VIVION

Vivion Investments S.à r.l. FY 2022 Report to noteholders

Date: 28 April 2023

INTRODUCTION

Vivion Investments S.à r.l. (the "Company" or "Vivion" and together with its consolidated subsidiaries the "Group") is publishing today its audited consolidated financial statements for the year ended 31 December 2022 (the "Audited 2022 FS").

The Audited 2022 FS are available on the Company's website: www.vivion.eu/investor-relations

General information The Audited 2022 FS have been prepared in accordance with IFRS. The Company's fiscal year ends on 31 December. References to any fiscal year refer to the year ended 31 December of the calendar year specified.

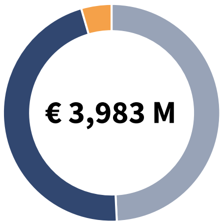
The following report has been prepared by the Company for (i) the noteholders of the EUR 700 million 3.000% Senior Notes due 2024 ("2024 Notes") and EUR 640 million 3.500% Senior Notes due 2025 (("2025 Notes" and together with the 2024 Notes, the "Notes") pursuant to section 9.5 lit. (ab) of the terms and conditions of the Notes and (iii) the holders of the EUR 200 million 2.25% Convertible Bonds due 2025 (the "Convertible Bonds") pursuant to section 11.3 (b) of the terms and conditions of the Convertible Bonds. This report shall be read in conjunction with the Audited 2022 FS. Capitalised terms in this report, unless otherwise defined, shall have the meaning attributed to them in the Audited 2022 FS.

VIVION OVERVIEW

Investing in strongest & durable European economies (Germany / UK) in assets with long-term, stable cash flow leased to high quality tenants with inflation protection

53	48
UK Assets	**German Assets**

GEOGRAPHIC SPLIT



■ UK 49%
■ Germany 46%
■ Germany HFS 5%
51% (Germany 46% + Germany HFS 5%)

ASSET CLASS SPLIT

■ Hotels 55%
■ Office 42%
■ Other 3%

TOTAL ASSETS SPLIT

■ UK 38%
■ Germany 35%
■ Germany HFS 3%
■ Cash & Deferred payment 17%
■ Other 8%

Predominantly hotel assets

Diversified commercial portfolio

SELECTED PROPERTY KPIS

ANNUALISED IN-PLACE RENT	WAULT	PROPERTY OCCUPANCY RATE	# ASSETS
€200mn	10.5 years	95%	101

Note: Germany includes assets held in other EU jurisdictions that comprise <2.5% of total GAV. Deferred payment pertains to EUR 50 million receivable, received in March 2023. Selected Property KPIs exclude assets Held for Sale

OUR STRATEGY

Vivion focuses on owning high quality assets with long-term stable cash flow, optimizing its conservative capital structure and addressing its debt maturity, and driving operational improvements to further increase rental income and drive cash flow generation

OWN HIGH QUALITY ASSETS WITH LONG-TERM LEASES TO STRONG TENANTS

- Own commercial assets in the strongest, more durable European economies with focus on the UK and Germany
- Benefit from exposure to different asset classes; mainly hotels and offices
- Hold high margin assets with robust cash conversion in strong micro locations

PRUDENT CAPITAL STRUCTURE AND LIQUIDITY MANAGEMENT

- Working actively to optimize capital structure and address upcoming maturities
- Preserve adequate levels of liquidity
- Maintain conservative capital structure with prudent LTV and interest coverage metrics

CREATE VALUE BY DRIVING TOP LINE RENTAL INCOME AND APPLYING STRICT COST CONTROLS

- Drive rental income from long-term leases to high-quality tenants
- Recognise market developments and address tenant demand to maintain/improve occupancy
- Control costs effectively to minimise non-recoverable expenses

PRUDENT APPROACH TO PORTFOLIO MANAGEMENT AND GROWTH

- Analyze growth opportunities in the context of our cost of capital and strategic objectives
- Ensure disciplined portfolio management through disposal of non-core assets and selective acquisitions of high quality, accretive assets
- Invest in existing assets to uphold quality, and preserve tenant satisfaction

HIGHLY EXPERIENCED SENIOR LEADERSHIP TEAM WITH PROVEN TRACK RECORD

Senior Management Supported by Scalable Real Estate Investment and Asset Management Platform

- Vivion leadership team has deep experience across real estate, capital markets, and finance
- Asset management platform provides leasing and local market expertise

OUR LEADERSHIP TEAM HAS ALMOST TWO DECADES OF EXPERIENCE IN PRIVATE AND PUBLIC REAL ESTATE MARKETS

Sascha Hettrich FRICS
CEO

Ella Zuker
CFO

Oliver Wolf
Director

Jan Fischer
Director

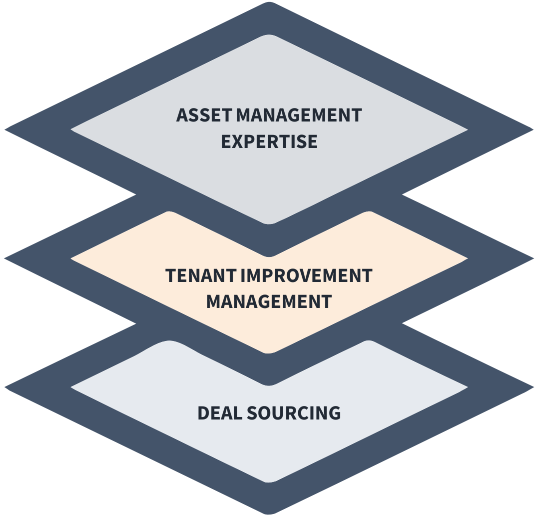
Bert Schröter
ESG representative

Sven Scharke
Head of Leasing

Simon Teasdale
Managing Director
UK Hotels

Dan Irroni
Finance Director
UK Hotels - CFO

PART OF A LARGE VERTICALLY INTEGRATED MANAGEMENT PLATFORM



ASSET MANAGEMENT EXPERTISE

TENANT IMPROVEMENT MANAGEMENT

DEAL SOURCING

Portfolio performance & business update

HIGHLIGHTS FY 2022

Top & Bottom Line

Gross Asset Value

€ 4.0bn

Entire portfolio (re)valued as at 31 December 2022

Total Assets

€ 5.2bn

€ 5.3bn as at Dec 2021

Cash

€ 839mn

Excluding additional inflow of EUR 50mn in March 2023

Net Debt

€ 1.6bn

€ 1.6bn as at Dec 2021

Net LTV

37.5%

35.4% as at 31 December 2021

Revenues

€ 233mn

€ 200mn 2021, 17% increase YoY

FFO

€ 108mn

€ 96mn 2021, 12% increase YoY

Adjusted EBITDA

€ 187.5mn

€ 166mn 2021, 13% increase YoY

- GAV increased to EUR 4.0 billion (2021: EUR 3.7 billion). Vivion successfully completed several acquisitions, predominantly located in Berlin in prime locations with a consolidated Gross Asset Value of ca. EUR 727 million
- Valuation decrease EUR 317 million (-7.4%) across portfolio, mainly as a result of market conditions. Entire portfolio valued as at 31 December 2022 by third party appraisers including Savills, JLL and PWC
- Strong Cash position of EUR 839 million as at 31 December 2022, with additional EUR 50 million inflow from Project Fürst Non-traded bond disposal settlement received in March 2023
- GBP 254 million of debt refinanced into GBP 200 million new loan in January 2023, improving debt maturity
- Nominal EUR 98 million of EUR 150 million bond buy-back program, announced in 2022, executed YTD
- 2022 Revenues comprise EUR 206 million (2021: EUR 183 million) rental income and EUR 27 million (2021: EUR 17 million) of service charge income
- Leverage remains robust and within target levels
- Revenues, Adjusted EBITDA and FFO improved, largely driven by new acquisitions

HIGHLIGHTS FY 2022

The company

Vivion is a commercial real estate company, focusing on the ownership, management and improvement of properties mainly in Germany and the United Kingdom. Vivion's portfolio comprises a quality office real estate portfolio in Germany which benefits from the strong expertise, reputation and network of its affiliated asset management platform and a well-diversified predominantly 3-4 star hotel portfolio in the United Kingdom. Vivion's German Portfolio consists of commercial assets predominantly located in top German cities with significant commercial activity, let to a variety of creditworthy tenants including government entities and "blue chip" companies, while its UK Portfolio consists of predominantly branded hotels mainly located in the UK's largest cities. The diversified portfolio with long-term, inflation linked leases provide stable cashflows.

The rating agency S&P Global Ratings ('S&P') assigned the Company a "BB" rating and a "BB+" rating to the 2024 and 2025 Senior Notes in September 2019. The Company's rating remains unchanged since its initial rating was received. In January 2023, S&P revised the Outlook from Stable to Negative.

Kudamm disposal update

On 31 December 2020 a subsidiary of the Group has engaged with Aggregate Holdings SA ("Aggregate") in a contract for the sale of a group of subsidiaries holding an asset complex in the center of Berlin ("Project Fürst") through a share deal. The completion of the transaction occurred in June 2021. The consideration for the sale of the shares was settled in cash and financial instruments. The total consideration was ca. EUR 876 million comprising of EUR 156 million in cash and EUR 720 million in financial assets (EUR 220 million of 5.5% 2024 Aggregate Holdings SA bonds (the "Traded bonds") and EUR 500 million Project Lietzenburger Strasse PropCo S.à r.l November 2023 bonds (the "Non-traded bonds")).

Out of the Non-traded bonds ca. EUR 151 million was settled in cash repayments until 31 December 2021. In March 2022, the Group sold to a third party the remaining Non-Traded bonds with a book value of EUR 336.9 million (which comprises with a Nominal amount of EUR 352.8 million and an Estimated Credit Losses (ECL) of EUR 15.9 million, that were booked already in 2021). The total consideration was EUR 321 million (the "Total Purchase Price"). The difference between the book value of the Non-traded bonds and the Total Purchase Price was recorded as financial expense/loss under "other financial losses".

The Total Purchase Price was settled by an immediate cash payment of ca. EUR 112.3 million which has been received by the Group in March 2022 and by a deferred payment of ca. EUR 208.7 million (the "Deferred Payment") carrying a 2% interest rate. The security package for the Deferred Payment included a full pledge over all the sold Non-traded bonds. In December 2022, the Group received EUR 162.4 million (including EUR 3.1 million accrued interest and EUR 500 thousand interest paid in advance for the unpaid amount of EUR 50 million, representing a rate of 4% p.a.). The remaining outstanding amount of EUR 50 million as of 31 December 2022 was received in March 2023, **meaning that the position of Non-traded bonds has been fully monetized**.

In September 2022, the Group settled with Aggregate Holdings SA nominal EUR 196 million out of the total of nominal EUR 220 million of the Traded bonds through acquisition of an entity holding an asset located in the Quartier Heidestrasse ("QH") project in central Berlin. Upon acquisition, the asset ("QH Core") had a total Gross Asset Value of approximately EUR 330 million. Net Asset Value of ca. EUR 196 million, with asset level debt of EUR 130 million (with attractive debt terms of 3M Euribor + 1.45% interest, with Euribor capped at 1.2% and maturity at 2030). The asset is newly built, 94% occupied and located in a prime location in Berlin.

The remaining Traded bonds, with a nominal amount of EUR 23 million, were supposed to be settled through the acquisition of the asset QH Spring. In January 2023, the conditions precedent that were agreed in the SPA with Aggregate Holdings SA, were not met and the acquisition was not completed.

HIGHLIGHTS FY 2022

Portfolio highlights

- Asset acquisitions with a total consolidated GAV of EUR 727 million
- Disposals of two non-core hotels in the UK with a book value of GBP 6.8 million (EUR 8 million) and a land plot in Germany (EUR 5 million)
- Stable occupancy across portfolio
- >90% of rents indexed or CPI linked
- EUR 180 million assets held for sale

	31 Dec 2022	31 Dec 2021
Number of properties	101	93
Annualized In-place Rent (EUR M)	200	188
Rental yield (%)	5.3	5.2
Property Occupancy Rate (%)	95	96
WAULT (years)	10.5	11.7

KPI's exclude assets held for sale

Vivion acquired assets with a consolidated GAV of EUR 727 million, in several transactions. The acquired assets are located predominantly in Berlin in prime locations. The assets are income producing, with potential to increase the rent levels for certain assets as most assets are under rented. The acquisitions have balanced the portfolio's geographic split between Germany and UK. During the reporting period, 2 non-core UK hotels and a land plot in Germany were disposed with a total book value of EUR 13 million.

As at 31 December 2022, Vivion classified a total of EUR 180 million of assets as held for sale, mainly held in Germany (for more information on held for sale assets see note 6 to the Audited 2022 FS). As at 30 June 2022, the Company had classified 2 hotels in the UK as held for sale. As those hotels do not meet the requirements in accordance with IFRS for the classification as held for sale, the hotels were reclassified to Investment properties as of 31 December 2022.

Total Annualized In Place Rent increased mainly as a result of acquisitions in the German portfolio and indexation of leases for both portfolios, partially offset by FX adjustments, disposed UK assets and classification of assets held for sale. Rental yield is calculated as Annualized In-place Rent divided by GAV and has increased slightly as a result of new acquisitions, partially offset by fair value adjustments and FX changes.

The Property Occupancy Rate for the portfolio stands at 95% and remained stable, with 100% of UK hotel assets leased and 89% occupancy in Germany.

GAV breakdown

As at 31 December 2022 (In EUR M)	Total	UK	Germany
Fair value	3,800	1,961	1,839
Advance payment for future acquisitions	3	-	3
Assets held for sale	180	-	180
Total GAV	**3,983**	**1,961**	**2,022**
% of total	100	49	51

Germany includes assets held in other EU-jurisdictions that comprise <2.5% of total GAV

HIGHLIGHTS FY 2022

Portfolio summary

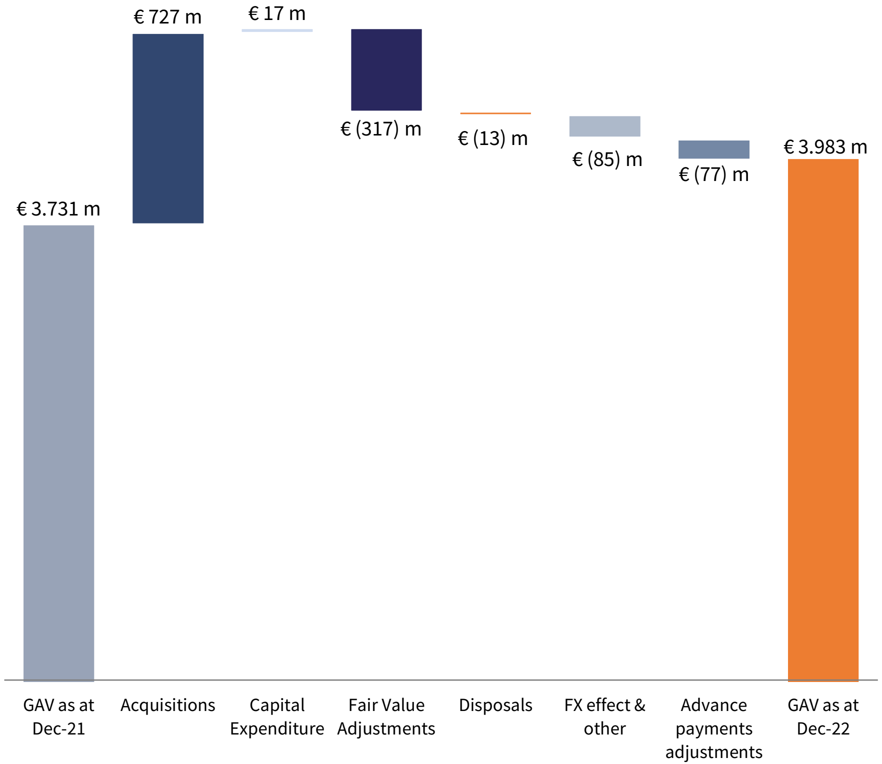
as of 31.12.2022	Total	UK	Germany
Fair value (in EUR M)	3,800	1,961	1,839
% of Total portfolio value	100	52	48
Annualized in-place Rent (in EUR M)	200	130	70
WAULT (in years)	10.5	12.8	6.3
Property Occupancy Rate (%)	95	100	89
Rental yield (%)	5.3	6.6	3.8
Total number of properties	101	53	48

Asset class breakdown	Total	Hotel	Office	Other
Fair value (in EUR M)	3,800	2,187	1,545	68
% of Total portfolio value	100	57	41	2
Annualized in-place Rent (in EUR-M)	200	136	61	3
WAULT (in years)	10.5	12.9	5.7	2.9
Property Occupancy Rate (%)	95	100	88	90
Rental yield (%)	5.3	6.2	4.0	5.1
Number of properties	101	60	34	7

For Mixed-Use properties, the predominant form of use by NLA has been used to determine the category used.
Excluding assets held for sale. Germany includes assets held in other EU-jurisdictions that comprise <2.5% of total GAV.

HIGHLIGHTS FY 2022 - Portfolio

GAV movements 2022



- Valuation decrease of 7.4%, mainly as a result of market conditions. Entire portfolio valued by third party appraisers as at 31 December 2022 including Savills, JLL and PWC
- EUR 727 million of assets acquired in 2022
- EUR 17 million capex invested: EUR 10.9 million into UK hotels as part of one-off capex plan and EUR 6.3 million into German portfolio
- EUR 13 million disposals : 2 non-core UK hotels disposed for EUR 8 million and EUR 5 million for a land plot disposal in Germany
- FX & Other: EUR 113 million FX adjustments (decrease) on UK portfolio and EUR 28 million IFRS adjustments
- Reduction of Advance payments for future acquisitions (EUR 77.4 million)
- GAV at as December 2022 EUR 3,983 million including EUR 180 million of assets held for sale

HIGHLIGHTS FY 2022 - Portfolio

FY 2022 valuation results

VALUATION PARAMETERS GERMANY PORTFOLIO

	2022 weighted average	2021 weighted average
Total Portfolio		
Value per square meter (EUR)	3,770	3,227
Market rent per square meter (EUR)	15.82	13.27
Discount rate (%)	4.53	3.76
Terminal cap rate (%)	4.03	4.59
Portfolio Like for Like (LfL)		
Value per square meter (EUR)	3,060	3,227
Market rent per square meter (EUR)	13.79	13.27
Discount rate (%)	4.47	3.76
Terminal cap rate (%)	4.58	4.59

(in EUR M)	2022 LfL value	2021 LfL value	LfL value change (YoY)
Offices	1,105.6	1,173.3	-/- 5.8%
Other	153.6	186.9	-/-17.8%
LfL Germany portfolio value	**1,259.2**	**1,360.2**	**-/- 7.4%**

Note: excludes assets Held for Sale. [1] source: Cushman & Wakefield investment Deutschland q1 2023

- 100% of total portfolio valued by third party appraisers as at 31 December 2022. Third party appraisers including : Savills, PWC and JLL
- Overall decrease in values of 7.1% (7.4% LfL) for the Germany portfolio GAV, mainly as a result of changed market conditions
- Decrease of non-office category primarily driven by residual valued assets, as a result of increased interest rates and rising construction costs. Absolute decrease of only EUR 33 million
- Office market rents in Germany remained stable with a slight increase of 4% (LfL) throughout 2022
- Indexation and stable market rents in Germany partially protects against yield increase
- Prime yields in the top-7 city office market increased 32bps to 3.83% for office properties in Q1 2023[1]

HIGHLIGHTS FY 2022 - Portfolio

FY 2022 valuation results

VALUATION PARAMETERS UK PORTFOLIO

	2022 weighted average	2021 weighted average
Total Portfolio		
Discount rate (%)	8.74	7.85
Terminal cap rate (%)	7.15	6.25
Value per room (GBP)	191,101	202,061
Portfolio Like for Like (LfL)		
Discount rate (%)	8.74	7.85
Terminal cap rate (%)	7.15	6.25
Value per room (GBP)	191,101	204,789

(in GBP M)	2022 LfL value	2021 LfL value	LfL value change (YoY)
Greater London	820.9	878.2	-/- 6.5%
Other	810.7	871.8	-/- 7.0%
LfL UK portfolio value	**1,631.6**	**1,750.0**	**-/- 6.8%**

Note: excludes assets Held for Sale. [1] source: CBRE Market outlook 2023 UK Real Estate

- Overall decline 7.7% (6.8% LfL) for UK portfolio GAV
- Decreases in line with overall market sentiment
- In the UK, prime yield rose ca. 100bps to 4.5% for prime London hotels between Dec '21 and Dec' 22 [1]
- In other cities and regional hotels, prime yield saw a similar increase of between 75 bps to 100 bps [1]
- Inflation linked leases in UK provide uplift in cashflows to partially offset yield increase
- Fundamentals for the UK hotel sector remain strong, with visitor numbers forecast for 2023 to be 18% higher compared to 2022.

HIGHLIGHTS FY 2022 - Portfolio

GAV
€1.8bn

 # ASSETS
48

WAULT
6.3 years

ANNUALISED IN-PLACE RENT
€70mn

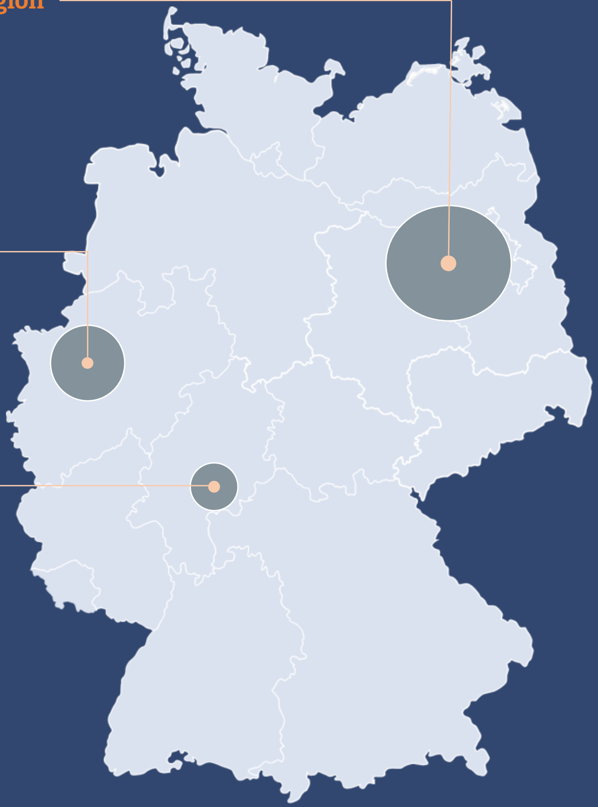
PROPERTY OCCUPANCY RATE
89%

Region	GAV (EUR M)	# properties	Lettable area sqm	Value per sqm	Rental yield %
Berlin/ Brandenburg *	963	18	151,084	6,374	3.0
Rhein-Ruhr	550	8	164,087	3,352	4.8
Other	326	22	164,734	1,979	4.5
Total	**1,839**	**48**	**479,904**	**3,832**	**3.8**

Note: excludes assets Held for Sale
Germany includes assets held in other EU-jurisdictions that comprise <2.5% of total GAV

- Portfolio comprises of primarily office assets in Tier 1 cities across Germany with strong micro locations in Berlin & Rhein-Ruhr which together account for ca. 84% of the German GAV.

* Berlin value and rental yield largely driven by acquisition of QH Heidestrasse (‘Core’) in September 2022. Excluding Core, value is EUR 5,235 per sqm / Rental yield 3.3%



Berlin/Brandenburg region

EUR 963 million
18 assets
151,084 SQM

Rhein-Ruhr region

EUR 550 million
8 assets
164,087 SQM

Frankfurt/Rhein-Main region

EUR 58 million
5 assets
37,816 SQM

HIGHLIGHTS FY 2022 - Portfolio

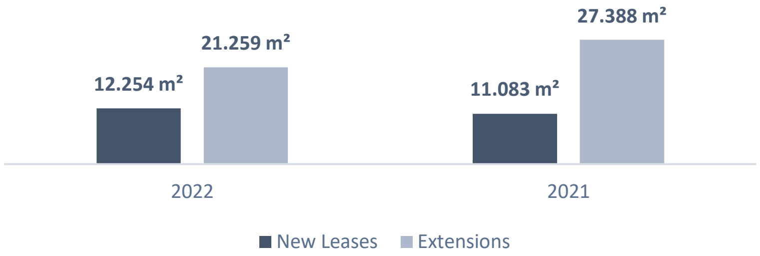
As at 31 December 2022, the German portfolio is concentrated in or around Tier 1 cities. Offices account for 84% of German Gross Asset Value (GAV). During reporting period, Vivion acquired assets for a total GAV of EUR 727 million, mainly in Germany. The assets are located predominantly in Berlin. The German portfolio covers 51% of the total Group's GAV.

The German office portfolio benefits from a highly diversified tenant base comprising of a healthy mix of government entities and commercial tenants including "blue chip" companies. Tenants include government and public sector entities such as Bau- und Liegenschaftsbetrieb NRW ('BLB NRW'), Landesamt für Geoinformation und Landesvermessung Niedersachsen ('LGLN'), Job Center Cologne as well as blue-chip companies like Innogy, Caterpillar, Deutsche Bahn, Volvo and 50 Hertz.

The Property Occupancy Rate stands at ca. 89% as at 31 December 2022. Vivion, supported by the local asset management teams, is pursuing a number of lease transactions which it expects to crystalize in 2023. During 2022 Vivion continued to enter into new, mainly double net and inflation linked, long-term lease agreements with new and existing anchor tenants. In 2022, the Group signed ca. 70 new leases and prolongations for its German portfolio for a total of ca. 34,000 sqm, demonstrating strong demand and assuring stable future cashflows. The signed contracts include anchor tenants such as Volvo, ALDI and governmental tenants such as Bundesanstalt für Immobilienaufgaben (BIMA).

As over 90% of the income for the German portfolio are inflation linked or have a step-up rent component, the portfolio continues to provide stable, inflation linked cashflows. In addition, the average rent per sqm is relatively low and provides Vivion with flexibility to increase rents.

Letting volume 2021 – 2022



Office market Germany

At the beginning of 2022 the office market in Germany experienced stable demand. This trend was reversed following the outbreak of the war in Ukraine which led to increasing energy costs and drove inflation, causing central banks to raise interest rates. This turn in macro-economic environment has led potential and existing tenants to become more hesitant and as a result longer periods to complete letting processes .

While take-up in the top 6 office letting markets continued to decline in Q1 2023, rents have continued to rise. Prime and average rents rose on average by 2% and 5% YoY respectively across all six markets in the first months of 2023. The average vacancy rate remained unchanged at around 4.8%[1].

Owners invest to upgrade their spaces in order to meet increasing demands from their tenants and remain competitive. Many tenants are still in the process of managing the transformation of the post-Corona work-place and are in the process of defining their future office space needs.

---

[1] source: Savills Market in Minutes: German Top 6 Office market 13 April 2023

HIGHLIGHTS FY 2022 - Portfolio

- >90% of the income in the German portfolio are either indexed linked (CPI) or have a step-up rent component
- Most German leases are double net (tenants responsible for substantially all operating expenses, repairs and maintenance)
- Majority of 2024 expiries under negotiation to prolong

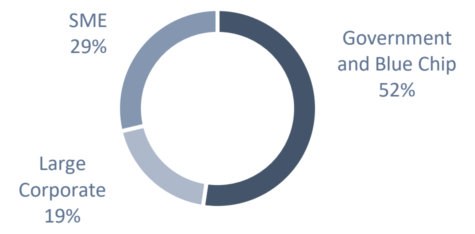
TOP 10 IN-PLACE OFFICE TENANTS – NO DEPENDENCY ON A SINGLE TENANT

Tenant	**Type of tenant**	**LFA** (sqm)	**%**
E.ON (Innogy)	Blue chip	56,337	10.1
Bau- und Liegenschaftsbetrieb NRW	Government	22,335	4.0
Landesamt für Geoinformation und Landesvermessung Niedersachsen	Government	13,434	2.4
Rent 24 Group *	SME	12,774	2.3
Otto Group	Blue Chip	11,314	2.0
50 HertzTransmission GmbH	Blue Chip	8,248	1.5
Jobcenter Cologne	Government	7,798	1.4
Volvo Group	Blue Chip	5,624	1.0
LSG Lufthansa Service	Blue Chip	5,032	0.9
Donner & Reuschel AG	Large corporate	4,326	0.8
Total		**147,222**	**26.4**

** Reduced total LFA to 11,600 sqm as of April 2023. Additional ca. 2,700 sqm under negotiation to reduce LFA further*

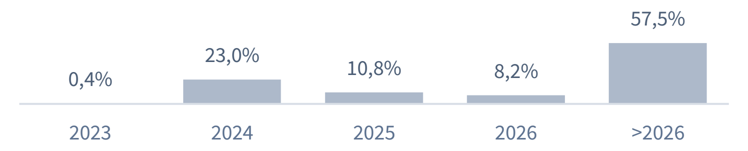
Stable rental income from high quality tenant base including government institutions

STABLE INCOME FROM HIGH-QUALITY OFFICE TENANT BASE



LEASE EXPIRY PROFILE

Normalised WAULT: **6.3yrs**

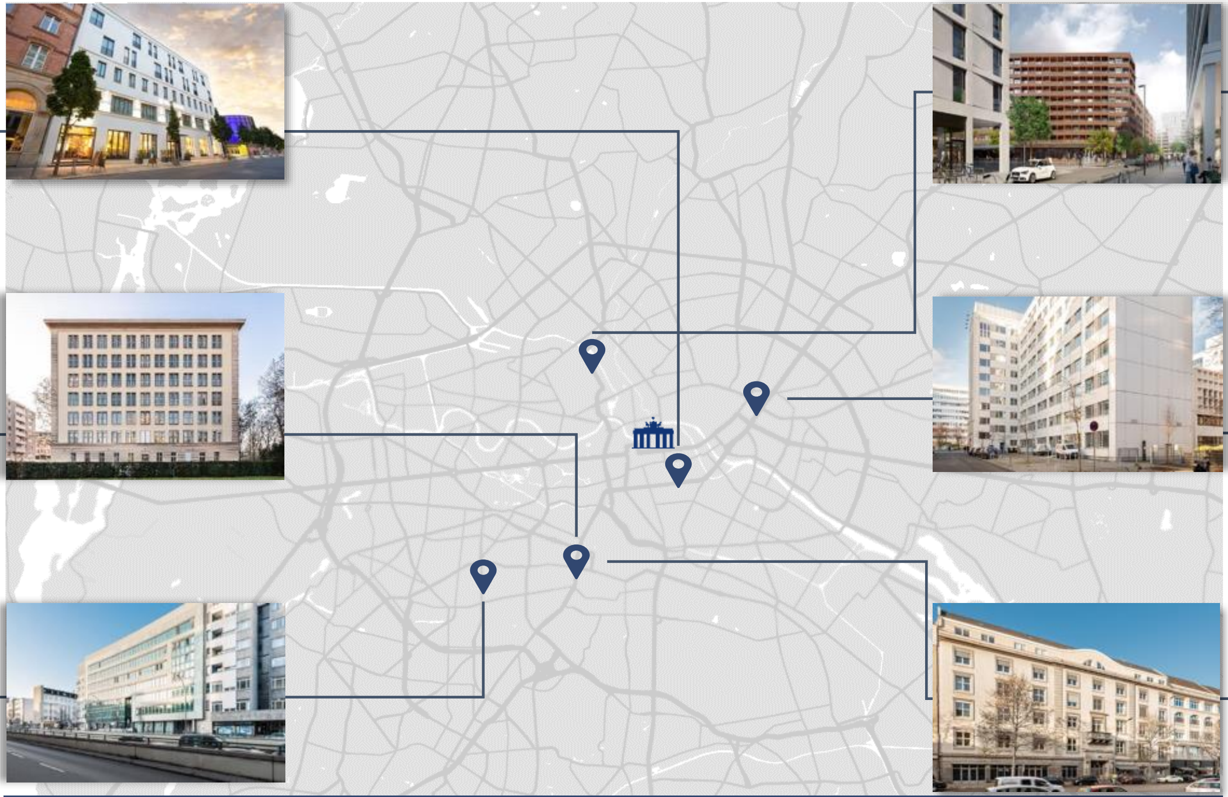


HIGHLIGHTS FY 2022 - Portfolio

Asset:
Hotel the Wall
Address:
Zimmerstrasse
Number of keys:
170
Top Tenant(s)
Novum Hotels

Asset:
Potsdamerstrasse 188 – 192
LFA (m2)
22,575
Top Tenant(s)
Otto Group

Asset:
Bundesallee 39-40a
10715
LFA (m2)
9,021
Top Tenant(s)
Drees & Sommer SE, Charité



Asset:
Quartier Heidestrasse (‘Core’)
Address:
Heidestrasse
LFA (m2)
31,405
Top Tenant(s)
50 HertzTransmission GmbH, REWE Markt GmbH

Asset:
Karl Liebknechtstrasse
LFA (m2)
7.791
Top Tenant(s)
Rent24, Bundesanstalt für Immobilienaufgaben (BIMA)

Asset:
Potsdamerstrasse 180-182
LFA (m2)
18,440
Top Tenant(s)
BSBI - Berlin School of Business, r24 Holding GmbH, ALDI

Berlin portfolio – over 50% of German portfolio located in Berlin region

HIGHLIGHTS FY 2022 - Portfolio

GAV
€2.0bn

Rooms
8,458

WAULT
12.8 years

 # ASSETS
53

ANNUALISED IN-PLACE RENT
€130mn

PROPERTY OCCUPANCY RATE
100%

Region	GAV (EUR M)	# properties	# keys	Rental yield (%)
Greater London	1,028	16	3,209	5.2
North West	174	10	1,112	9.4
East Midlands	134	6	755	7.7
Scotland	129	4	956	9.0
South East	112	3	581	8.5
Eastern	109	4	473	7.3
South West	104	5	561	8.0
Yorkshire and The Humber	97	3	434	6.9
West Midlands	74	2	377	8.5
Total	**1,961**	**53**	**8,458**	**6.6**

Note: EUR FX Rate applied at 1.1275.

- The UK hotel portfolio is strategicly located in key UK cities. 52% of the UK hotel portfolio is located in the Greater London area.

Scotland
EUR 129 million
4 assets
956 keys

North-West
EUR 174 million
10 assets
1,112 keys

East Midlands
EUR 134 million
6 assets
755 keys

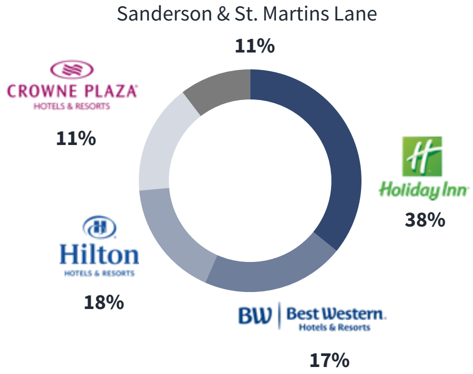
Greater London
EUR 1,028 million
16 assets
3,209 keys

HIGHLIGHTS FY 2022 - Portfolio

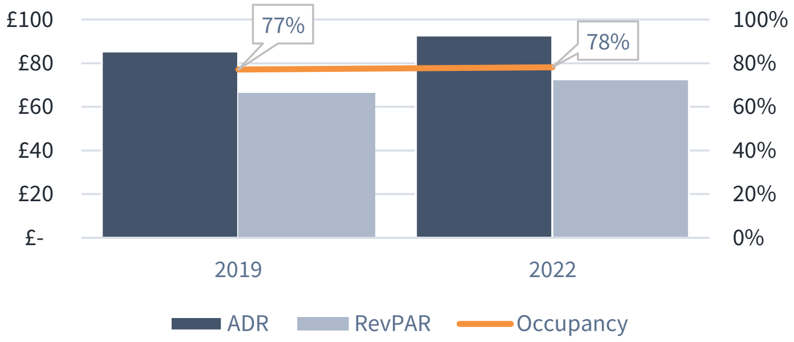
Vivion's UK Portfolio is strategically located throughout the UK in key cities such as London, Oxford, Cambridge, Birmingham, Manchester and Edinburgh, situated in locations which enjoy excellent accessibility and proximity to demand drivers. The hotels are predominantly positioned as mid-market hotels, a segment proven resilient in times of crisis and recessions. The hotels offer a balanced mix of leisure and business from both the UK and abroad. Predominantly all properties benefit from leading, globally recognised branding (Hilton, Holiday Inn, Crowne Plaza and Best Western). The long-term franchise agreements offer strong customer recognition and robust distribution channels.

The UK hotel portfolio is leased to strong operators. 100% of the leases in the UK portfolio are indexed linked (RPI) which provides rental growth along with inflation and should therefore not materially affect Vivion's cash flow forecasts. All hotels are under separate triple-net leases, with Hilton being the largest tenant for 9 hotels in the portfolio.

Hotel brands, by Fair value



Hotel operations 2019 vs 2022, as reported by tenants [1]



Despite the Omicron wave at the beginning of 2022, the hotel tenants reported strong operational performance in 2022. In comparison to 2019, in most of the hotels, the tenants reported higher ADR and RevPar figures which exceeded pre-covid levels for a number of hotels. With tourism on the rise, higher occupancy levels will likely continue to drive strong top line performance. As Asian traveler numbers are still far behind 2019 numbers, a significant boost in revenues is expected once this group of travelers starts making its way back to the UK.

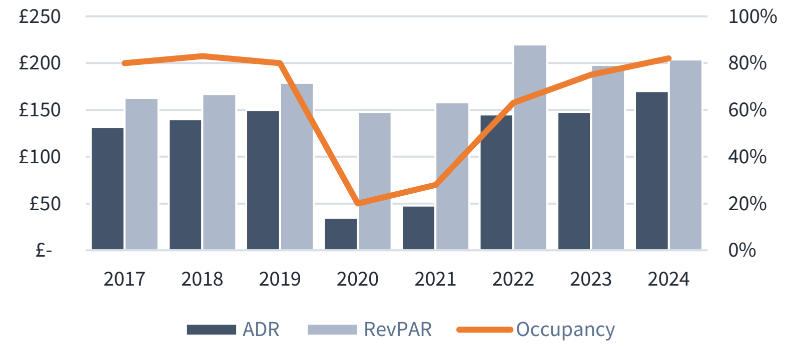
During the pandemic, the tenants began to implement efficiency processes in their hotel operations. Today, hotels are mainly operated with fewer staff and at lower cost but with higher ADRs. These conditions have stimulated a recovery that exceeded expectations.

---

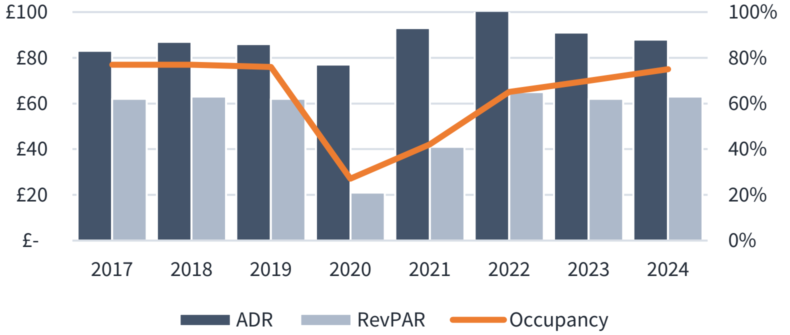
[1] Sanderson hotel was closed first months of 2022 and reopened in May 2022.

HIGHLIGHTS FY 2022 - Portfolio

Hotel performance, London



Hotel performance, regional UK



Source: CBRE Market outlook 2023 UK Real Estate

- Following the Covid-pandemic, the UK hotel sector has shown remarkable recovery during 2022
- Fundamentals for the UK hotel sector remain strong, with VisitBritain forecasting 35.1 million inbound visits to the UK in 2023, with visitor numbers forecast to be 18% higher than the previous twelve months
- Mid-market hotels are expected to capture the rebound in demand well, as this segment can benefit from the ability to minimize the effect of cost inflation due to lower cost base and can capture some of the cost-savings induced during Covid
- Further uptick in operational results is expected from an increase in corporate travel, trade fairs & conferences booked for 2023 and Chinese travel demand
- The slowdown of investment activity as a result of rising interest rates, is expected to reverse as both inflation and interest rates should stabilise, providing investors the opportunity to invest in a sector where long-term demand fundamentals appear strong

HIGHLIGHTS FY 2022 - Portfolio

Asset:
Crowne Plaza London Heathrow
Address:
Stockley Road
UB79NA
Number of keys:
465

Asset:
Holiday Inn London Heathrow M4/J4
Address:
Sipson Road
UB7 0HP
Number of keys:
615

Asset:
Holiday Inn Brent Cross
Address:
Tilling Road
NW2 1LP
Number of keys:
154

Asset:
Holiday Inn Regent's park
Address:
Carburton Street
W1W 3NG
Number of keys:
339

Asset:
St. Martin's Lane Hotel
Address:
St Martin's Lane
WC2N 4HX
Number of keys:
204

Asset:
Sanderson hotel
Address:
Berners Street
W1T3NG
Number of keys:
150

Over 50% of Vivion's UK Hotel portfolio situated in Greater London area

Financial results

FINANCIAL RESULTS 2022

Selected balance sheet positions

KPI Comparison

In EUR M	As at 31 December 2022	As at 31 December 2021
GAV	3,983	3,731
Net Debt	1,639	1,596
Net LTV (%)	37.5	35.4
Secured LTV (%)	0.0	-2.1
Unencumbered assets	2,760	3,204
Unencumbered assets ratio (%)	55	61
Total Assets	5,203	5,316
EPRA NTA	1,732	1,975

EPRA NTA calculation (in EUR M)	As at 31 December 2022	As at 31 December 2021
Total equity attributable to the owners of the Company, including shareholder loans	1,354	1,574
Deferred tax liabilities[1]	195	242
Real estate transfer tax	183	159
NAV	**1,732**	**1,975**

(1) Deferred tax liabilities include (i) the portion that is not expected to crystalize as a result of long-term hold strategy, and (ii) the amount attributable to the owners of the Company, e.g. does not include the amount attributable to non-controlling interests.

- GAV EUR 3,983 million (2021: EUR 3,731 million)
- Net Debt EUR 1,639 million (2021: EUR 1,596 million). In 2022, additional EUR 197 million of secured debt incurred on acquisitions completed in 2022, offset by larger cash position as well as the buy-back of Notes for total nominal amount of EUR 72 million and regular scheduled debt repayments.
- Leverage remains robust and within target levels.

FINANCIAL RESULTS 2022

Financial debt overview FY 2022
(FY 2021)

Cost of debt
3.3% (3.0%)

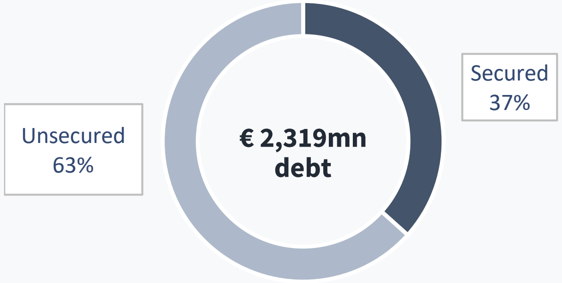
Net LTV
37.5% (35.4%)

Net Debt/Adj. EBITDA
8.7x (10.9x)

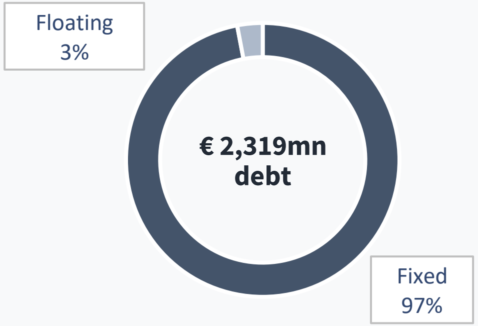
Avg. debt maturity
2.9 years[1] (3.0 years)

Cash
EUR 839mn (803mn)

Unsecured / secured debt mix

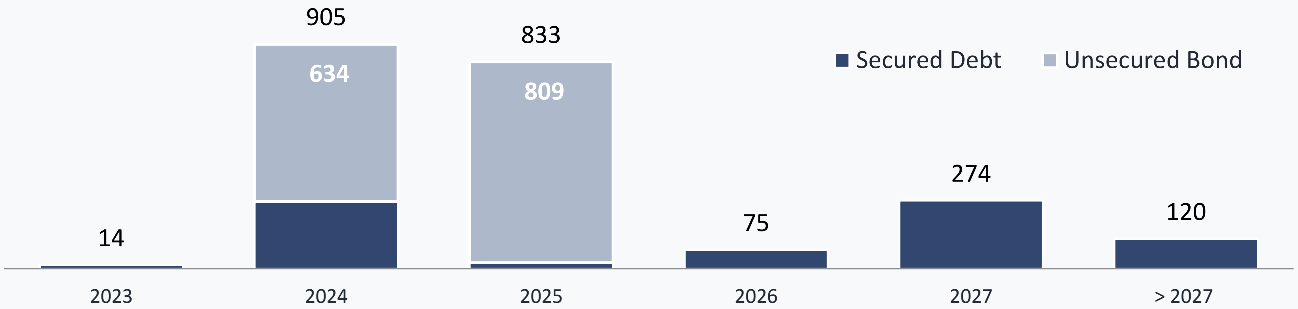


Substantial all interest fixed



Fixed includes hedges through cap or swap.

Debt Maturity Profile[1]



---

(1) Proforma refinancing of UK secured facility in January 2023 and Notes buy-back completed in 2023. Maturity profile includes scheduled amortization. Interest payments, long-term lease liabilities, capitalized transaction costs and derivative financial liabilities excluded.

Capital structure

- Vivion has maintained conservative credit ratios: Net LTV at 37.5%, unencumbered assets ratio at 55% and secured LTV of 0%.
- Cash position of EUR 839 million.
- Bond covenants met with significant headroom.

Vivion's conservative financial structure provides flexibility to extend its capital structure. Together with EUR 2.8 billion of unencumbered assets and significant covenant headroom, Vivion has various opportunities to address its debt maturities.

LTV Headroom	Bond covenant	31 Dec 2022	Stress test (value decrease till covenant breach)
Total Net Debt / Total Net assets	<=60%	37.5%	~38% (Total Net assets decrease)

In June 2022, Vivion announced its intention to undertake a partial buyback of the outstanding 3.00% 2024 Notes and 3.50% 2025 Notes for an amount up to EUR 150 million. During 2022, Vivion purchased notes in a nominal amount of EUR 71.9 million (EUR 46.4 million from 2024 Notes; EUR 25.5 million from 2025 Notes), which resulted in a profit of EUR 2.6 million. In 2023, a further EUR 26 million (EUR 20 million from 2024 Notes and EUR 6 million from 2025 Notes) were purchased, out of the announced EUR 150 million buy-back, bringing the total bought back Notes to EUR 97.9 million.

Increasing interest rates: substantially all existing debt is hedged or has a fixed rate, limiting Vivion's direct exposure to increasing rates. The bond covenants provide sufficient headroom to withstand a potential decline in the valuation of assets and/or increase in interest expenses. Vivion's highest priority is to address its debt maturity profile.

On 1 June 2022, A US-based investor, Bow Street Special Opportunities XVIII SPV Cayman, LLC (the "Investor") made a 4.18% investment in the Company, through shares and shareholder loans. Subsequently to its first investment in June, the Investor acquired from Vivion Holdings, additional 5.82% of the Company's shares and shareholder loans. Currently, the Investor holds 10% from the shares and shareholder loans of the Company. The investor invests in long term, buy and hold investments, across public and private securities, on behalf of institutional investors and family offices globally. The Investor's strategy is to hold its investments for long duration, add value where possible and work collaboratively, as a partner, with the investee and its management. This investor brings significant capital market knowledge, real estate expertise and a distinguished track record. Together with its existing shareholders, the Company is confident that this Investor will further support the Company in achieving its strategic goals.

In November 2022, the Group established a EUR 1,000 million Euro Medium Term Note Programme (the "EMTN Programme"). The EMTN Programme allows the Group to opportunistically access favorable bond market windows in a timely manner and provides flexibility to take advantage of potential acquisition opportunities.

In January 2023, the Company refinanced a secured debt facility associated with part of its UK portfolio. As at 31 December 2022 the Company's outstanding facility of GBP 254 million (EUR 282 million) has been fully prepaid using its own liquidity and a new GBP 200 million senior secured facility, bearing an interest of 3.95%+ 5-year Sonia, maturing in October 2027.

FINANCIAL RESULTS 2022

Capitalization table

As at 31 December 2022

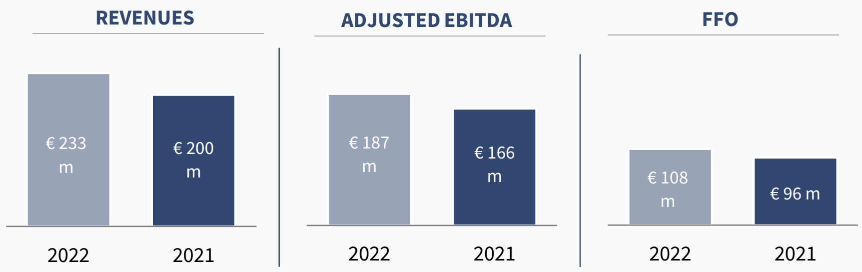
	Local Currency	Nominal amount		Cost of debt	Avg. Maturity
	(LOC)	LOC (k)	EUR K	%	Years (proforma)
Germany secured debt*	EUR	553,134	553,134	2.93	3.6
UK secured debt **	GBP	250,122	297,896	5.19	0.3 (5.0)
Total Secured debt			**851,030**		
2024 Unsecured notes ***	EUR	653,600	653,600	3.00	1.6
2025 Unsecured notes ***	EUR	614,500	614,500	3.50	2.8
2025 Unsecured convertible notes	EUR	200,000	200,000	2.25	2.6
Total Unsecured debt			**1,468,100**		
Gross debt			**2,319,130**	**3.34**	**2.4 (2.9)**
Cash			- 839,102		
Total debt net of cash			**1,480,028**		

Note: excludes accrued interest, IFRS 16 leasehold liabilities and capitalized borrowing costs.
* includes EUR 9 million secured debt on assets in other EU jurisdictions.
** refinanced with 5-year GBP 200 million loan + cash in January 2023. Proforma this transaction, average debt maturity increases to 2.9 years.
*** net of nominal bond buy-back.

FINANCIAL RESULTS 2022

Selected P&L Items

KPI Comparison



Adjusted EBITDA calculation In EUR Thousands	As of and for the year ended 31 December 2022	As of and for the year ended 31 December 2021
Consolidated profit/(loss) of the Group before taxes	**(341,996)**	**310,595**
(+) Net finance expenses	193,141	152,330
(+) Depreciation	356	(1)
(+) Expected credit losses on rent and other receivables	177	4,273
(+) Property revaluations and capital (gains) losses	325,370	(281,054)
(-) Share in (profit) loss from investment in equity-accounted investees	10,418	(19,725)
(+) One-off and other non-recurring items	-	(380)
Adjusted EBITDA	**187,466**	**166,038**

- Revenues – Revenues increased 17% to EUR 232.9 million (2021: EUR 199.6 million), largely attributable to new acquisitions, new lease agreements and upward adjustment of Service charge income for existing tenants.
- Adjusted EBITDA increased by 13% due to increase of Revenues, partially offset by higher Property operating expenses due to new acquisitions and higher General and administrative expenses.
- FFO increased 21% due to the increase in Adjusted EBITDA, partially off set by lower current tax expenses and higher Interest expenses to third parties.

FINANCIAL RESULTS 2022

Profit & loss

Revenue composition In EUR thousands	2022	2021	% change YoY
Rental income	206,092	182,661	12.8
Service charge income	26,902	16,966	58.6
Total Revenues	**232,994**	**199,627**	**16.7**

Revenues Vivion's portfolio produced revenues of EUR 233 million, an increase of 17% compared to 2021 Revenues. This increase was mainly attributable to:

- new acquisitions, new rental agreements in the German portfolio and indexation of rents across German and UK portfolios;
- the disposal of the remaining hotel operations disposal in H2 2021 and subsequently entering into rental agreements for the 2 London hotels acquired in 2020, contributed positively to 2022 revenues in comparison to 2021;
- upward adjustments of the Service charge income for existing tenants.

Property revaluations and capital gains The Group recognized revaluation loss of EUR 317 million (-7.4%) across the portfolio, mainly as a result of market conditions.

Vivion's Operating expenses in 2022 EUR 27.5 million (2021: EUR 21.3 million), shows an increase of 29%, mainly as a result of the new acquisitions completed in 2022 that also positively contributed to the revenues.

General & administrative expenses amounted to EUR 18.6 million in 2022 compared to EUR 16.2 million in 2021, an absolute increase of EUR 2.4 million, mainly caused by higher legal and professional services in 2022.

Finance Expenses The Total interest expense to third parties in 2022 amounted to EUR 78 million (2021: EUR 64 million). The Increase is mainly driven by the additions of EUR 197 million secured debt and the annualized effect of the 340 million bond tap that occurred in July 2021 and set off by secured debt repayments in the amount of EUR 41.7 million. Furthermore, rising variable interest rates contributed to the increase in the interest expense, although this trend was balanced due to the interest rates hedging instruments. As 97% of total debt is either fixed or hedged through a cap or swap instrument, the impact of the rising variable rate on the interest expense was limited. (see also Note 12 of the Audited FS for more detail on the various interest derivates).

Interest income from third parties of EUR 17 million relates primarily to the interest received following the disposal of Project Fürst from the Traded and Non-traded bonds.

Interest expenses on shareholders loans and on loans from non-controlling interest amount to EUR 63 million (2021: EUR 61 million). The Interest expenses on shareholders loans and loans from none-controlling interest are accrued and is only payable on the 10th anniversary year of the loan (see also note 14 of the Audited 2022 FS).

Net finance Expenses In EUR thousands	2022	2021
Interest expense on Secured Bank loans	29,924	21,521
Interest expense on Senior unsecured bonds	48,193	42,463
Total interest expense to third parties	**78,117**	**63,984**
Interest income from third parties	(17,780)	(17,339)
Total net interest expenses from third parties	**60,337**	**46,645**
Interest expense on Unsecured Shareholders loans	39,195	39,753
Interest expense on Unsecured loans from non-controlling interest	27,350	24,367
Less: borrowing cost capitalization	(3,847)	(3,614)
Total Net finance expenses	**123,036**	**107,151**

FINANCIAL RESULTS 2022

Cash flow

In EUR thousands unless stated otherwise	1 January 2022 to 31 December 2022	1 January 2021 to 31 December 2021
Net cash flow from operating activities	152,536	110,385
Net cash flow from (used in) investing activities	23,507	322,659
Net cash flow used in financing activities	(134,882)	110,612
Net increase/(decrease) in cash and cash equivalents	**41,161**	**543,656**

Net cash flows from operating activities Vivion generated net cash from operating activities of EUR 152 million during the reporting period, an increase of 36% compared to the previous period. The increase resulted primarily from higher revenues due to the new acquisitions.

Net cash flow from (used in) investment activities Net cash from investment activities amounts to EUR 24 million 2022 compared to net cash from investing activities of EUR 323 million in 2021. Vivion invested EUR 191 million in purchasing various subsidiaries and investment properties, offset by EUR 279 million proceeds from the disposal of financial assets in 2022.

Net cash flow from (used in) financing activities Net cash flows used in financing activities were driven mainly from the EUR 67 million buy-back of Vivion's issued Bonds (nominal EUR 72 million) and servicing the existing debt, offset by the investment into the Company's equity by a long-term investor.

Liquidity and Capital Resources Vivion's liquidity requirements mainly arise from the need to fund new acquisitions and refinancing of existing debt. As at 31 December 2022, Vivion has a position of EUR 839 million of cash (excluding restricted cash of EUR 26.3 million and excluding EUR 50 million deferred payment that was received in March 2023. Vivion has unencumbered assets in the amount of EUR 2.8 billion, excluding assets held for sale in the amount of EUR 180 million.

Governance / ESG Update

ESG & GOVERNANCE UPDATE

Environmental

CLEARY SET TARGETS

- Targeted to be net zero Carbon by 2040
- Investing in energy-efficient assets and renewable sources
- Supplying our assets with 100% renewable energy
- Reduce waste and preserve natural resources
- Ambition to increase % of renewable energy certification and green building certification for the portfolio

Social

SOCIALLY RESPONSIBLE

- Strong commitment to maintain high tenant satisfaction
- Promote stable work environment within Vivion and business partners
- Engage with & support local communicatees surrounding portfolio assets
- Full adherence to all data protection and privacy regulations

Governance

HIGH LEVEL OF GOVERNANCE

- Increasing non-executive independent Board members
- Continuously monitoring and enhancing Vivions' corporate governance framework
- Compliance with laws and regulations
- Equal opportunities and diversity for people and groups with different capacities and backgrounds

ESG & GOVERNANCE UPDATE

Where does Vivion stand on ESG?

- 2nd ESG Report to be published in H1 2023

Envisaged next steps on short term and long term:

- Finalize and execute Paris Proof Roadmaps to NZC 2040 for each asset;
- Implement data platform solution (SIERRA) for ESG data management;
- Further refine our NZC pathway at portfolio and asset level;
- Continual development of our governance practices.

ESG REPORT 2022

Phase 1: Operational Net Zero by 2030

We will reduce our Scope 1 and Scope 2 emissions to net zero by 2030. This covers:

- Emissions associated with the direct consumption under our control (Scope 1), including fossil fuels such as natural gas and diesel, and refrigerants used for heating systems.
- Emissions associated with the generation of energy procured directly by Vivion (Scope 2). This primarily relates to electricity used for HVAC systems, lighting and lifts, as well as district heating systems.

Phase 2: Material Net Zero by 2040

We commit to reducing all Scope 3 emissions within our value chain to net zero by 2040. This covers:

- Emissions produced by tenant consumption at our assets (Scope 3, Category 13), both direct emissions from use of fuels and refrigerants, and indirect emissions from the generation of tenant-procured electricity.
- Embodied emissions associated with the construction and refurbishment of assets (Scope 3, Category 1 or 2)

ESG & GOVERNANCE UPDATE

Vivion ESG Roadmap

2040

- Target NZC Scope 1 & 2 and 3

2030

- Target NZC Scope 1 & 2

2022

- First pillars of EMS set up
- Improved consumption data coverage over UK & Germany
- Kick off Paris Proof Roadmaps for assets
- Progress in switching to renewable energy sources
- First installations of solar panels, further feasibility studies conducted
- Creation of Corporate Governance Charter
- Installation of new CHP units in UK hotels, and optimisation of existing systems

2023

- Finalize and execute Paris Proof Roadmaps to NZC 2040
- Establish Water Management System
- Increase of electric car charging stations
- Continuous reduction in waste generation and improvement in recycling rates
- Set target for expanding Green Building Certification coverage
- Community engagement programs
- Continual development of our governance practices

2021

- First ESG report EPRA sBPR
- Initiated ESG performance assessments
- Initiated consumption data collection process
- Established ESG Committee

ESG & GOVERNANCE UPDATE

2022 in Figures

TOTAL ENERGY CONSUMPTION INTENSITY

273.2

kWh/m^2/year

TOTAL WATER INTENSITY

1.95

m^3/m^2/year*

* This data is available in the UK only

DIVERSION FROM LANDFILL RATE

95.6

%

SOLAR GENERATION CAPACITY

35,000

kWh/m^2/year

TOTAL SCOPE 1+2 EMISSIONS INTENSITY

22.1

kgCO$_2$e/m^2/year

TOTAL SCOPE 1+2+3 INTENSITY

53.9

kgCO$_2$e/m^2/year

CERTAIN DEFINITIONS

Non-IFRS measures This report includes certain references to non-IFRS measures that are not required by, or presented in accordance with, IFRS or any other accounting standards, and which are not audited. We use these non-IFRS measures to evaluate our financial performance. We believe that these non-IFRS measures assist in understanding our trading performance, as they give an indication of our ability to service our indebtedness.

Since the Company was established in 2018 as a private company, the Company has only made limited use of non-IFRS measures in the past. This report contains non-IFRS measures relating to the period covered by the Audited 2022 FS including GAV, EPRA NTA, Net Debt, Net LTV, Secured LTV, Unencumbered assets (ratio), FFO and (Adjusted) EBITDA.

Certain data contained within this report relating to our properties, tenants and rent levels such as WAULT, Annualised In Place Rent and Property Occupancy Rate, are derived from our operating systems or management estimates, and are not part of our financial statements or financial accounting records. Unless otherwise indicated, all operating data relating to our property portfolio as presented in this report is as at 31 December 2022. Definitions of the respective non-IFRS measures and other definitions are presented in this section of the report.

The non-IFRS measures included in this report are not prepared in accordance with generally accepted accounting principles and should be viewed as supplemental to the Company's financial statements. You are cautioned not to place undue reliance on this information, and should note that these non-IFRS measures, as we calculate them, may differ materially from similarly titled measures reported by other companies, including our competitors. Non-IFRS measures are used by different companies for differing purposes and are often calculated in ways that reflect the particular circumstances of those companies. You should exercise caution in comparing our reported measures to those measures, or other similar measures, as reported by other companies.

The non-IFRS measures, as used in this report, may not be calculated in the same manner as these or similar terms are calculated, pursuant to the terms and conditions governing the Notes.

Following are certain definitions relating to non-IFRS measures and other operating data used in this report.

- **GAV** is a performance measure used to evaluate the total value of the properties owned by the Company including assets held for sale and including advance payments for investment property (including leasehold properties due to the application of IFRS 16).
- **EPRA NTA** is defined by the European Public Real Estate Association (EPRA) and aims to reflect the tangible value of a company's net assets assuming entities buy and sell assets, crystalizing certain levels of unavoidable deferred tax liabilities. Therefore, EPRA NTA excludes intangible assets and goodwill, and adds back the portion of deferred tax liabilities that is not expected to crystalize as a result of long-term hold strategy. When calculating the EPRA NTA we interpret shareholder loans, including accrued interest to be treated as equity.
- **Net Debt** is a performance measure used to evaluate company indebtedness. It is calculated as the sum of non-current and current interest-bearing loans and borrowings, comprising liabilities due to financial institutions and corporate bonds and includes the impact of IFRS 16 (long term lease liabilities), less cash and cash equivalents and excluding shareholder loans.
- **Unencumbered Assets** is defined as total assets not subject to any security interest as of the date of determination, including assets held for sale, in each such case to be determined at the relevant time in accordance with IFRS and the accounting principles applied by the Company in the latest Financial Statements.
- **Unencumbered Assets Ratio** is calculated as the amount of Unencumbered assets divided by total assets (excluding investment property held for sale).
- **EBITDA** is a non-IFRS performance measure used to evaluate the operational results of a company by adding back to the profit the tax expenses, net finance expenses, total depreciation and amortisation.
- **Adjusted EBITDA** is a performance measure used to evaluate the operational results of the Group by deducting from the EBITDA (as set out above) non-operational items such as the Property revaluations and capital gains and Share in profit from investment in equity-accounted investees. The Company adds to its Adjusted EBITDA a non-recurring item called One-off and other non-recurring items.

CERTAIN DEFINITIONS

- **FFO** is an industry standard performance indicator for evaluating operational recur- ring profit of a real estate firm. FFO is calculated by deducting (i) net interest (i.e., all interest charges in respect of interest-bearing loans and borrowings excluding loans from related parties and loans from non-controlling interests, excluding any one-off financing charges) and (ii) current tax expense as determined by income tax expense (excluding any deferred tax charges) from Adjusted EBITDA.
- **Net LTV** the net loan to value ratio assesses the degree to which the total value of the assets are able to cover financial debt. The Net LTV is calculated as a ratio of Net Debt to Total assets less cash and cash equivalents.
- **Secured LTV** the secured loan to value ratio is calculated as a ratio of secured indebtedness less cash and cash equivalents to Total assets less cash and cash equivalents.
- **Annualised In Place Rent** is defined as contracted monthly rents as at 31 December 2022, without deduction for any applicable rent free periods, multiplied by twelve, and including signed lease agreements with lease terms beginning in the future.
- **WAULT** is defined as weighted average unexpired lease terms (i.e. the remaining average lease term for unexpired leases with a contractual fixed maturity, not taking into account special termination rights as at 31 December 2022, including signed lease agreements with lease terms beginning in the future.
- **Property Occupancy Rate** is defined as the occupancy in Property Portfolio measured in sqm of NLA as at 31 December 2022, including signed lease agreements with lease terms beginning in the future, excluding properties which are under development and non-lettable storage areas.
- The aggregate amount of rent guaranteed on a weighted average basis pursuant to the rent guarantees relating to the hotel properties in the UK, which we calculate by dividing the total amount of rent guaranteed under the rent guarantees, by the total monthly rent payable under the relevant leases, assuming that all of our options to extend leases under the relevant leases are exercised and excluding the impact of inflation with respect to inflation linked leases.

Appendix

APPENDIX

Top 20 Assets Germany (by value)

	Asset Name	City	Asset class	Total LFA, sqm
1	HeideStraße (QH Core)	Berlin	Office	31,405
2	Völklinger Straße	Düsseldorf	Office	47,900
3	Opernplatz	Essen	Office	56,337
4	Potsdamer Straße	Berlin	Office	22,575
5	Potsdamer Straße	Berlin	Office	18,440
6	Karl Liebknecht Straße	Berlin	Office	7,791
7	Hallesche Straße	Berlin	Hotel	9,541
8	Bundesallee	Berlin	Office	9,021
9	Podbielski straße	Hannover	Office	17,361
10	Kurt Schumacher Straße	Leipzig	Hotel	30,876
	Top 10 properties			**251,247**
11	Osloer Straße	Berlin	Hotel	10,496
12	Oskar Jäger Straße	Köln	Office	12,994
13	Fritz-Vomfelde Straße	Düsseldorf	Office	15,978
14	Potsdamer Straße	Berlin	Office	6,783
15	Zimmerstraße	Berlin	Hotel	7,158
16	Hansaallee	Düsseldorf	Office	12,932
17	Helene Weigel Platz	Berlin	Retail	6,027
18	Oskar Messter Straße	Ismaning	Office	7,804
19	Scharnweber straße	Berlin	Hotel	6,363
20	Krupp Straße	Düsseldorf	Office	6,351
	Top 20 properties			**44,134**
	Other properties			108,020
	Total Portfolio			**452,154**

Top 20 Hotel Assets UK (by value)

	Asset Name	City	Brand	Number of keys
1	St Martins Lane Hotel	London	-	204
2	Sanderson Hotel	London	-	150
3	London - Regent's Park	London	Holiday Inn	339
4	London – Heathrow	London	Crowne Plaza	465
5	London - Heathrow M4,Jct.4	London	Holiday Inn	615
6	Manchester Airport	Manchester	Crowne Plaza	299
7	Leeds City	Leeds	Hilton	208
8	Birmingham NEC	Birmingham	Crowne Plaza	242
9	Edinburgh	Edinburgh	Holiday Inn	303
10	Cobham	Cobham	Hilton	158
	Top 10 properties			**2,983**
11	Bristol – Filton	Bristol	Holiday Inn	211
12	Upper Grosvenor street	London	-	0
13	Cambridge	Cambridge	Holiday Inn	161
14	The Queen at Chester Hotel	Chester	Best Western	221
15	Watford	Watford	Hilton	200
16	Croydon	Croydon	Hilton	168
17	Guildford	Guildford	Holiday Inn	168
18	Maidenhead/Windsor	Maidenhead	Holiday Inn	197
19	Oxford	Oxford	Holiday Inn	218
20	Milton Keynes – Central	Milton Keynes	Holiday Inn	166
	Top 20 properties			**4,693**
	Other properties			3,765
	Total Portfolio			**8,458**

Disclaimer

This presentation does not, and is not intended to, constitute or form part of, and should not be construed as, an offer to sell, or a solicitation of an offer to purchase, subscribe for or otherwise acquire, any securities of the Company nor shall it or any part of it form the basis of or be relied upon in connection with or act as any inducement to enter into any contract or commitment or investment decision whatsoever.

The information must not be passed on, copied, reproduced, in whole or in part, or otherwise disseminated, directly or indirectly, to any other person or distributed or transmitted directly or indirectly into, or used by any person or entity located in, any jurisdiction where its distribution or use would be unlawful. This report does not contain all of the information that is material to an investor.

This document may contain information, statistical data and predictions about our markets and our competitive position. We have not verified the accuracy of those statistical data or predictions contained in this document that were taken or derived from industry publications, public documents of our competitors or other external sources. We believe that the information presented in this document provides fair and adequate estimates of the size of our markets and fairly reflects our competitive position within these markets. However, our internal estimates have not been verified by an external expert, and we cannot guarantee that a third party using different methods to assemble, analyse or compute market data would obtain or generate the same results. In addition, our competitors may define our and their markets differently than we do. The financial information contained in the Audited 2022 FS reflect the Group's business, net assets, financial condition, cash flows and results of operations situation as of and for the year ended 31 December 2022.

This presentation includes statements, estimates, opinions and projections with respect to anticipated future performance of the Company ("**forward-looking statements**") which reflect various assumptions concerning anticipated results taken from the Company's current business plan or from public sources which have not been independently verified or assessed by the Company and which may or may not prove to be correct. Any forward-looking statements reflect current expectations based on the current business plan and various other assumptions and involve significant risks and uncertainties and should not be read as guarantees of future performance or results and will not necessarily be accurate indications of whether or not such results will be achieved. Any forward-looking statements only speak as at the date the presentation is provided to the recipient. It is up to the recipient of this presentation to make its own assessment of the validity of any forward-looking statements and assumptions and no liability is accepted by us in respect of the achievement of such forward-looking statements and assumptions.

Furthermore, the Company accepts no liability whatsoever to the extent permitted by applicable law for any direct, indirect or consequential loss or penalty arising from any use of this presentation, its contents or preparation or otherwise in connection with it.

The Company has no obligation whatsoever to update or revise any of the information, forward-looking statements or the conclusions contained herein or to reflect new events or circumstances or to correct any inaccuracies which may become apparent subsequent to the date hereof.

This presentation is neither an advertisement nor a prospectus and is made available on the express understanding that it does not contain all information that may be required to evaluate, and will not be used by the attendees/recipients in connection with, the purchase of or investment in any securities of the Company. This presentation is selective in nature and does not purport to contain all information that may be required to evaluate the Company and/or its securities. No reliance may or should be placed for any purpose whatsoever on the information contained in this presentation, or on its completeness, accuracy or fairness.

This presentation is not directed to or intended for distribution to or use by, any person or entity that is a citizen or resident or located in any locality, state, country or other jurisdiction where such distribution, publication, availability or use would be contrary to law or regulation or which would require any registration or licensing within such jurisdiction.

Neither this presentation nor the information contained in it may be taken, transmitted or distributed directly or indirectly into or within the United States, its territories or possessions. This presentation is not an offer of securities for sale in the United States. The securities of the Company have not been and will not be registered under the US Securities Act of 1933, as amended (the "**Securities Act**") or with any securities regulatory authority of any state or other jurisdiction of the United States. Consequently, the securities of the Company may not be offered, sold, resold, transferred, delivered or distributed, directly or indirectly, into or within in the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and incompliance with any applicable securities laws of any state or other jurisdiction of the United States unless registered under the Securities Act.