methods that were applied to the consolidated financial statements for the 2023 financial year. A detailed description of the basis for preparing the consolidated financial statements and the accounting and valuation methods can be found in the IFRS Notes to the Consolidated Financial Statements as at 31 December 2023.

3 Notes to the balance sheet and income statement

3.1 Financial instruments

3.1.1 Classification and measurement of financial assets and liabilities

The table below shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. Carrying amounts are classified as follows: at fair values through profit and loss (FVTPL), at fair value through other comprehensive income (FVTOCI) and at amortised cost (AC). Non-derivative financial instruments are generally recognised for the first time on settlement date and derivative financial instruments on trade date.

Financial assets and liabilities 30.06.2024

EUR k	Carrying amounts			Fair value		
	FVTPL	FVTOCI	AC	Level 1	Level 2	Level 3
Financial assets						
Participations		587,654				587,654
Other non-current financial assets (FVTPL)	10,906					10,906
Other non-current financial assets (AC)			19,462			20,972
Current receivables and other current financial assets ¹			169,018			
Cash and cash equivalents ¹			181,041			
Total	10,906	587,654	369,520	0	0	619,532
Financial liabilities						
Non-current bank loans			180,935			182,822
Current bank loans ¹			46,828			
Non-current bonded loans			69,000			66,257
Non-current financial liabilities			53,260			52,017
Current financial liabilities ¹			185,332			
Current derivative financial instruments	222				222	
Non-current lease liabilities ¹			41,568			
Current lease liabilities ¹			8,765			
Total	222	0	585,689	0	222	301,097

¹ According to IFRS 7.29 no disclosure of fair values.

Financial assets and liabilities 31.12.2023

EUR k	Carrying amounts			Fair value		
	FVTPL	FVTOCI	AC	Level 1	Level 2	Level 3
Financial assets						
Participations		594,686				594,686
Other non-current financial assets (FVTPL)	10,203					10,203
Other non-current financial assets (AC)			41,146			42,365
Current receivables and other current financial assets ¹			150,202			
Cash and cash equivalents ¹			340,181			
Total	10,203	594,686	531,529	0	0	647,254
Financial liabilities						
Non-current bank loans			164,571			166,228
Non-current bonded loans			69,000			66,047
Current bonded loans ¹			89,000			
Non-current financial liabilities			149,912			123,597
Current financial liabilities ¹			102,945			
Current derivative financial instruments	297				297	
Non-current lease liabilities ¹			43,020			
Current lease liabilities ¹			10,324			
Total	297	0	628,772	0	297	355,872

¹ According to IFRS 7.29 no disclosure of fair values.

The fair values of the Group's financial instruments measured at amortised cost are determined by using the discounted cashflow method, based on a risk-adjusted discounted interest rate. The own non-performance risk as at 30 June 2024 was classified as insignificant.

3.1.2 Participations

Participations showed the following development in the business year:

Participations

	30.06.2024				31.12.2023			
	Dawonia	Dawonia Carry	Other participations	Total carrying amount	Dawonia	Dawonia Carry	Other participations	Total carrying amount
As at 01.01.	161,253	360,904	72,529	594,686	179,680	421,593	63,340	664,612
Additions	0	0	3,906	3,906	0	0	16,946	16,946
Changes in the consolidated group	0	0	-2,833	-2,833	0	0	0	0
Disposals	0	0	-49	-49	0	0	-1,254	-1,254
Positive changes in market value	0	0	517	517	28	92	2,817	2,937
Negative changes in market value	-1,274	-4,195	-3,667	-9,136	-18,455	-60,781	-9,732	-88,968
Foreign exchange differences	0	0	563	563	0	0	412	412
Closing Balance	159,979	356,709	70,966	587,654	161,253	360,904	72,529	594,686

PATRIZIA selectively invests Group equity in partnerships with its institutional clients, in the form of co-investments, of which Dawonia GmbH is the largest co-investment. In addition, PATRIZIA uses equity to temporarily consolidate assets and portfolios with the aim of later contributing them to funds financed by clients.

PATRIZIA holds a stake in a very attractive residential real estate portfolio via Dawonia GmbH. With around 27,000 flats, Dawonia is one of the largest housing companies in Munich and southern Germany. For 80 years, Dawonia has been planning, developing, building and managing high-quality, affordable apartments which are in high demand, particularly in urban growth regions. The company therefore is very well positioned in this market segment. Around 80% of the housing stock is concentrated in the 20 largest locations in southern Germany, i.e. in conurbations such as Munich and the surrounding area, as well as Nuremberg, Erlangen, Regensburg and Würzburg. Dawonia is now also active outside Bavaria, for example in Hessen.

Furthermore, PATRIZIA holds an interest in OSCAR Lux Carry SCS (Dawonia profit entitlements – see table above), which entitles PATRIZIA to a variable profit share in connection with the Dawonia investment. The initial 10-year investment phase of the fund has been temporarily extended beyond 2023 in close alignment with all investors. PATRIZIA is in constructive discussions with investors in Dawonia about a long-term extension of the investment mandate.

Result from participations

The result from participations of EUR 20,681k in the reporting period (H1 2023: EUR 26,534k) stems mainly from the participations in Dawonia.

3.1.3 Determination of fair values of Level 3 financial assets

The following tables show the valuation techniques used to assess level 3 fair values and the significant unobservable inputs used.

Valuation technique fair value

Type	Valuation technique	Important non-observable input factors	Context between Important non-observable input factors and the valuation at fair value
Participations	Valuation model considers the individual shares of participations as well as assessment basis in particularly the fair value of the net assets (Net asset value). The essential value driver is the respective Fair Value of the contained property assets.	Shares of participations (0.01% - 100%) - important assessment basis: the fair value of the net assets 2024 of the participations (EUR 0m - EUR 3,179m)	Estimated fair value would increase (decrease) if the assessment basis increase (decrease)
Other financial assets (FVTPL)	Since these are convertible loans, the valuation model considers the fair value of the net assets of the borrowers.	Fair value of the net assets 2024: (EUR 0.7m - EUR 7.5m)	Estimated fair value would increase (decrease) if the assessment basis increase (decrease)

For participations, a 10% increase (decrease) in the respective measurement bases, with the other inputs held constant, would result in an increase (decrease) in fair value of EUR 75,151k (31. December 2023: EUR 75,869k).

In the case of other non-current financial assets, a 10% increase (decrease) in net assets would lead to an increase (decrease) in fair value of EUR 838k (31. December 2023: EUR 838k). The fixed-rate coupons of the convertible loans have no material effect on the valuation.

The table below shows the reconciliation of the opening balance to the closing balance of Level 3 fair values.

Reconciliation of level 3 fair values - 30.06.2024

EUR k	Participations	Other non-current financial assets (FVTPL)
As at 01.01.	594,686	10,203
Profit/loss, including in the other comprehensive income (IFRS 9)		
<i>changes of the fair value</i>	-8,619	0
Additions in the financial year	3,906	776
Disposals in the financial year	-31	-83
Changes in the consolidated group	-2,833	0
Foreign exchange differences	563	0
Distribution	-18	0
Reclassification	0	10
Closing balance	587,654	10,906

Reconciliation of level 3 fair values - 31.12.2023

EUR k	Participations	Other non-current financial assets (FVTPL)
As at 01.01.	664,612	10,020
Profit/loss, including in the other comprehensive income (IFRS 9)		
<i>changes of the fair value</i>	-86,031	-677
Additions in the financial year	16,946	860
Disposals in the financial year	-1,236	0
Foreign exchange differences	412	0
Distribution	-18	0
Closing balance	594,686	10,203

Dividend income from participations amounted to EUR 20,681k in the financial year (H1 2023 EUR 26,534k). The dividends received result exclusively from participations still held at the end of the reporting period. The fair value of participations disposed of as at the date of disposal is EUR 31k (31 December 2023 EUR 1,236k).

3.1.4 Cash and cash equivalents

As of the reporting date the Group has EUR 181,041k of cash and cash equivalents (31 December 2023: EUR 340,181k). Regulatory reserve for asset management companies as a part of cash and cash equivalents amount to EUR 47,385k (31 December 2023: EUR 47,190k).

Please refer to the statement of cash flow for further information on changes in cash and cash equivalents of the first half-year 2024.

3.1.5 Bank loans

The Group's bank loans as at 30 June 2024 amount to EUR 227,763k (31 December 2023: EUR 164,571k). The addition of EUR 46,828k of the current loans is due to a bridge financing that was taken out by a temporary consolidated fund to acquire a participation. Non-current bank loans as at 30 June 2024 in the amount to EUR 180,935k (31 December 2023: EUR 164,571k) are mainly for real estates that are part of temporary consolidated funds.

3.1.6 Bonded loans

The outstanding tranche of the bonded loan taken in 2017 financial year in the amount of EUR 69,000k will mature in 2027 and is presented accordingly as non-current bonded loans. The tranche in the amount of EUR 89,000k, that matured in 2024 was repaid as scheduled in May 2024.

3.2 Goodwill

Goodwill amounts to EUR 379,797k as at 30 June 2024 (31 December 2023: EUR 376,719k). The change in goodwill compared to 31 December 2023 is due to the exchange rate changes of EUR 3,078k (31 December 2023 EUR -4,854k). These are mainly due to the exchange rate development of the British pound and the Australian dollar.

These values are tested for impairment at least once a year by the Group as part of an impairment test in accordance with IAS 36. As at 30 June 2024, there were no events that would justify further impairment test and the resulting need for impairment.

3.3 Other intangible assets

Other intangible assets amount to EUR 84,882k at the reporting date (31 December 2023: EUR 89,320k). The decrease results mainly from the current year amortisation of the fund management contracts.

In the first half of 2024 the current year amortisation of the fund management contracts totals EUR 4,798k (H1 2023: EUR 6.339k), on licenses of EUR 17k, (H1 2023: EUR 17k) and on other rights and assets EUR 21k (H1 2023: 27k).

The positive currency effects of EUR 398k (31 December 2023 EUR -314k) mainly stem from the currency translation of the fund management contracts. These foreign currency changes can be mainly explained by the fluctuation of the British Pound.

3.4 Participations in companies accounted for using the equity method

The carrying amount of the participations in companies accounted for using the equity method amounts to EUR 143,390k (31 December 2023: 40,412k). The increase is mainly due to the indirect acquisition of the 29.8% stake in the Italian waste disposal company Greenthesi S.p.A. by a temporarily consolidated infrastructure fund.

3.5 Investment property

The investment properties are as follows as at the balance sheet date:

Investment property - 30.06.2024

EUR k	2024	2023
As at 01.01	246,481	1,892
Addition	14,230	0
Addition Group	0	47,841
Reclassification of inventories	0	191,668
Changes in market value	-6,238	1,529
Foreign exchange differences	-1,222	3,551
Closing balance	253,251	246,481

The investment properties primarily represent property portfolios over which the Group has gained control during its ordinary business activities as an investment manager.

The fair value changed by EUR -6.238k in the financial year (H1 2023: EUR 0k) and was recognised in the consolidated income statement.

The table below provides an overview of the types of use of investment property and the underlying valuation techniques.

Valuation technique fair value

Type of use	Valuation technique	Important unobservable input parameters	Relationship between important unobservable input parameters and the valuation of the fair value
Residential real estate	valued internally by means of a detailed project calculation	Comparative values from market transactions, taking into account the location, buyer types, realisation period and technical condition: EUR 3,440/sqm (31 December 2023: EUR 3,440/sqm)	Estimated fair value would increase (decrease), if the assessment basis increase (decrease)
Residential real estate in development	Income approach by an external appraiser	Rental income (EUR 16/sqm to EUR 20/sqm), maintenance costs (EUR 12.00/sqm) and capitalisation factor (from 30.98x to 31.79x)	Estimated fair value would increase (decrease), if the assessment basis increase (decrease)
Office and commercial real estate	Income approach by an external appraiser	Rental income (EUR 22/sqm to EUR 28/sqm), average maintenance costs (from EUR 9.29/sqm to EUR 10.68/sqm) and capitalisation factor (from 19.35x to 22.39x)	Estimated fair value would increase (decrease), if the assessment basis increase (decrease)
Logistics real estate	Income approach by an external appraiser	Rental income (EUR 7.68/sqm to EUR 13.89/sqm), average remaining lease term 6 years and net yield 6.73%	Estimated fair value would increase (decrease), if the assessment basis increase (decrease)

The following table shows the reconciliation of the opening balance to the closing level 3 fair value by type of use for the first half of 2024 financial year.

Reconciliation of level 3 fair values - 30.06.2024

EUR k	Residential real estate	Residential real estate in development	Office and commercial real estate	Logistics real estate
As at 01.01	2,152	108,058	83,610	52,661
Addition	0	14,230	0	0
Changes in market value	0	-5,368	-870	0
Foreign exchange differences	0	0	0	-1,222
Closing balance	2,152	116,920	82,740	51,439

Reconciliation of level 3 fair values - 31.12.2023

EUR k	Residential real estate	Residential real estate in development	Office and commercial real estate	Logistics real estate
As at 01.01	1,892	0	0	0
Addition Group	0	0	0	47,841
Reclassification of inventories	0	108,058	83,610	0
Changes in market value	260	0	0	1,268
Foreign exchange differences	0	0	0	3,551
Closing balance	2,152	108,058	83,610	52,661

3.6 Equity

We refer to the statement of changes in equity for information on changes in equity.

Share capital

The share capital of the company amounts, after offsetting treasury shares in the amount of EUR 6,123k or 6,122,608 no-par-value shares (31 December 2023: EUR 6,507k), to EUR 86,229k (31 December 2023: EUR 85,844k) as at the end of the reporting period and was divided into 86,228,868 no-par-value registered shares.

Capital reserves

The capital reserves increased by EUR 2,682k from EUR 65,704k to EUR 68,386k as at 30 June 2024. The increase in capital reserves results from the issue of shares for the repayment of a purchase price liability as part of the business combination Whitehelm.

Treasury shares

In the reporting period the total number of treasury shares decreased to 6,122,608 and their total value up to EUR 98,561k.

Treasury shares - 30.06.2024

	Number of shares	Price per share in EUR ¹	Total Value in EUR
As at 01.01.	6,507,043		101,859,064
Disposal and transfer of shares	-384,435	8.58	-3,298,452
Closing balance²	6,122,608		98,560,612

¹ Average price per share in EUR from several share purchases/ sales (Incl. transaction costs)

² The total value of treasury shares is calculated by adding up all share buyback programmes up to the current reporting date, less all sales of treasury shares in the context of purchase price payments of M&A transactions

Non-controlling interests

There were non-controlling interests of EUR 74,863k as at 30 June 2024 (31 December 2023: EUR 39,553k).

A profit share of EUR -4,773k (H1 2023: EUR -329k) was allocated to non-controlling interests during the reporting period.

As at 30 June 2024, profit shares of EUR 274k (H1 2023: EUR 274k) had been withdrawn by non-controlling interests.

3.7 Income taxes

The income tax liabilities essentially comprise EUR 6,333k (31 December 2023: EUR 8,876k) of corporation and trade tax on the profits of German and non-German subsidiaries.

The tax rate (income taxes in relation to EBT) was -349,1% in the reporting period (H1 2023: 47.6%). Due to the lack of offsetting options when calculating income taxes and the non-capitalisation of deferred tax assets on current losses, the Group recognised income taxes of EUR -6,632k in the reporting period despite negative earnings before taxes (H1 2023: EUR -5,206k).

3.8 Other provisions

The carrying amount of other provisions amounts to EUR 25,706k as at 30 June 2024 (31 December 2023: EUR 32,004k). The decrease is mostly due to the utilization of the reorganisation costs in the amount of EUR 9,132k which were recognised in relation to the cost base review in 2023. In contrast, a provision for an indemnity in the amount of EUR 3,664k was recognised. The Group expects that a tax-related penalty of a PATRIZIA managed fund will lead to a claim against PATRIZIA Group as investment manager.

3.9 Revenues

Revenues by Country

EUR k	Germany	Luxembourg	United Kingdom	Rest of world	Total
Q2 2024					
Revenues from management services	39,344	11,340	5,581	6,479	62,745
Management fees	36,124	8,446	4,784	6,414	55,768
Performance fees	1,740	62	430	0	2,232
Transaction fees	1,479	2,833	367	65	4,745
Rental revenues	165	1,019	0	893	2,078
Revenues from ancillary costs	14	1	0	62	76
Other	84	39	122	471	715
Revenues	39,607	12,399	5,703	7,905	65,614
Q2 2023					
Revenues from management services	41,317	9,300	9,393	5,789	65,799
Management fees	33,710	9,412	7,307	5,649	56,078
Performance fees	6,790	-112	0	9	6,687
Transaction fees	817	0	2,086	131	3,033
Rental revenues	95	945	0	0	1,040
Revenues from ancillary costs	13	0	0	0	13
Other	33	424	150	477	1,083
Revenues	41,457	10,669	9,543	6,266	67,935
H1 2024					
Revenues from management services	71,234	23,202	11,459	12,307	118,202
Management fees	68,024	20,399	10,897	12,241	111,561
Performance fees	1,731	-200	208	0	1,738
Transaction fees	1,479	3,003	355	65	4,903
Proceeds from the sale of principal investments	5	0	0	0	5
Rental revenues	315	1,822	0	1,769	3,906
Revenues from ancillary costs	40	2	0	112	154
Other	114	118	432	667	1,330
Revenues	71,708	25,143	11,891	14,855	123,597
H1 2023					
Revenues from management services	76,998	20,744	17,947	11,597	127,287
Management fees	68,497	20,338	15,862	11,314	116,011
Performance fees	6,801	362	0	9	7,172
Transaction fees	1,701	45	2,084	274	4,103
Rental revenues	193	1,697	0	-0	1,890
Revenues from ancillary costs	30	13	0	0	43
Other	65	544	371	598	1,578
Revenues	77,286	22,998	18,318	12,195	130,797

The geographical allocation is based on the registered office of the unit performing the services.

Revenue is measured on the basis of the consideration specified in a contract with a customer. The Group recognises revenue when it transfers control of a good or service to a customer.

The distribution of revenue from contracts with customers with regard of timing of revenue recognition is as follows:

Revenues from contracts with clients

EUR k	Q2 2024	Q2 2023	H1 2024	H1 2023
Transferred products/services at a period of time	6,977	9,720	6,645	11,276
Transferred products/services over a period of time	56,559	57,175	113,045	117,631
Revenues from client contracts	63,536	66,895	119,691	128,907

3.10 Earnings per share

Earnings per share

EUR k	H1 2024	H1 2023
Share of earnings attributable to shareholders of the Group	-3,760	6,064
Number of shares ¹	86,228,868	85,720,791
Weighted number of shares undiluted ¹	86,111,500	85,695,240
Earnings per share (undiluted) in EUR	-0.04	0.07
Weighted number of shares diluted ²	86,111,500	85,695,240
Earnings per share (diluted) in EUR²	-0.04	0.07

¹ Pending after share buyback/ transfer of shares

² Share-based payment, if served by newly issued shares

4 Segment reporting

Segment reporting categorises the segments according to whether PATRIZIA acts as a service provider or an investor. In line with the Group's reporting for management purposes and in accordance with the definition of IFRS 8 "Operating Segments", two segments have been identified based on functional criteria: Investments and Management Services.

The Investments segment bundles principal investments and participations.

The Management Services segment covers a broad range of real assets services such as the acquisition and sale of residential and commercial properties or portfolios (acquisitions and disposals), value-oriented property management (asset management), strategic consulting on investment strategy, portfolio planning and allocation (portfolio management) and the execution of complex, non-standard investments (alternative investments). Through the Group's own asset management companies special funds are also set up and managed according to individual client requests. The service fee income generated from both co-investments and third-party business is reported in the Management Services segment. This also includes income from participations that takes the form of services rendered as a shareholder contribution for the asset management of the co-investment Dawonia GmbH.

Internal controlling and reporting within PATRIZIA Group is based on IFRS principles. The Group measures the success of its segments using segment earnings indicators, which are referred to for the purpose of internal controlling and reporting as EBITDA.

Segment EBITDA is the net total of revenues, income from the sale of investment property, changes in inventories, the result from the deconsolidation of subsidiaries, the cost of materials and staff costs, the cost of purchased services, other operating income and expenses, reorganisation income and expenses as well as net income from participations.

Revenues are generated between reportable segments. These intragroup transactions are settled at market prices.

All relevant consolidation matters to be eliminated, such as intercompany sales, intercompany results and the reversal of intercompany eliminations, take place within the segments.

As in the previous year, non-current assets are mainly held in Germany.

Non-current assets do not include financial investments and deferred tax assets.

Segment information is calculated in line with the accounting policies applied when preparing the consolidated financial statements.

The individual operating segments are set out below. The reporting of amounts in thousands of Euros (EUR k) may result in rounding differences based on the unrounded figures.

Segment Reporting - 2024 (01.01.-30.06.2024)

EUR k	Investments	Management Services	Group
Revenues	3,617	119,980	123,597
Other operating income	442	9,349	9,791
Total operating performance	4,059	129,329	133,387
Cost of materials	-228	-24	-252
Cost of purchased services	-79	-8,296	-8,375
Staff costs	-5	-83,641	-83,646
Other operating expenses	-2,827	-34,703	-37,531
Impairment result for trade receivables and contract assets	-0	-22	-22
Result from participations	1,623	19,059	20,681
Earnings from companies accounted for using the equity method	-4,186	115	-4,071
EBITDAR	-1,645	21,815	20,171
Reorganisation income	0	111	111
Reorganisation expenses	0	-1,098	-1,098
EBITDA	-1,645	20,828	19,184
Depreciation, amortisation and impairment	0	-13,414	-13,414
Results from fair value adjustments to investment property	-6,238	0	-6,238
Earnings before interests and taxes (EBIT)	-7,883	7,415	-468
Finance income	2,768	4,691	7,459
Finance costs	-3,484	-2,780	-6,264
Result from currency translation	-198	-2,429	-2,627
Earnings before taxes (EBT)	-8,796	6,896	-1,900
Income tax	-173	-6,460	-6,632
Net profit/ loss for the period	-8,969	436	-8,532

Segment Reporting - 2023 (01.01.-30.06.2023)

EUR k	Investments	Management Services	Group
Revenues	74	130,724	130,797
Other operating income ¹	2,176	3,002	5,177
Total operating performance	2,249	133,725	135,975
Cost of materials	-29	-89	-118
Cost of purchased services	0	-8,541	-8,541
Staff costs	-4	-85,785	-85,789
Other operating expenses ¹	-2,101	-36,336	-38,436
Impairment result for trade receivables and contract assets	-49	-4	-53
Result from participations	1,705	24,829	26,534
Earnings from companies accounted for using the equity method	-612	-337	-950
EBITDAR	1,160	27,462	28,622
Reorganisation income	0	54	54
Reorganisation expenses	0	-311	-311
EBITDA	1,160	27,205	28,365
Depreciation, amortisation and impairment	115	-14,341	-14,226
Earnings before interests and taxes (EBIT)	1,275	12,864	14,139
Finance income	130	5,271	5,401
Finance costs	-625	-3,824	-4,449
Other financial result	0	-722	-722
Result from currency translation	-16	-3,413	-3,428
Earnings before taxes (EBT)	765	10,176	10,941
Income tax	-443	-4,763	-5,206
Net profit/ loss for the period	322	5,413	5,735

¹ The previous year figures were restated in line with the new table structure in the year under review.

5 Information on the consolidated cash flow statement

The consolidated cash flow statement was prepared in accordance with the provisions of IAS 7.

In the consolidated cash flow statement, cash flows are presented according to the cash flow from operating activities, cash flow from investing activities and cash flow from financing activities. In principle, the derivation of these cashflows remains valid as shown in the 2023 Group Annual Report.

The amounts shown in the consolidated cash flow statement correspond only partially to the changes in the statement of financial positions observable from one reporting period to the next, as they do not take into account non-cash items such as changes in exchange rates or changes in the scope of consolidation.

6 Other explanations

6.1 Related party transactions

With effect from the 2024 Annual General Meeting, the composition of the management in key positions has changed as follows: Dr Asoka Wöhrmann was elected to the Board of Directors of PATRIZIA SE in addition to his role as Executive Director and CEO of PATRIZIA SE. The terms of office of Axel Hefer, Marie Lalleman and Philippe Vimard as members of the Board of Directors ended with the Annual General Meeting.

Otherwise, the presentation of related party transactions under 7.2 of the notes to the consolidated financial statements in the PATRIZIA Annual Report 2023 remains valid.

In addition, the legal representatives are not aware of any circumstances, contracts or legal transactions with affiliated or related parties for which the company does not receive fair and appropriate consideration. All business relationships are in line with standard market conditions and do not fundamentally differ from the trade relationships with other persons or companies.

6.2 Contingent liabilities and contractual payment obligations

As at the balance sheet date, PATRIZIA has contingent liabilities from obligations to make additional financial contributions to participations amounting to EUR 34,531k (31 December 2023: EUR 100,786k) in relation to participations and participations in companies accounted for using the equity method. These are capital calls that the management of the respective companies can make as needed without further consent of PATRIZIA. There are also contractual payment obligations from pending transactions in the amount of EUR 11,538k (31 December 2023: EUR 25,961k). Furthermore, the Group could also be held liable for a tax issue in the amount of EUR 8,400k that concerns a PATRIZIA managed fund.

6.3 Events after the end of the reporting period

On 26 July 2024, PATRIZIA has announced a new mid-term strategy with the ambition to reach EUR 100bn AUM by 2030. The Company's clear ambition is to become the go-to manager for smart Real Asset solutions by focusing on five key growth areas: Living, Value-add Strategies, Re-Infra & Smart City Solutions, European Infrastructure, and its Independent Advantage Investment Partners (fund of funds) platform. PATRIZIA will leverage its strong position in Germany with attractive real asset offerings and continue to grow internationally with a focus on its large scalable discretionary flagship funds in real estate and infrastructure alongside creating a new "Re-Infra" asset class that combines the two.

To effectively execute on its new mid-term strategy PATRIZIA has established a new Group Executive Committee (GEC) as part of a larger organisational adjustment. The GEC replaces the previous Executive Committee, effective 1 August 2024. Sitting directly under the Board of Directors, the GEC consists of six Executive Directors. Alongside the three existing Executive Directors which are Dr Asoka Wöhrmann (CEO), Christoph Glaser (currently CFO/COO) and Wolfgang Egger (Founder) - Martin Praum, James Muir, and Dr Konrad Finkenzeller have been appointed as additional Executive Directors and members of the GEC by the Board of Directors.

Martin Praum has been appointed Chief Financial Officer (CFO) and is responsible for Finance, Investor Relations & Group Reporting, and the Group's Corporate Finance activities. In this position, he succeeds Christoph Glaser who focuses on his role as Chief Operating Officer (COO), with responsibility for IT, Fund Services & Operations, Valuation, Procurement & Services, Compliance & Risk Management.

James Muir has been appointed Head of the Investment Division, a newly formed department which is responsible for Fund Management, Investment Management, and Investment Strategy & Research across all asset classes of PATRIZIA.

Dr Konrad Finkenzeller heads the newly formed Client Division (subject to BaFin approval) and is responsible for global fundraising activities and client relationship management, PATRIZIA's product portfolio across all asset classes, client services, and corporate and product marketing.

In August 2024, the company was informed that a convertible loan issued to a business partner within a temporarily consolidated fund can no longer be classified as recoverable due to economic developments. It can currently be assumed that this will have an extraordinary negative impact on the earnings from companies accounted for using the equity method in the second half of the year in a mid-single-digit million area.

There were no further events after the balance sheet date with an impact on the asset, financial and earnings situation.

7 Responsibility Statement by the legal representatives

To the best of our knowledge, and in accordance with the applicable reporting principles, the interim consolidated financial statements give a true and fair view of the assets, liabilities, financial position and profit or loss of the Group, and the combined interim management report for the Company and the Group includes a fair review of the development and performance of the business and the position of the Group, together with a description of the principal opportunities and risks associated with the expected development of the Group for the remaining months of the financial year.

Augsburg, 13 August 2024

The Executive Directors



Dr Asoka Wöhrmann
CEO



Christoph Glaser
COO



Martin Praum
CFO



James Muir
Head of Investment Division



Konrad Finkenzeller
Head of Client Division



Wolfgang Egger
Founder

The PATRIZIA share

PATRIZIA shareholder structure as at 30 June 2024 | by shareholder group | Specification in %



¹ First Capital Partner GmbH is attributable to Founder Wolfgang Egger

² According to the voting rights notification of 15 February 2023

³ According to the voting rights notification of 14 December 2020

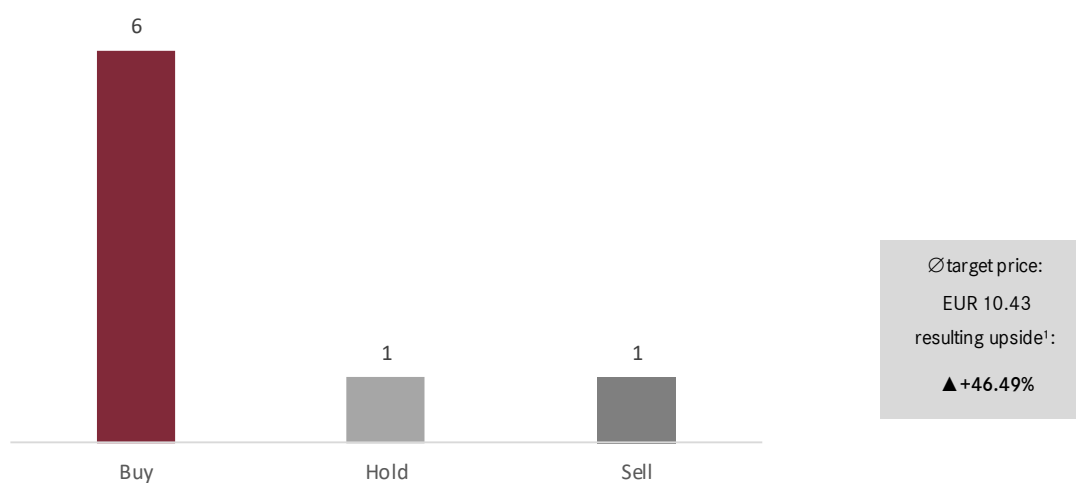
⁴ Treasury shares

⁵ Source: PATRIZIA share register

PATRIZIA share performance as at 30 June 2024



Analyst recommendations as at 30 June 2024



¹ Based on closing price of EUR 7.12

Treasury shares

The number of treasury shares as at 30 June 2024 amounted to 6,122,608 with a total value of EUR 98,561k based on average share prices.

Treasury shares - 30.06.2024

	Number of shares	Price per share in EUR ¹	Total Value in EUR
As at 01.01.	6,507,043		101,859,064
Disposal and transfer of shares	-384,435	8.58	-3,298,452
Closing balance²	6,122,608		98,560,612

¹ Average price per share in EUR from several share purchases/ sales (Incl. transaction costs)

² The total value of treasury shares is calculated by adding up all share buyback programmes up to the current reporting date, less all sales of treasury shares in the context of purchase price payments of M&A transactions

Financial calendar and contact details

Financial calendar 2024

Date	
14 August 2024	H1 2024 Financial Report with investor and analyst conference call
14 November 2024	9M 2024 Interim Statement with investor and analyst conference call

Financial calendar 2025

Date	
27 February 2025	2024 Preliminary results with investor and analyst conference call
21 March 2025	2024 Annual Report
14 May 2025	3M 2025 Interim Statement with investor and analyst conference call
04 June 2025	2025 Annual General Meeting
13 August 2025	H1 2025 Financial Report with investor and analyst conference call
13 November 2025	9M 2025 Interim Statement with investor and analyst conference call

Investor Relations

Dr Janina Rochell
 T +49 821 50910-600
 investor.relations@patrizia.ag

Corporate Communications

Christoph Liedtke
 T +49 821 50910-636
 communications@patrizia.ag

This H1 2024 financial report was published on 13 August 2024. This is a translation of the German H1 2024 Financial Report. In case of doubt, the German version shall apply. Both versions are available on our website:

<https://ir.patrizia.ag/de/news-publikationen/zwischenmitteilungen-und-halbjahresfinanzberichte>
<https://ir.patrizia.ag/en/news-publications/interim-statements-and-h1-financial-reports>