

LEG

LEG Immobilien SE
**Company
Presentation**

Dezember 2025

9M
2025



Company Presentation

- 01 9M-2025 Highlights
- 02 LEG at a Glance
- 03 Portfolio & Operations
- 04 Management
- 05 ESG
- 06 Financials & Guidance
- 07 Financing
- 08 Share information,
Financial calendar &
IR contact



Disclaimer



LEG Immobilien SE ("The Company") has taken all reasonable care to ensure that the facts stated in this presentation are accurate and that the opinions expressed therein are fair and reasonable. However, 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, but is intended to provide an introduction and overview of the Company's business. Where this presentation quotes any information or statistics from any external sources, this shall not be interpreted as the Company adopting or endorsing such information or statistics as being accurate.

This presentation may contain forward-looking statements that are subject to risks and uncertainties, including those pertaining to the anticipated benefits to be realised from the proposals described herein. Forward-looking statements may include, in particular, statements, estimates, opinions and projections about future events, future financial performance, plans, strategies, prospects, competitive environment, regulation, and supply and demand. The Company has based these forward-looking statements on its current views and assumptions with respect to future events and financial performance and they shall not be construed as guarantees of future developments and results. In particular, the actual financial performance could differ materially from that projected or implied in the forward-looking statements due to the inherent uncertainty of estimates, forecasts and projections, and financial performance may be better or worse than anticipated. Given these uncertainties, readers should not put undue reliance on any forward-looking statements.

The information contained in this presentation is subject to change without notice and the Company does not intend or assume any obligation to update or keep up to date the information and forward-looking statements, and the estimates and assumptions associated with them, except to the extent required by applicable laws and regulations.

This presentation does not, and is not intended to, constitute or form part of, and should not be construed as, an offer to purchase or sell or a solicitation of an offer to purchase or sell any securities of the Company and neither this presentation nor anything in it shall form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

Financial Summary



Operating results

		9M-2025	9M-2024	change
Net cold rent	€m	687.7	643.8	+6.8%
NOI (recurring)	€m	577.2	530.3	+8.8%
EBITDA (adjusted)	€m	544.9	491.7	+10.8%
FFO I	€m	370.7	329.3	+12.6%
FFO I per share	€m	4.95	4.43	+11.7%
AFFO	€m	181.3	152.0	+19.3%
AFFO per share	€	2.42	2.05	+18.0%
Operating cashflow	€	313.2	286.6	+9.3%
NOI margin (recurring)	%	83.9	82.4	+150bps
EBITDA margin (adjusted)	%	79.2	76.4	+280bps
FFO I margin	%	53.9	51.1	+280bps
AFFO margin	%	26.4	23.6	+280bps

Portfolio

		30.09.2025	30.09.2024	change
Residential units	number	171,781	165,299	+3.9%
In-place rent (I-f-I)	€/sqm	6.99	6.78	+3.1%
Investments (adjusted) ¹	€/sqm	26.16	24.63	+6.2%
EPRA vacancy rate (I-f-I)	%	2.5	2.4	+10bps

Balance sheet

		30.09.2025	31.12.2024	change
Investment properties	€m	19,242.0	17,853.3	+7.8%
Cash and cash equivalents ²	€m	448.1	914.3	-51.0%
Equity	€m	8,439.5	7,396.5	+14.1%
Total financing liabilities	€m	9,887.3	9,718.6	+1.7%
Net debt ³	€m	9,393.8	8,756.9	+7.3%
LTV	%	48.3	47.9	+40bps
Average debt maturity	years	5.6	5.7	-0.1 years
Average debt interest cost	%	1.59	1.49	+10bps
Equity ratio	%	41.2	37.8	+340bps
EPRA NTA, diluted	€m	9,900.1	9,375.4	+5.6%
EPRA NTA per share, diluted	€	131.00	125.90	+4.1%

¹ Excl. new construction activities on own land, own work capitalised, consolidation effects and after subsidies.

² Including short-term deposits of €40.3m as of Q3-2025 (FY-2024: €607.4m). ³ Excl. lease liabilities according to IFRS 16 and incl. short-term deposits.

01

Highlights

9M-2025



Highlights 9M-2025

01

2025 performance

On track for 2025 targets,
i.e. **10%** AFFO growth¹

02

2026 guidance

New 2026 guidance
points to **5%** AFFO growth¹

03

Valuation effects

Expected valuation result
of **+1.5 to +2.0%** for H2-2025

04

Disposals

2,200 units sold – more expected
to come until year-end

05

Positive rating

Moody's **affirms Baa2 rating** and
revises rating outlook to **positive**

¹ Based on mid-point of 2025 and 2026 ranges.

Highlights 9M-2025

Strong FFO I as well as AFFO growth powered by rental growth and BCP integration

9M-2025

Net cold rent
€687.7m

+6.8%

Adj. EBITDA-margin
+280bps

79.2%

FFO I
+12.6%

€370.7m

AFFO
+19.3%

€181.3m

Guidance 2025

Adj. EBITDA-margin

c.77%

AFFO

€215 – 225m

Key driver

3.1% l-f-l rent growth –
on track for guidance

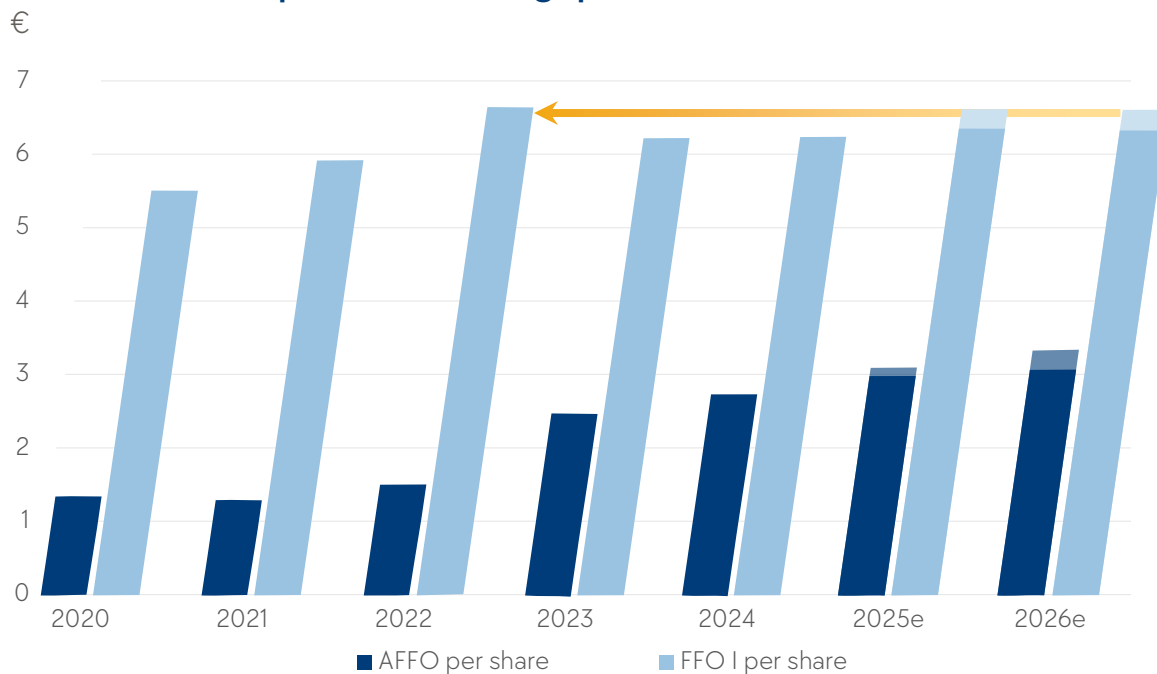
Moody's affirms Baa2 rating and
revises rating outlook to positive

Expected valuation result of
+1.5 to +2.0% for H2-2025

Bottom-line earnings with further progress

High stability of earnings throughout the cycle – further improving cash generation

Historical development of earnings per share¹



Steady execution

- EBITDA (adj.) – margin to improve to **c.78%** in 2026
- FFO I to remain at around peak level
- Fully off-setting headwinds from interest rates and lower subsidies
- AFFO as core KPI to offer further increase of **c.5%**²
- LTV expected to reach target level of **c.45%** in 2026

¹ Shaded areas reflect the AFFO guidance of €215 – 225m as well as the FFO I indication of €470 – 490m for 2025 and €220 – 240m as well as €475 – 495m for 2026, respectively.
² Mid-point to mid-point.

Rent development

On track for the target level of 3.4% – 3.6% l-f-l rent growth based on a stronger Q4-2025

Residential rent total portfolio

€/sqm/month/l-f-l

6.78

9M-2024

6.99

9M-2025

Rent table

Modernisation/Re-letting

+1.7%

+1.4%

+3.1% ↑

Free financed rent

€/sqm/month/l-f-l

7.12

9M-2024

7.37

9M-2025

+3.6% ↑

Guidance 2025

L-f-l rent growth

3.4% – 3.6%

>4.0%

Key driver

Increase in free financed rent of **3.6%**
Next adjustment of cost rent in **2026**

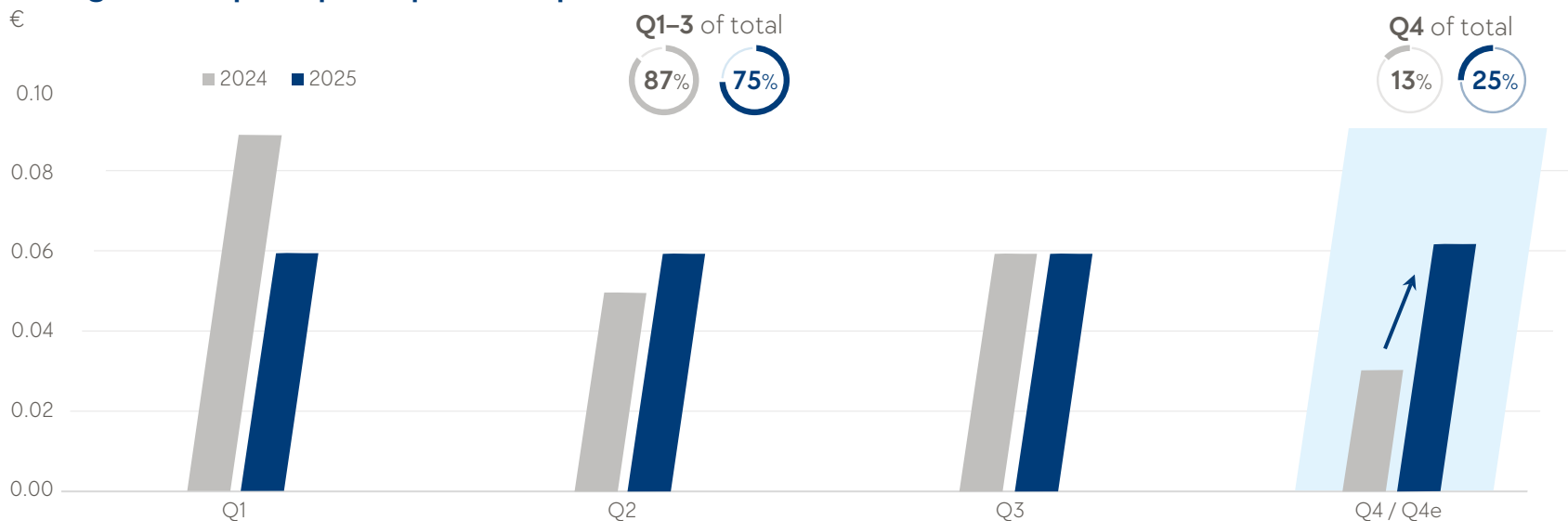
Seasonality effects affect l-f-l rent growth
on a quarterly basis

Rental growth on track for the 3.4% – 3.6% target range



A more even distribution in 2025 vs. front-end loaded 2024

Change in rent per sqm vs. previous quarter



Drivers

2024 rent increases driven by strong Q1

2025 increases similarly distributed

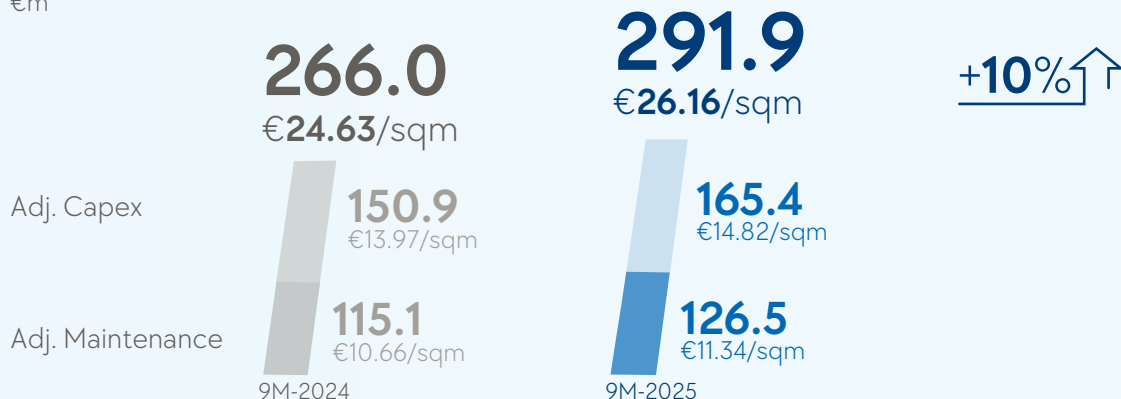
Q4-2025 rent increases on track for target range

Investments

Further ramping up – on track for guidance level

Investments development

€m



Guidance 2025

Adj. Investments

>€35/sqm

Key driver

Investment spending fully on track for >€35/sqm target

Capitalisation ratio of 57% (unchanged)

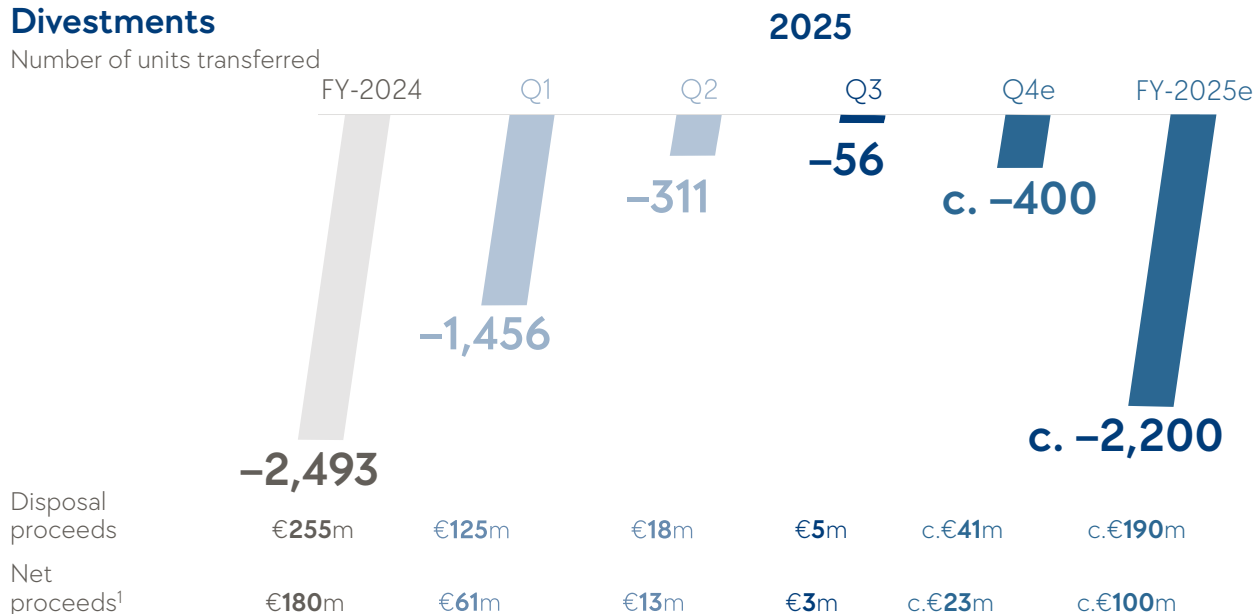
Recurring capex of €189.4m (+7%)

Disposals

2,200 units sold in 2025 sold so far – c.€190m of proceeds – more to come until year-end

Divestments

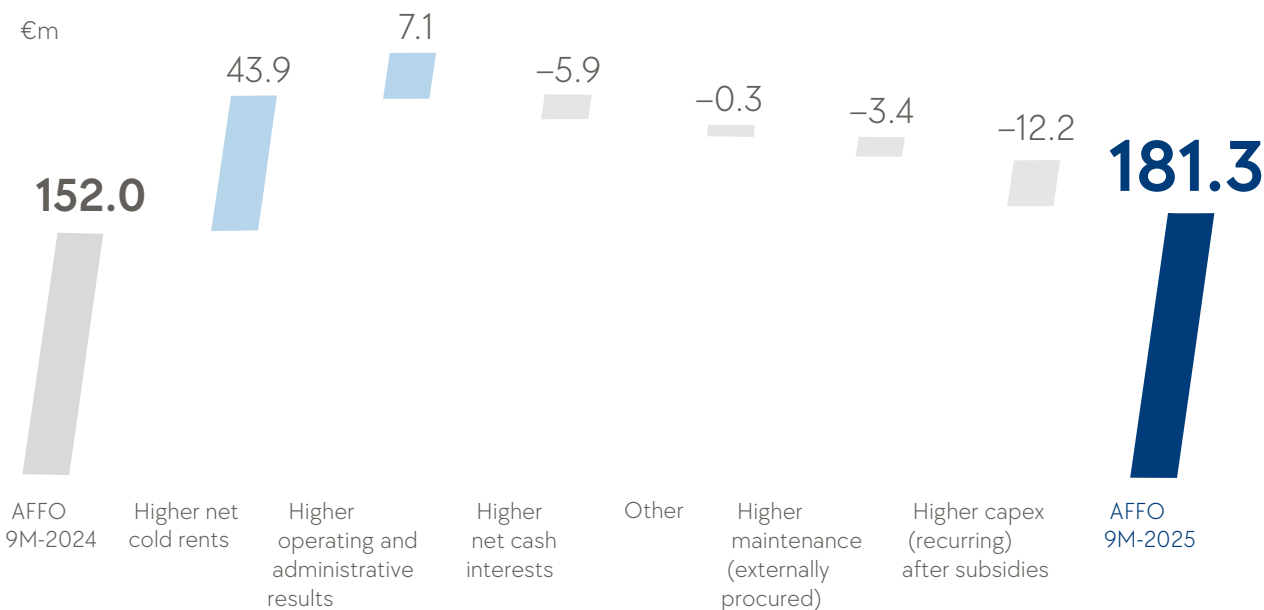
Number of units transferred



- **2,200** units for c.€**190m** sold so far
- Substantial volume expected to be signed until year-end
- Disposals at or above book values remain key focus
- Disposal programme of up to c.**5,000** units including c.**1,350** units in Eastern Germany from BCP

AFFO bridge

AFFO-growth driven by higher rents, cost discipline and limited interest cost effects



Higher net cold rents

- Organic rent growth **+€20.3m**
- Acquisition BCP **+€37.0m**
- Disposals **-€13.4m**

Higher maintenance / capex (recurring)

- Overall rising level of maintenance and capex (**-€15.6m**) driven by portfolio increase

Attractive financing structure

2026 maturities covered – target LTV of 45% expected in 2026

Loan-to-Value

48.3%

9M-2025

48.5%

9M-2024

Debt maturities covered

100% €965m

2026

Average interest cost

1.59%

Average maturity

5.6 years

ICR

4.5x

Key driver

Still strong liquidity position of
> €**445m** as of 9M-2025

Redemption of €**400m**
convertible bond in 09/2025

Pay-out of loans in Q4 to address
January 2026 bond

New guidance 2026 – new record levels

Targeting 5% AFFO growth – reaching the 45% LTV target in 2026

Guidance 2026

AFFO

€220m
– €240m

+5%¹ ↑

FFO I

€475m
– €495m

+1%¹ ↑

Adj. EBITDA-margin

c.78%

+100bps² ↑

L-f-I rent growth

3.8%
– 4.0%

+40bps¹ ↑

Adj. investments

>€35/sqm

stable

LTV

c.45%

–3pp³ ↓

02

LEG at a Glance



Affordable housing in Germany

Made in NRW – Rolled out to Germany



Aachen



Braunschweig



Bremen



Dusseldorf



Duisburg



Flensburg



Hamm



Hanover



Kaiserslautern



Münster



Solingen



Wilhelmshaven



Affordable housing in Germany

Made in NRW

LEG



01



German residential pure play

- **Pure Play:**
Residential + Germany
- Focus on **affordable living** segment
- Focus NRW (**79%** of assets), **no. 1** in NRW
- Market cap c. **€4.8bn**¹, 100% tradeable shares

02



Lean balance sheet

- One asset class
- **No** goodwill
- NTA: **€131.00**
- Equity ratio: **41.26%**
- GAV/m² **€1,669**
- **No** hidden financing structures
- Ø financing cost **1.59%**, Ø maturity **5.6** years
- **Investment grade** rating

03



Social responsibility

- **>500,000** tenants/**171,800** apartments
- Average rent per unit c. **€450** per month/c. **7.00** per sqm
- c.**17%** social housing (rent-restricted)

04



Consolidation of platform

- **Avoiding complexity**
- **Disposal programme** to streamline portfolio and realize sales proceeds
- **Integration of BCP** portfolio
- **Run-off new construction by 2025**
- **Cash neutrality** focus

LEG's strategy is based on strong building blocks



Optimising the core business



- Tapping rental growth potential
- Improving customer satisfaction
- Digitizing processes and enhancing efficiency

Expanding the value chain



- Positioning as solution provider (also to third parties)

RENOWATE **dekarbo°**
termios.pro **youtilly**

- Providing value-add services

Repositioning the platform



- Keep focus on affordable housing in Germany
- Disposal programme to streamline portfolio and generate sales proceeds
- Integration of BCP portfolio



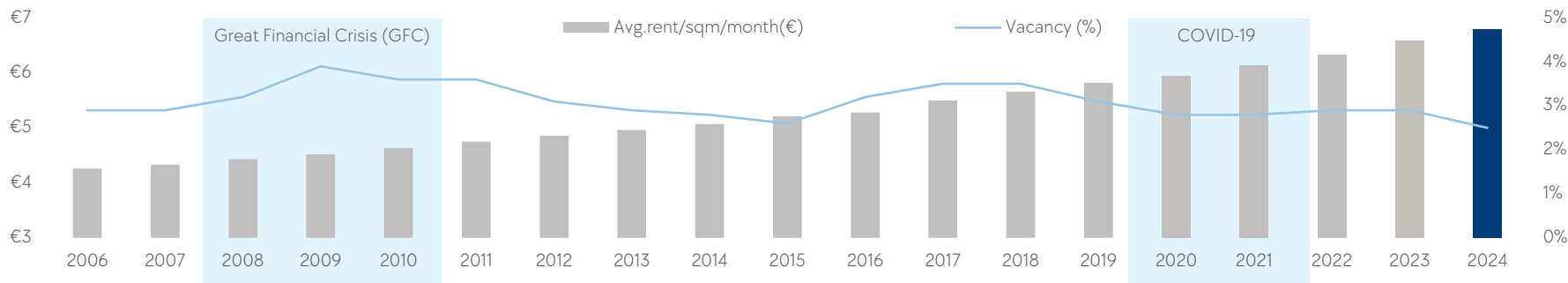
Company geared towards cash-neutrality
Broad access to financing
Solid financing structure

ESG framework

Resilient business model



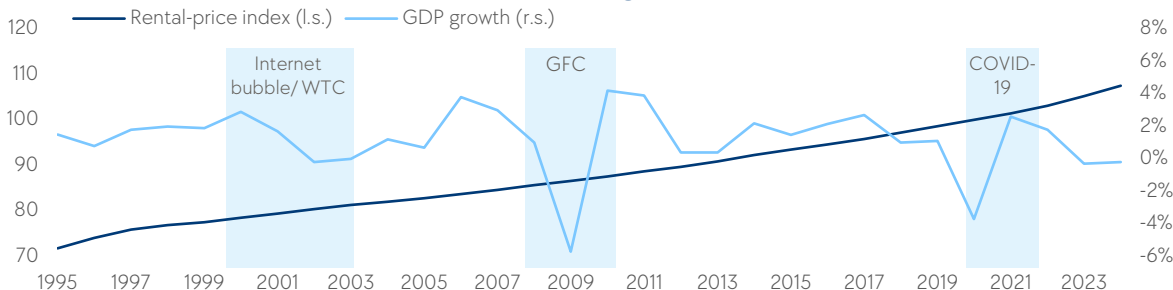
LEG not materially affected during the GFC and COVID-19



LEG well positioned

- Non-cyclical business model
- LEG's attractive rent level of **€6.99/sqm** is key to provide affordable living to our tenants
- c. **17%** of units subsidised
- German social system provides several strong layers of social security

Resilience of German residential during the last economic crises



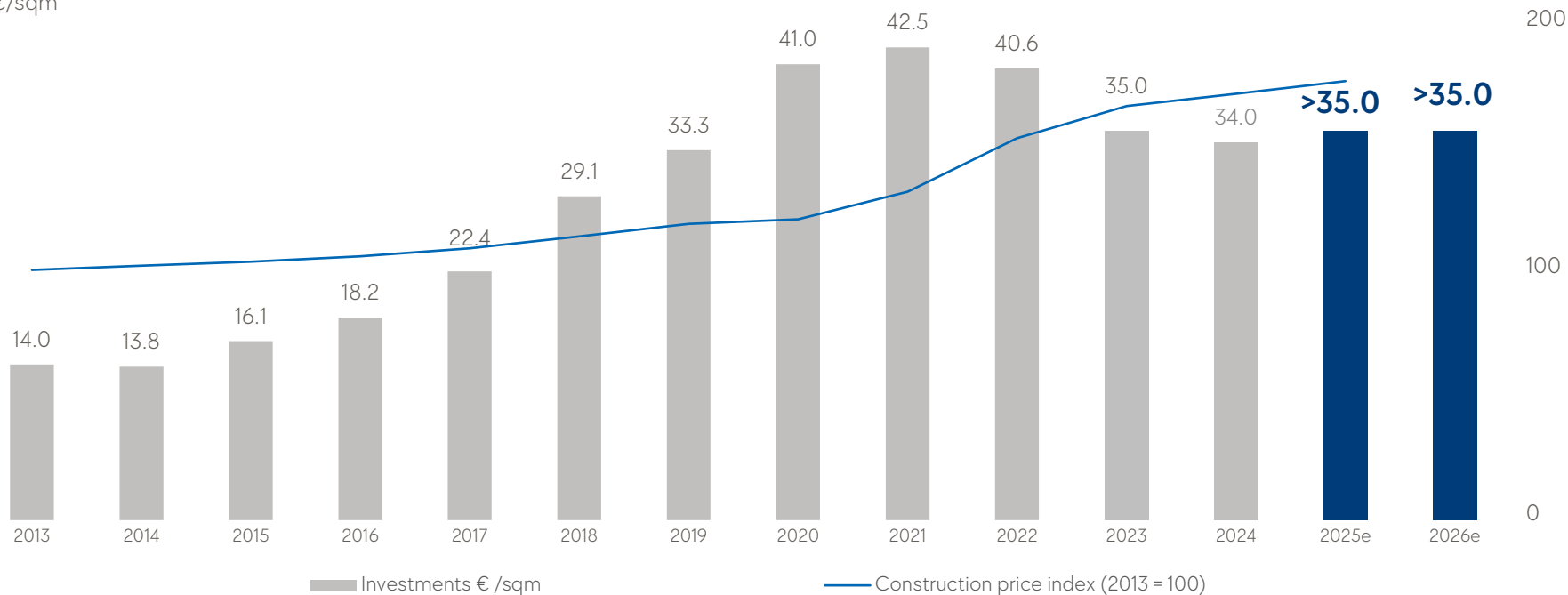
LEG's investment track record

Investments into the standing portfolio



Investments (adjusted)

€/sqm

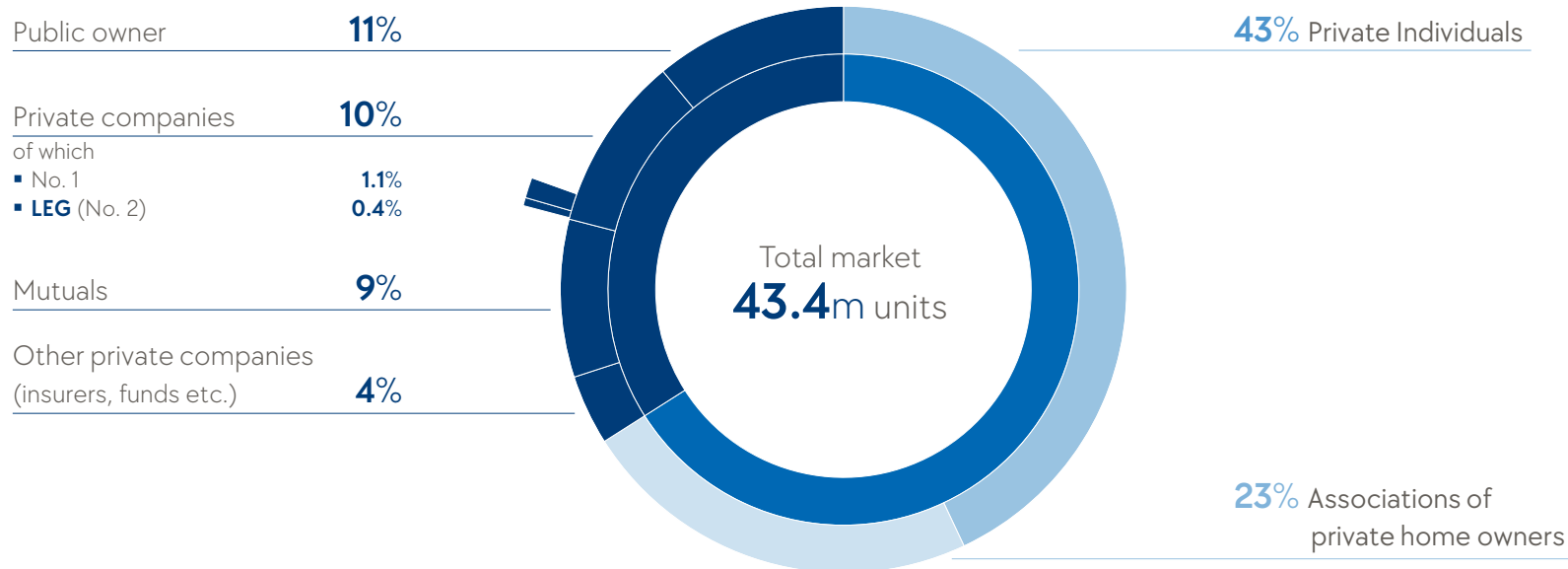


German residential market

A highly fragmented market – dominated by private owners

Professional owners **34%**

66% Private owners

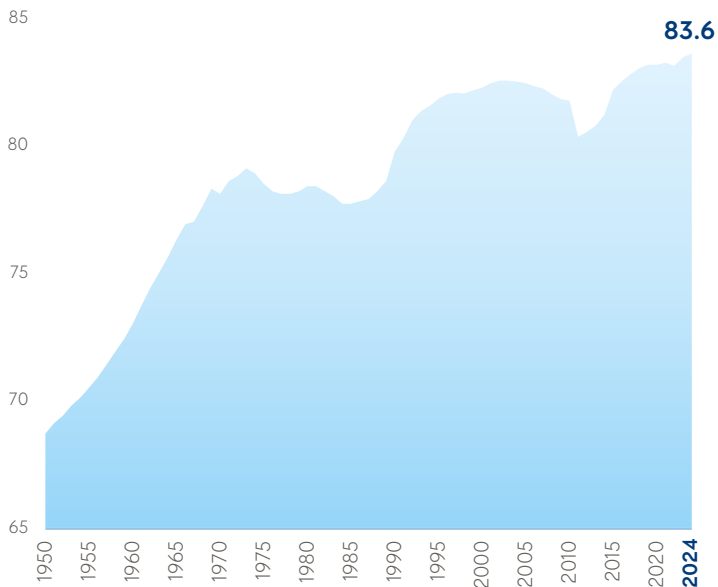


Demand – supply imbalance will persist

New supply continues to erode while population will remain at high level

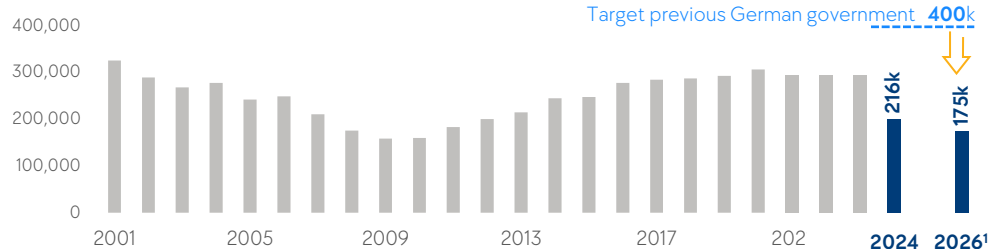
German population at highest level ever in 2024

in million



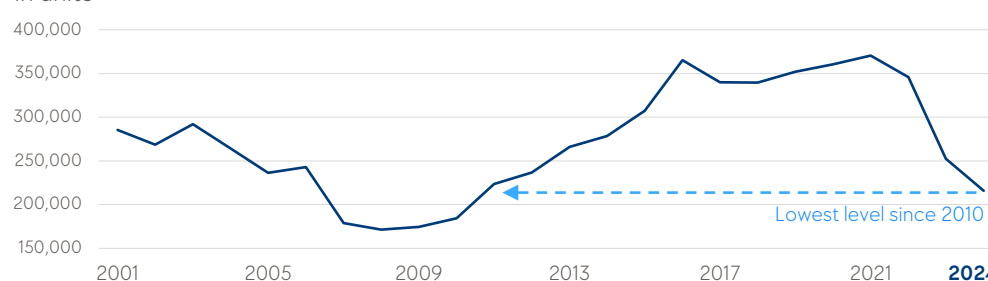
New apartments completed

no. of units



No. of building permissions for apartments

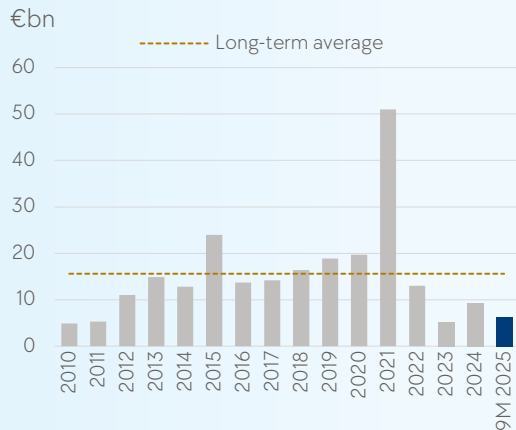
in units



German residential: Transaction volume with gradual recovery **LEG**

Residential sector largest asset class

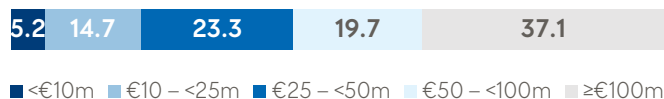
Investment volume German residential



- German residential transaction volume reached **€6.3bn** in 9M-2025: **+7%** vs. 9M-2024
- Still most important asset class by volume

Transactions by size 9M-2025¹

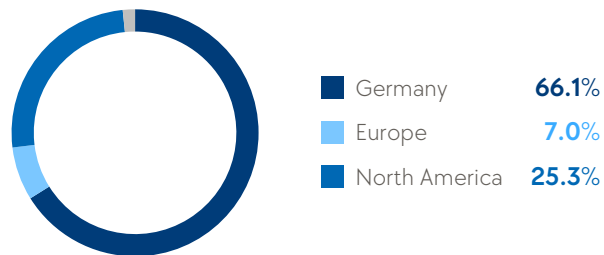
%



- Larger transactions with share of **37%**

Investors by geography 9M-2025¹

%



- Transaction market in 9M dominated by German and North American Investors

03

Portfolio & Operations



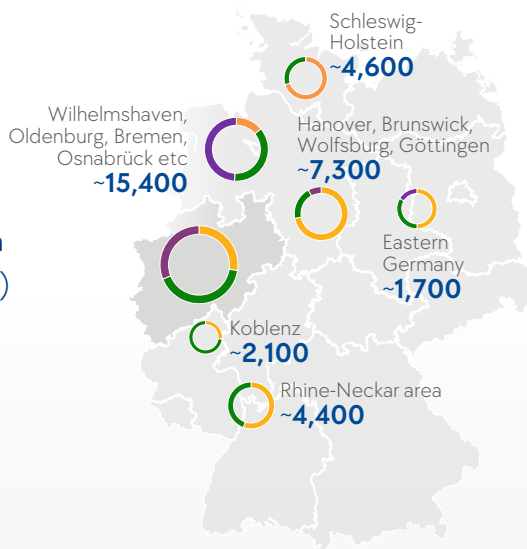
LEG's portfolio comprises of c.171,800 residential units



As of 30 September 2025

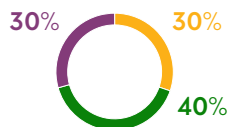
North Rhine-Westphalia
(c.136,300 units / c.79%)

- High-Growth
- Stable
- Higher-Yielding



Outside North Rhine-Westphalia
(c.35,500 units / c.21%)

by units



by GAV



by rent regulation

Non-tense vs. Tense markets¹



Top 5 locations by market

	units
High-Growth	51,967
District of Mettmann	9,187
Dusseldorf	6,328
Muenster	6,144
Cologne	4,282
Kiel	3,204
Stable	69,349
Dortmund	14,645
District of Unna	6,968
Moenchengladbach	6,420
Essen	4,253
Bielefeld	3,229
Higher-Yielding	50,465
District of Recklinghausen	8,169
Gelsenkirchen	7,511
Duisburg	7,044
Wilhelmshaven	6,626
Hamm	4,795
Total	171,781

¹ Tense markets only allow for 15% rent increase on sitting tenants within three year while non-tense markets allow for 20% and rental break regulations for re-lettings applies.

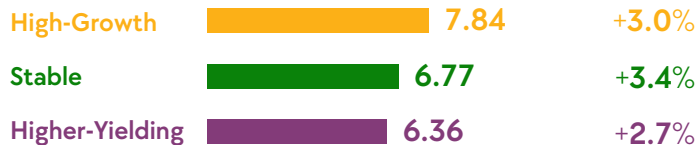
Portfolio KPIs



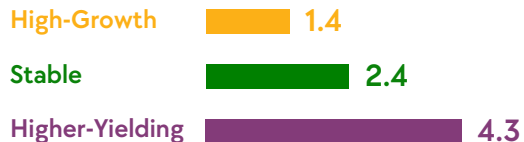
Total portfolio

In-place rent, l-f-l
€/sqm

L-f-l rent growth

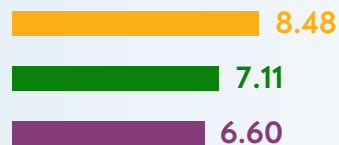


EPRA-Vacancy, l-f-l
%



Free-financed portfolio

In-place rent, l-f-l
€/sqm

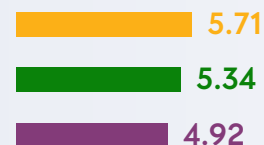


EPRA-Vacancy, l-f-l
%

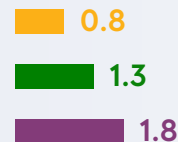


Subsidised portfolio

In-place rent, l-f-l
€/sqm



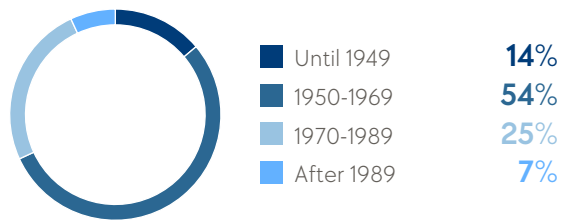
EPRA-Vacancy, l-f-l
%



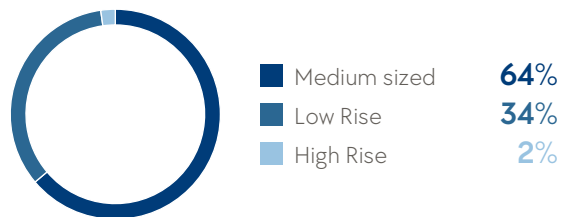
Portfolio structure

Q3-2025

Construction Years



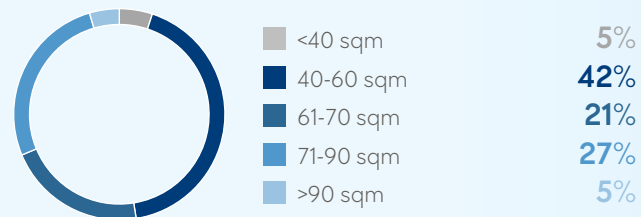
Building Types¹



Free Financed / Rent Restricted Units



Apartment Size



¹ Based on number of buildings. Buildings are measured by entrances.

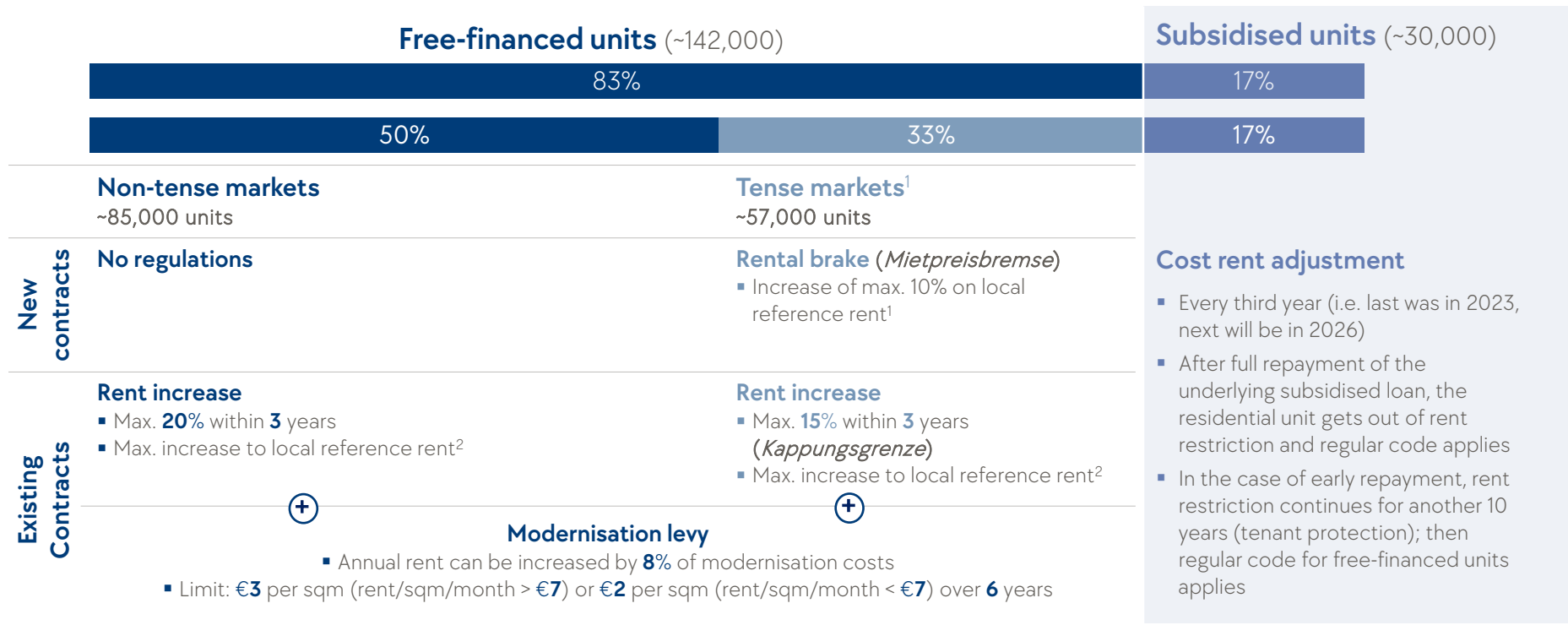
Top locations upcoming rent tables (MSP – Mietspiegel)



Location	# Residents	LEG market segment	# LEG free financed units	Current MSP type	Current MSP valid since	New MSP expected type	New MSP expected time of update
Neuss	>100,000	High-Growth	668	Simple	01/2023	Qualified	01/2025 ¹
Siegen	>100,000	Stable	1,360	Simple	01/2023	Simple	01/2025 ¹
Iserlohn	>50,000	Higher-Yielding	1,668	Simple	12/2023	Simple	12/2025
Leverkusen	>100,000	High-Growth	1,046	Qualified	12/2023	Qualified	12/2025
Mönchengladbach	>100,000	Stable	5,307	Simple	01/2024	Qualified	01/2026
Gelsenkirchen	>100,000	Higher-Yielding	7,263	Simple	01/2024	Simple	01/2026
Duisburg	>100,000	Higher-Yielding	6,400	Qualified	02/2024	Qualified	02/2026
Bielefeld	>100,000	Stable	2,720	Qualified	03/2024	Qualified	03/2026
Wilhelmshaven	>50,000	Higher-Yielding	6,626	Qualified	03/2024	Qualified	03/2026
Düsseldorf	>100,000	High-Growth	4,744	Simple	04/2024	Qualified	04/2026

¹ Publication delayed.

Rent regulation in Germany



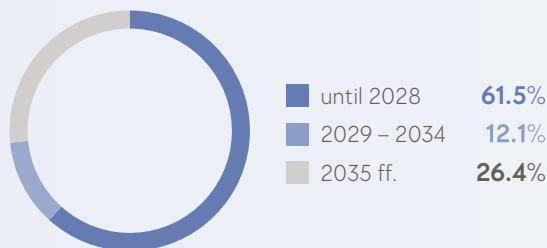
¹In NRW, 57 cities were identified as tense markets (from 1 March 2025 onwards), especially Düsseldorf, Cologne and Greater Cologne area, Bonn, Münster. Outside NRW and relevant for LEG are cities such as Brunswick, Hanover, Oldenburg, Osnabrück. ²Based on rent table (Mietspiegel).

Subsidised units account for around 17% of the portfolio

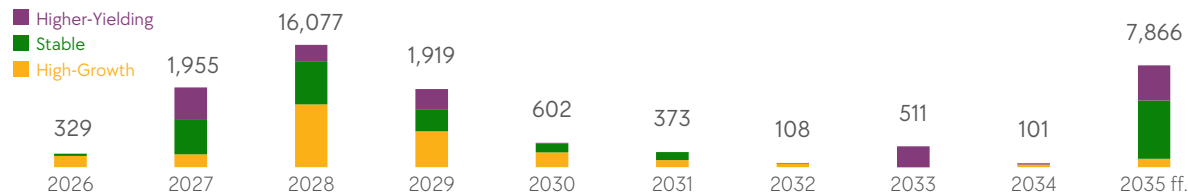
Rent potential subsidised units

- Until 2028, around **18,400 units** will come off rent restriction
- Units show **significant upside to market rents**
- The **economic upside can theoretically be realised the year after restrictions expire** subject to general legal and other restrictions³

Around 60% of units to come off restriction until 2028

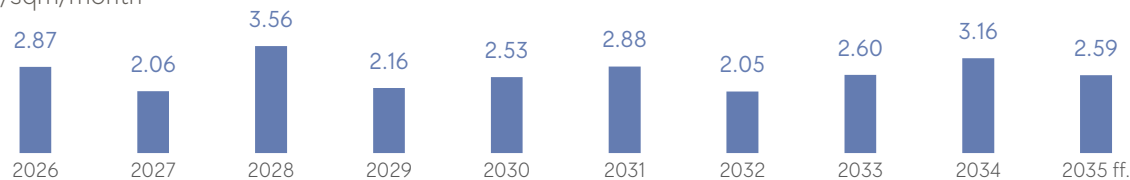


Number of units coming off restriction and rent upside



Spread to market rent

€/sqm/month



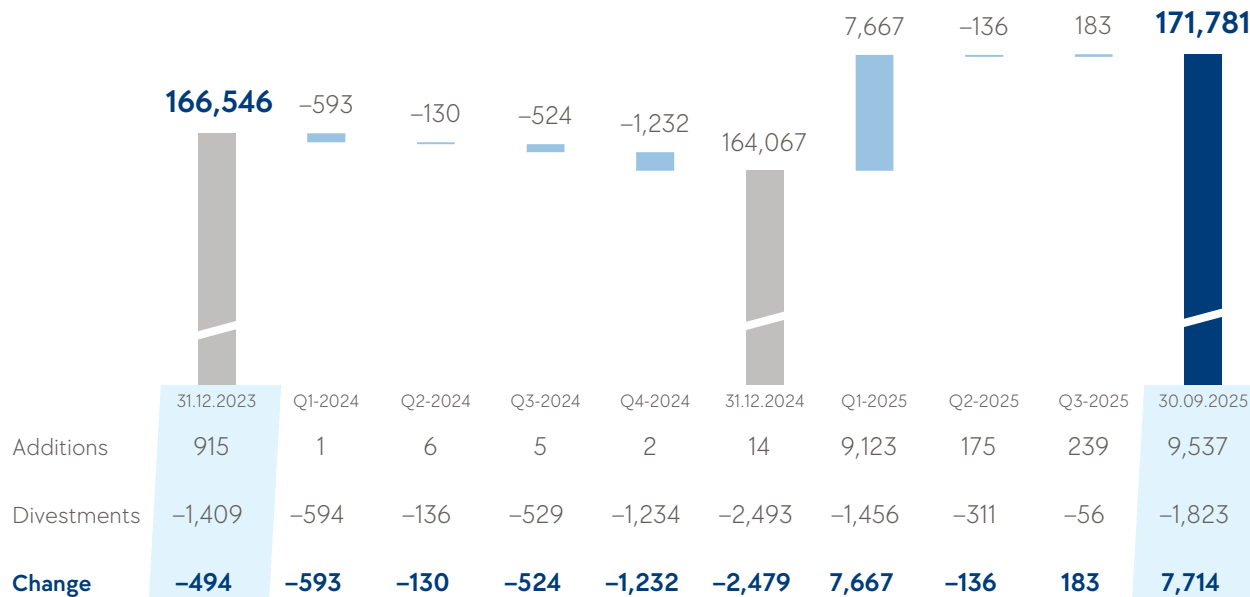
	until 2029	2030 – 2034	2035 ff.
In-place rent	€5.37	€6.22	€5.39
Market rent ¹	€8.63	€8.86	€7.99
Upside potential ²	61%	43%	48%
Upside potential p.a. ²	€53.5m	€3.6m	€16.5m

¹ Average rent value that could theoretically be achieved, not implying that an adjustment of the in-place rent to the market rent is feasible, as stringent legal and contractual restrictions regarding rent increases exist. ² Rent upside is defined as the difference between LEG in-place rent and market. ³ For example rent increase cap of 15% (tense markets) or 20% for three years.

Portfolio growth to >170k units driven by BCP integration



Number of units based on date of transfer of ownership^{1,2}



Portfolio changes

- ~9,100 additions from BCP-acquisition in Q1-2025
- Nearly all additions to the portfolio in Q2 and Q3 from finished new built projects – partly already sold

¹ Residential units. ² Note: The date of the transaction announcement and the transfer of ownership are usually several months apart. The number of units may therefore differ from other disclosures, depending on the data basis.

Portfolio values 9M-2025: Gross yield of c.5%



Market segment	Residential Units ¹	GAV Residential Assets (€m)	GAV/sqm (€)	Gross yield	In-Place Rent Multiple	GAV Commercial (€m)	Total GAV ² (€m)
High-Growth Markets	51,967	7,728	2,273	4.1%	24.4x	174	7,903
Stable Markets	69,349	6,923	1,562	5.1%	19.6x	117	7,040
Higher-Yielding Markets	50,465	3,519	1,153	6.3%	15.8x	36	3,554
Total Portfolio	171,781	18,170	1,669	4.9%	20.4x	327	18,497

¹ Including residential units categorised as "assets held for sale (IFRS 5)" or "owner-occupied property (IAS 16)". ² Excl. land values, leasehold, other (€745m)

04

Management
Team



Management Team



Lars von Lackum

CEO

17,000 shares in LEG¹

- Investor Relations & Strategy
- Legal / Internal Audit, HR & Committees
- Corporate Communications & Public Affairs
- Acquisition
- Project development
- Technology and Digitization
- Sustainability ESG

With LEG since 2019



Dr. Kathrin Köhling

CFO

6,500 shares in LEG¹

- Risk management and Internal Control System
- Controlling
- Corporate finance & treasury
- Portfolio management
- Accounting and taxes
- Organisation, processes & data management

With LEG since 2019



Dr. Volker Wiegel

COO

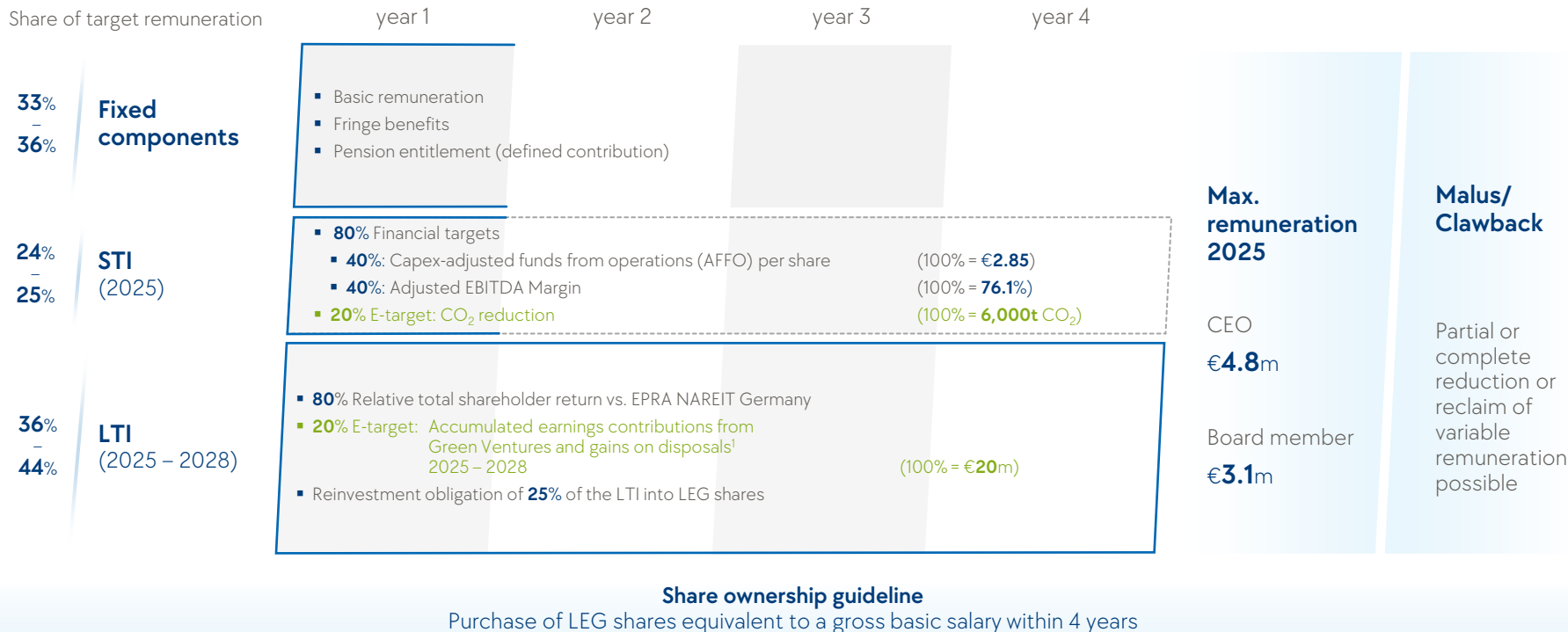
8,519 shares in LEG¹

- Asset and property management; incl.
 - Commercial property management
 - District and neighbourhood management
 - Real estate management
 - Inventory modernisation
 - Central purchasing
 - Claims management
 - Rental management
 - Operating cost management
 - Central customer service
 - Construction project management
- Service companies

With LEG since 2013

Remuneration system

General setup and current STI and LTI targets



Supervisory board – 100% independent members

1/3 of female members since AGM 2022

LEG



Michael Zimmer

Chairman since 2013

**4,100
shares**
in LEG¹

Entrepreneurial career in the real estate sector (e.g. founder of Corpus Sireo Immobilien, later sold to Swiss Life) since 1990



Christoph Beumer

Member since 2024

Professional background as tax advisor and auditor. Former auditor and partner at KPMG AG Wirtschaftsprüfungsgesellschaft



Dr. Sylvia Eichelberg

Member since 2021

COO of Barmenia Gothaer Health Insurance and previously in different roles with AXA and ERGO insurance



Dr. Claus Nolting

Member since 2016

Professional background as a lawyer. Different positions in the banking and private equity sector (e.g. CEO of Hypovereinsbank, Cerberus, Lone Star)



Dr. Katrin Suder

Member since 2022

**500
shares**
in LEG¹

Independent consultant, previously State Secretary in the German Ministry of Defence and various roles at McKinsey (Partner amongst others), Chairwoman of the Supervisory Board of Deutsche Post DHL Group, member of the Government Commission on the German Corporate Governance Code



Martin Wiesmann

Member since 2020

**1,400
shares**
in LEG¹

Professional background in investment banking with Deutsche Bank and J.P. Morgan, amongst various roles Vice-Chairman IB Europe with JPM

05

ESG



Among the best in class

Reflecting LEG's strong sustainability commitment

ESG		2019	2020	2021	2022	2023	2024	
	ESG Rating							Top rating since 2022
	ESG Rating	20.1	10.4	7.8	6.7	6.7	6.3	Continuously improved
	CDP Score							Since 2022 B-rated, score above sector (B-)
	SBTi target				SBTs submitted	SBTs approved	Update approved	SBT's validated
	ISS ESG	D+	C-	C-				Prime Status since 2022
	sBPR Award							Gold standard since 2020
	ESG Index		DAX® 50 ESG	DAX® 50 ESG	DAX® 50 ESG	DAX® 50 ESG	DAX® 50 ESG	Member since the beginning of the index

Comprehensive ESG update

Published on the LEG webpage at **ESG-Strategy – Factbook 2030**



06

Financials & Guidance



FFO I/ AFFO calculation

€m	9M-2025	9M-2024
Net cold rent	687.7	643.8
Profit from operating expenses	-15.4	-16.5
Personnel expenses (rental and lease)	-85.9	-86.2
Allowances on rent receivables	-11.8	-13.5
Other income (rental and lease)	-2.6	-2.2
Non-recurring special effects (rental and lease)	5.2	4.9
Net operating income (recurring)	577.2	530.3
Net income from other services (recurring)	3.5	1.6
Personnel expenses (admin.)	-28.8	-28.7
Non-personnel operating costs	-26.7	-16.1
Non-recurring special effects (admin.)	19.3	4.5
Administrative expenses (recurring)	-36.2	-40.3
Other income (admin.)	0.4	0.1
EBITDA (adjusted)	544.9	491.7
Net cash interest expenses and income FFO I	-110.8	-104.9
Net cash income taxes FFO I	-5.3	-0.2
Maintenance (externally-procured services)	-80.9	-77.5
Subsidies recognised in profit or loss	9.2	9.1
Own work capitalised	14.9	14.0
FFO I (including non-controlling interests)	372.0	332.2
Non-controlling interests	-1.3	- 2.9
FFO I (excluding non-controlling interests)	370.7	329.3
FFO II (including disposal of investment property)	367.9	324.7
Capex (recurring)	-189.4	-177.3
AFFO (capex-adjusted FFO I)	181.3	152.0

New line item from 2025 for the AFFO calculation from 2025 onwards: Profit from Green Ventures which will capture the pro rata profits and disposal results of the Green Ventures and contribute to FFO I and accordingly to AFFO.

Net cold rent

- +€43.9m or +6.8% driven by the acquisition of BCP (+€37.0m) and residential rent increases (+3.1% I-f-I or +€20.3m)
- Disposals had a negative impact of -€13.4m

Net cash interest expenses and income

- Small increase (-€5.9m) as total debt increased due to BCP consolidation while average interest costs remained low at 1.59%

Subsidies & Investments (maintenance and capex)

- Investment volumes gradually ramping up
- Subsidies for 2025 expected to be in the lower end of our guidance range of around €20 – €25m
- Around €10m of subsidies expected for 2026

Loan to Value



€m	30.09.2025	31.12.2024
Financial liabilities	9,887.3	9,718.6
Excluding lease liabilities (IFRS 16)	45.4	47.4
Cash & cash equivalents ¹	448.1	914.3
Net Debt	9,393.8	8,756.9
Investment properties	19,242.0	17,853.3
Properties held for sale	43.8	141.0
Participation in other residential companies	174.6	298.7
Property values	19,460.4	18,293.0
Loan to Value (LTV) in %	48.3	47.9

Loan to Value

- Increase by **40bps** to **48.3%** vs. FY2024
- Decline by **20bps** vs. 9M-2024
- Ongoing high level of cash and cash equivalents in the amount of **€448.1m**
- Redemption of convertible bond (**€400.0m**) from liquidity.
- Payment of the dividend in Q3 (**€124.7m**)
- Furthermore, payment of the acquisition price for BCP (**€222.8m** less BCP's cash position of **€75.4m**) from liquidity

Participation in other residential companies

- Decline due to full consolidation of BCP stake. As of 31.12.2024 a stake of **35.7%** with a market value of **€124.1m** was recognised

¹ Including short-term deposits.

Balance sheet



€m	30.09.2025	31.12.2024
Investment property	19,242.0	17,853.3
Other non-current assets	429.5	529.9
Non-current assets	19,671.5	18,383.2
Receivables and other assets	341.9	754.1
Cash and cash equivalents	407.8	306.9
Current assets	749.7	1,061.0
Assets held for sale	43.8	141.0
Total Assets	20,465.0	19,585.2
Equity	8,439.5	7,396.5
Non-current financing liabilities	7,515.6	7,796.6
Other non-current liabilities	1,727.0	2,115.0
Non-current liabilities	9,242.6	9,911.6
Current financing liabilities	2,371.7	1,922.0
Other current liabilities	411.2	355.1
Current liabilities	2,782.9	2,277.1
Total Equity and Liabilities	20,465.0	19,585.2

Equity ratio: 41.2% (FY-2024: 37.8%)

- Positive tax income of >€430m mainly sourced from decrease in deferred taxes (and respective increase in equity) due to change in corporate tax rate from 15% to 10% between 2028 and 2032

Investment property

- Additions to portfolio: +€1,023.5m
- Valuation: +€228.0m / Capex: +€176.7m
- Disposals: –€39.9m

Receivables and other assets

- Mainly release of short-term deposits (€567.0m)

Cash and cash equivalents

- Operating activities: +€313.2m
- Investing activities: +€349.4m
 - BCP shares (net of cash): –€147.4m
 - Disposals: +€148.2m
 - Release of short-term deposits: +€567.0m
- Financing activities: –€561.7m

Financing liabilities

- Bond issuance +€465.9m/ BCP financings +€163.9m
- Other new financings +€156.8m
- Repayments –€652.5m

EPRA NTA



€m

	EPRA NTA – diluted	
	30.09.2025	31.12.2024
IFRS equity attributable to shareholders (before minorities)	8,375.6	7,371.5
Hybrid instruments	29.2	29.2
Diluted NAV (at Fair Value)	8,404.8	7,400.7
Deferred tax in relation to fair value gains of IP and deferred tax on subsidised loans and financial derivatives	1,564.9	2,025.7
Fair value of financial instruments	–63.5	–44.8
Intangibles as per the IFRS balance sheet	–6.1	–6.2
NAV	9,900.1	9,375.4
Fully diluted number of shares	75,570,800	74,469,665
NAV per share (€)	131.00	125.90

Guidance 2025: Unchanged and confirmed



Guidance 2025¹

AFFO

€**215m – 225m**

FFO I

€**470m – 490m**

Adj. EBITDA margin

c.77%

L-f-I rent growth

3.4% – 3.6%

Investments

>**35€/sqm**

LTV

45%

Max. medium-term
target level

Dividend

100%

AFFO as well as a part of the
net proceeds from disposals

Disposals

Not reflected¹

Environment

2025

6,000 tonnes

CO₂ reduction

2025 – 2028

€20m

profit and disposal results of Green Ventures²

¹ Based on 171k units. ² Mid-point of range. For more details see remuneration report.

Guidance 2026: Improving cash generation with AFFO +5%



Guidance 2026¹

AFFO

€**220m – 240m**

FFO I

€**475m – 495m**

Adj. EBITDA margin

c.78%

L-f-I rent growth

3.8% – 4.0%

Investments

>**35€/sqm**

LTV

c.45%
in 2026

Dividend

100%
AFFO as well as a part of the
net proceeds from disposals

Disposals

Not reflected¹

Environment

2026

7,600 tonnes
CO₂ reduction

2026 – 2029

Reduction of persistent relative
CO₂ emission saving costs in €/ton by **20%**

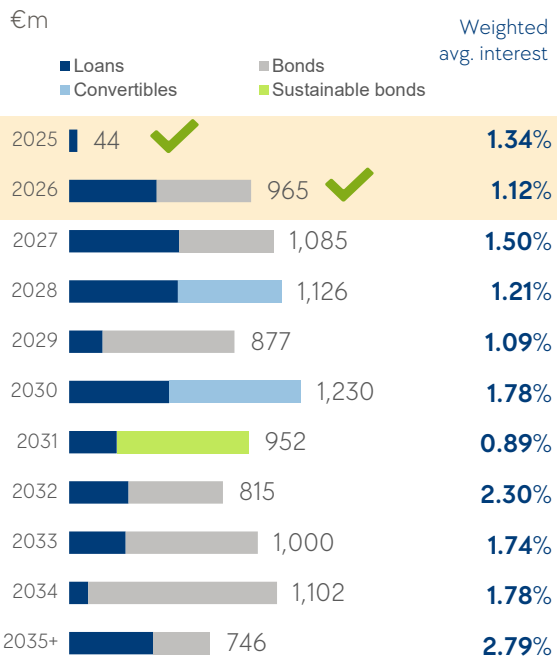
07

Financing

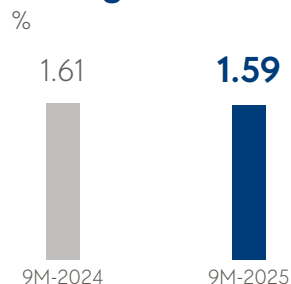
Financing profile

2026 maturities fully covered while strong ICR stands at 4.5x

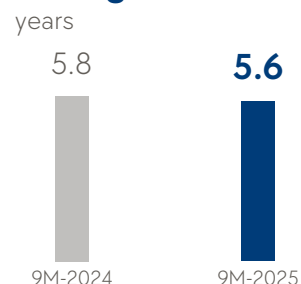
Maturity profile



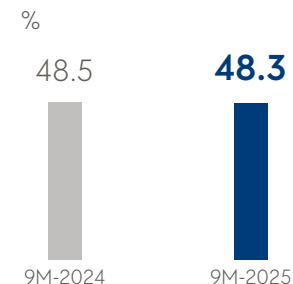
Average interest cost



Average debt maturity



Loan-to-Value



Highlights

- **All 2026 maturities covered** pro forma by cash and cash equivalents as well as by signed financing agreements
- Redemption of the €400m convertible at maturity date (1 September 2025)
- **Strong liquidity** position of > €445m as of 30 September 2025¹
- **Undrawn RCFs amounting** to €750m as of the reporting date, along with an unused commercial paper program of €600m
- Average interest **hedging rate** of c.97.6%
- **LTV** ratio of 48.3%
- **Interest Coverage Ratio (ICR)** at 4.5x

Financing-KPIs

as of Q3-2025

Bond Covenants¹

Covenant	Threshold	Q3-2025
Consolidated Adjusted EBITDA / Net Cash Interest	≥1.8x	4.5x
Unencumbered Assets / Unsecured Financial Indebtedness	≥125%	178.6%
Net Financial Indebtedness / Total Assets	≤60%	46.3%
Secured Financial Indebtedness / Total Assets	≤45%	15.6%

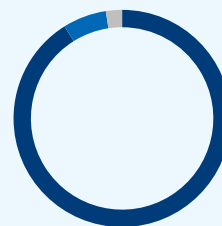
Ratings (Moody's)

Type	
Long Term Rating	Baa2 (positive)
Short Term Rating	P-2

Key financial ratios

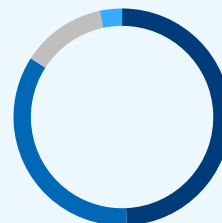
	Q3-2025
LTV	48.3%
Net debt / adj. EBITDA ²	13.0x
Equity ratio	41.2%
Unencumbered Assets / Total Assets	47.4%

Financing mix



Fixed interest	91.1%
Hedged	6.5%
Variable interest	2.4%

Debt mix



Bonds	49.3%
Bank Loans	34.8%
Convertible Bonds	12.6%
Private Placements	3.3%

Capital market financing – Corporate bonds



Duration	Issue Size	Maturity Date	Coupon	Issue Price	ISIN	WKN
2019/2027	€ 500 m	28 Nov 2027	0.875% p.a.	99.356%	DE000A254P51	A254P5
2019/2034	€ 500 m	28 Nov 2034	1.625% p.a.	98.649%	DE000A254P69	A254P6
2021/2033	€ 700 m	30 Mar 2033	0.875% p.a.	99.232%	DE000A3H3JU7	A3H3JU
2021/2031	€ 700 m	30 Jun 2031	0.750% p.a.	99.502%	DE000A3E5VK1	A3E5VK
2021/2032	€ 500 m	19 Nov 2032	1.000% p.a.	98.642%	DE000A3MQMD2	A3MQMD
2022/2026	€ 500 m	17 Jan 2026	0.375% p.a.	99.435%	DE000A3MQNN9	A3MQNN
2022/2029	€ 700 m	17 Jan 2029	0.875% p.a.	99.045%	DE000A3MQNP4	A3MQNP
2022/2034	€ 500 m	17 Jan 2034	1.500% p.a.	99.175%	DE000A3MQNQ2	A3MQNQ
2025/2035	€ 300 m	20 Jan 2035	3.875% p.a.	98.248%	DE000A383YA0	A383YA

Capital market financing – Convertibles



	2020/2028	2024/2030
Issue Size	€550m	€700m
Term / Maturity Date	8 years/ 30 June 2028	6 years/ 4 September 2030
Coupon	0.400% p.a. (semi-annual payment: 15 January, 15 July)	1.000% p.a. (semi-annual payment: 4 March, 4 September)
# of shares	3,580,370	6,189,919
Redemption Price	100.00%	106.34%
Initial Conversion Price	€155.2500	€117.4748 (effective: €124.9227)
Adjusted Conversion Price ¹	€153.6154 (since 7 June 2022)	€113.0871 (effective: €120.2568) (since 16 June 2025)
Issuer Call	From 5 August 2025, if LEG share price >130% of the then applicable conversion price	From 25 September 2028, if LEG share price >130% of the then applicable conversion price
ISIN	DE000A289T23	DE000A3L21D1
WKN	A289T2	A3L21D

¹ Dividend-protection: 2020/2028 convertible: The conversion price will not be adjusted until the dividend exceeds €3.562. 2024/2030 convertible: Full dividend protection.

08

Share
information,
Financial
calendar
& IR contact



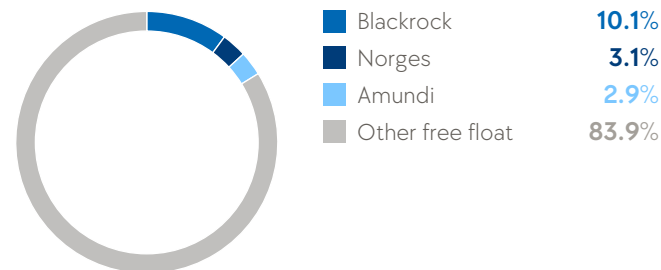
LEG share information



Basic data

Market segment	Prime Standard
Stock Exchange	Frankfurt
Total no. of shares	75,570,800
Ticker symbol	LEG
ISIN	DE000LEG1110
Indices	MDAX, FTSE EPRA/NAREIT, GPR 250, Stoxx Europe 600, DAX 50 ESG, i.a. MSCI Europe ex UK, MSCI World ex USA, MSCI World Custom ESG Climate Series

Shareholder structure¹

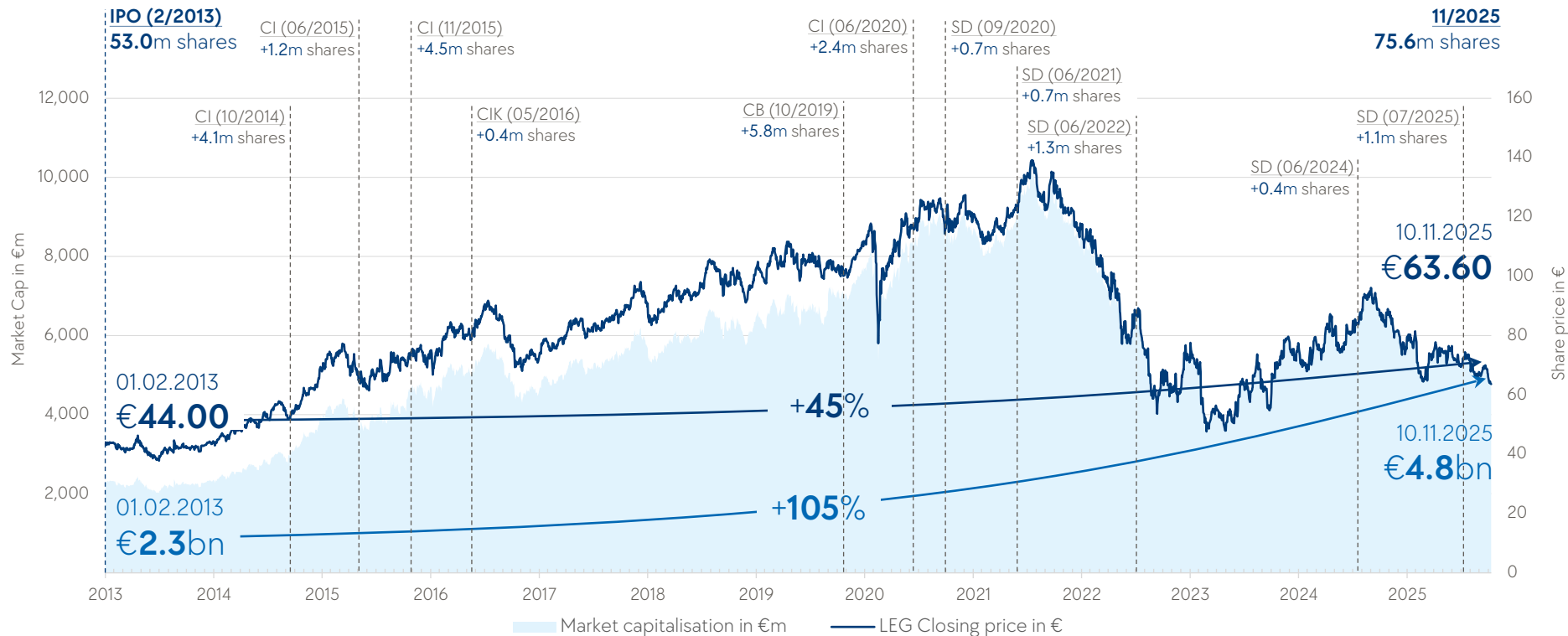


Share (10.11.2025; indexed; in %; 01.02.2013 = 100)

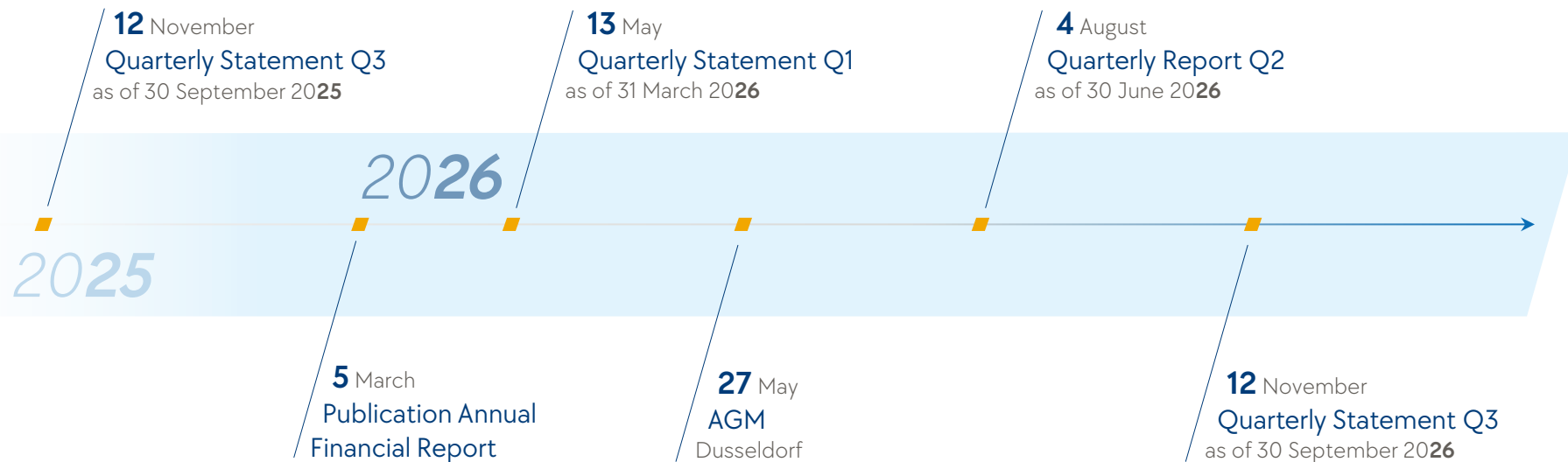


¹ Shareholdings according to latest voting rights notifications.

Share price and market capitalisation since IPO



Financial calendar



For our detailed financial calendar, please visit <https://ir.leg-se.com/en/investor-relations/financial-calendar>

IR contact



Investor Relations Team

Frank Kopfinger, CFA

Head of Investor Relations & Strategy

Tel: +49 (0) 211 4568 – 550

E-Mail: frank.kopfinger@leg-se.com

Elke Franzmeier

Corporate Access & Events

Tel: +49 (0) 211 4568 – 159

E-Mail: elke.franzmeier@leg-se.com

Karin Widenmann

Senior Manager Investor Relations

Tel: +49 (0) 211 4568 – 458

E-Mail: karin.widenmann@leg-se.com

Gordon Schönell, CIIA

Senior Manager Investor Relations

Tel: +49 (0) 211 4568 – 286

E-Mail: gordon.schoenell@leg-se.com

For questions please use

ir@leg-se.com

LEG Immobilien SE
Flughafenstraße 99
40474 Düsseldorf, Germany
E-Mail: ir@leg-se.com | Internet: www.leg-se.com