

Agenda

ACCENTRO at a glance

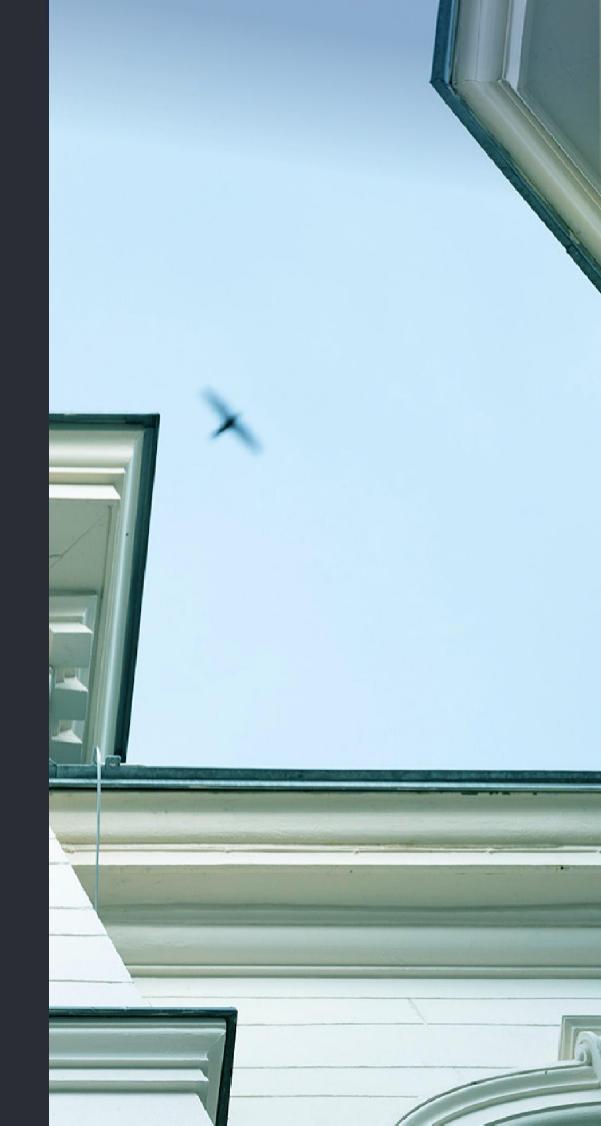
Highlights and key financials 9M 2021

Business model

Outlook

ACCENTRO share

Appendix



ACCENTRO

Highlights

Balanced business model with 4 core divisions

Sales to retail & institutional investors, residential investor & landlord, service provider

> Existing inventory properties with significant revenue potential of 422m € over next years

Germany's leading housing privatisation company with a strong track record

Consistently high **Group EBIT of** > 30m € p.a.

since 2016 with an average gross sales margin of around 30%

Structural growth of German residential real estate market being basis for ACCENTRO's sustainable success

Strong footprint in Berlin and

continuously growing portfolio in attractive German metro regions

> **Investment property portfolio** of around 3,190 units

with significant rental upside potential

Sold > 17,500 units for > 2 bn €

transaction value since 2009

Preferred service partner providing property sales and backstop services

for real estate investors and property developers

Well balanced business model focusing on 4 core divisions

Condominium sales to retail investors

Condominium sales to owneroccupiers and private buy-to-let investors

Block sales to institutional investors

Sale of real estate portfolios to institutional investors like pension funds, family offices etc.

Investment properties

Build-up of investment property portfolio with sustainable rental potential

Service provider

Sales services and backstop provisions for 3rd parties

JVs with developers and real estate companies to market properties

Exclusive sales cooperations with renowned partners

- · Investing in residential real estate in attractive German metro regions
- Active asset management and capex measures
- Realizing of **new building potential** by investment properties

1,641

units of inventory properties book value 384.9m €

4,835

units of total assets book value 706.4m* €







ACCENTRO at a glance ACCENTRO

Management board and organisational set-up



Lars Schriewer

- Joined ACCENTRO in March 2020
- · Chief Executive Officer (CEO) on the Management Board of ACCENTRO
- · Almost 20 years of experience in management positions and the residential real estate sector
- Execution of the M&A-process with Consus Real Estate AG with a **volume of 1.1 bn €**
- · Formerly: Senior Vice President at SSN Group and executive positions at Westgrund and Vivacon AG

Project Asset Management Management Transactions Legal Resources Accounting Controlling Treasury Relations

- · ACCENTRO **strongly improved** its organisational set-up throughout the previous year.
- · The expansion of the team enables to improve operational structures as well as a dynamic step-up towards the strategic company objectives.
- **C. 100 employees** (September 2021)

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Strong Privatisation and Rental growth

Condominium sales up 155% to 188.6m € (9M 20: 73.9m €)

Sold 614 units

(+133 % yoy)

96.4m € notarized (pre change of ownership)

Rental revenues

15.3m€

Increase of 86.6% (yoy) reflecting strong growth of investment properties

Dynamic 9M 2021

Group **revenues up 92% to 125.4m €** (9M-2020: 65.3m €)

Group **EBIT of 31.0m €** (9M 20: 5.6m €) Group **Net Profit of 9.6m €** (9M 20: -11.8m €) Group **EPS of 0.30 €** (9M 20: -0.36 €)

> Fair Value Adjustments of 16.3m € of investment properties

Total assets

958m€

(31.12.2020: 862m €)

FY 2021 outlook confirmed

Group revenues 170-200m €

> Group EBIT 45-50m €

Sales pipeline

422m€

Very well filled sales pipeline ensuring growth in upcoming years

Key financials

ACCENTRO

Income statement shows significant improvement y-o-y

Income statement (in € '000)	9M 2021	9M 2020	Δ
Group revenues	125,363	65,290	92.0%
Revenues from sales of inventory properties	108,380	55,695	94.6%
Expenses for sales of inventory properties	-79,709	-45,699	74.4%
Capital gains from inventory properties sales	28,671	9,996	186.8%
Net rental income	3,111	3,867	-19.6%
Net service income	875	623	40.4%
Gain or loss on fair value adjustments of investment properties	16,339	2,010	-
EBIT	31,015	5,596	-
Net interest result	-16,693	-13,637	-22.4%
EBT	14,349	-8,0151	-
Income taxes	-4,702	-3,796	23.9%
Consolidated income	9,647	-11,811	-
Gross margin from sales (cost basis)	36.0%	21.9%	+1,410 bps
Earnings per share (€)	0.30	-0.36	-

The growth in revenue from sales of inventory properties was essentially driven by the **booming** demand for residential real estate.

Gain on fair value adjustments related to strong increase of investment properties

The **net interest result** of 9M 2021 is impacted by the issuance of a € 100m bond in Q1 2021.

Growth of core business and increase of total asset value

Financial position (in € million)	30 Sept. 21	31 Dec. 20	Δ
Total non-current assets	386.0	311.3	24.0%
Total current assets	571.8	550.6	3.8%
Total assets	957.8	862.0	11.1%
Total equity	260.5	247.1	5.4%
Financial liabilities and bond	508.3	393.4	29.2%
Other non-current liabilities	10.7	9.1	17.5%
Total non-current liabilities	519.0	402.4	29.0%
Financial liabilities and bond	113.1	172.2	-34.3%
Other short-term payables	65.1	40.2	61.9%
Total current liabilities	178.2	212.4	-16.1%
Total current and non-current liabilities	697.2	614.9	13.4%
Total equity and liabilities	957.8	862.0	11.1%
LTV*	56.5 %	57.1%	-60 bps
Equity ratio	27.2%	28.7%	-130 bps

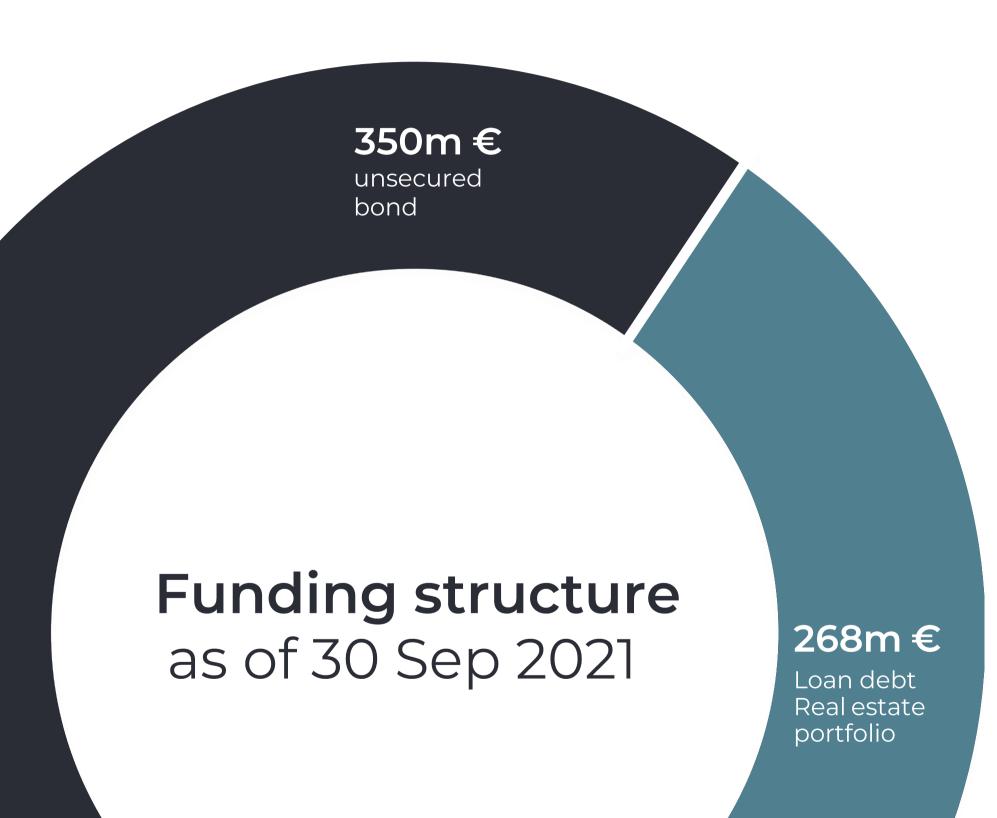
The increase of **non-current assets** is linked to the purchase of larger investment property portfolios.

ACCENTRO is continuing to expand its privatization business. **Current assets** have further increased, among others, due to increase of cash position.

The increase of **non-current liabilities** is mainly caused by the successful placement of a new bond in Q1 2021 of € 100m.

^{*}based on the definition specified in the terms of the 2020/2023 bond (net financial debt relative to the adjusted total asset value)

Diversified financing structure & active liability management

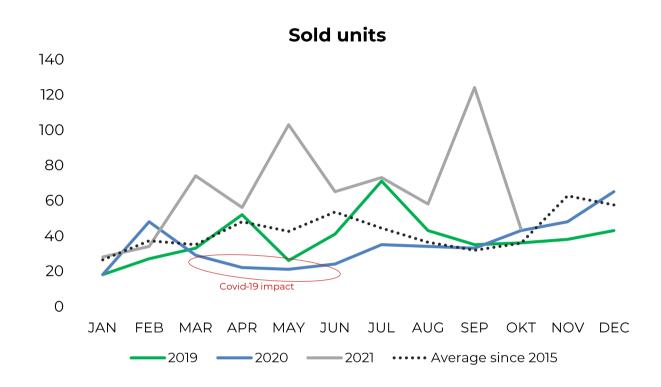


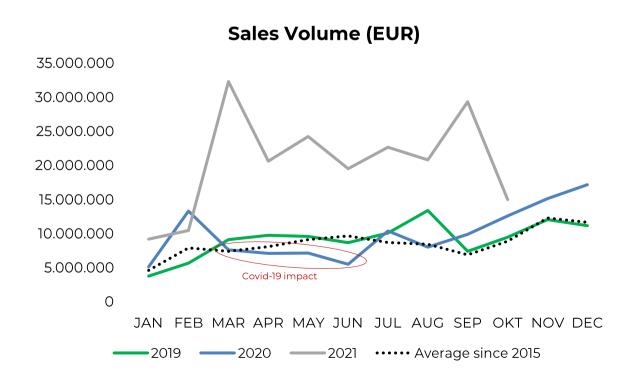
Funding strategy

- **Diversified financing structure** with a **broad range** of financing banks, institutional investors and other financing partners involved.
- Balanced mix of secured and unsecured financing.
- Active liability management: Corporate bond 2020-2023 over 250m
 € with a coupon of 3.625% successfully placed in Q1 2020,
 combined with buyback of existing 3.750% 2018-2021 bond.
- Additional corporate bond 2021-2026 **over 100m €** with a **coupon of 4.125% successfully placed** in in Q1 2021
- Maturity congruent financing of investments while maintaining low interest rates.

Financial liabilities as of September 2021	Nominal volume (€ '000)	Ø interest rate (%)	Ø maturity (years)
Loan debt Real estate portfolio	267,964	2.2	2.7
Bonds (20-23/21-26)	350,000	3.8	2.3
Total	617,964	3.1	2.5

Single unit sales 2020 vs 2019 and 2021 ytd





Slight impact caused by Covid-19 were overcome

- The average single unit sales throughout the last years forms a strong track record, enabling further growth for ACCENTRO.
- Even though the Covid-19 pandemic caused an intermittent uncertainty in Q2/2020, the **demand for condominiums** as well as the **willingness to invest** has **strongly increased** within the follwoing periods.
- This led to a **greater interest** in our products from our customers and helped us achieve **sustainable high sales levels record results** since Q4/2020.
- Units sold in Q3 represent the highest levels since 2015

Strong sales activity in 2021

- In line with growing unit sales since Q4 2020 the notarized transaction volume increased steadily as well.
- Although pandemic-related constraints might occur again towards the end of this year, it has become much easier for us to predict the potential repercussions for our business performance than was the case one year ago.
- We assume that the German housing market will maintain its robust
 performance because of its upward trend, its apparently low-level correlation
 with the Covid-19 pandemic, and the favourable fundamentals.

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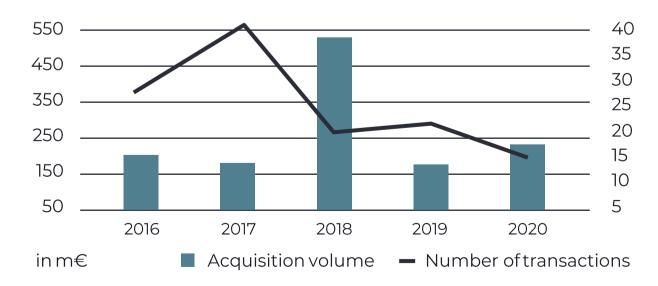
Strong track record

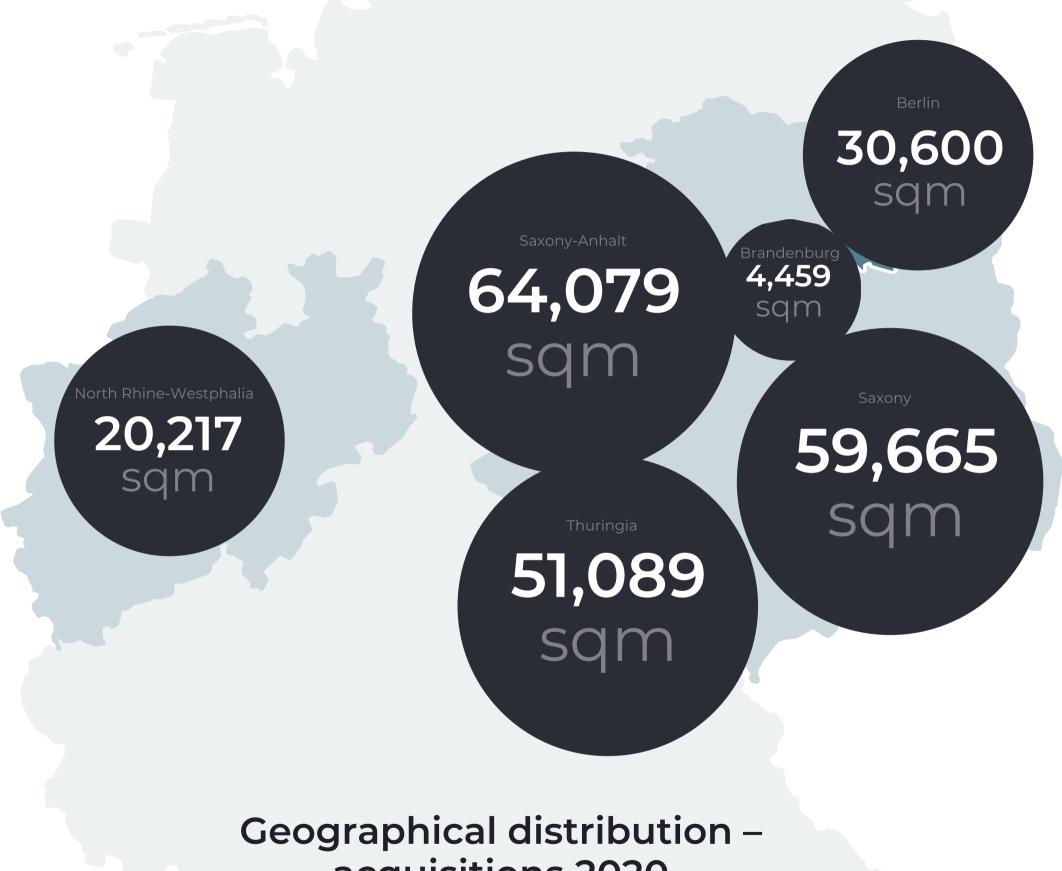
We are increasing our focus on geographical distribution

ACCENTRO had a clear acquisition momentum over the past few years. We will not only continue this dynamic, but also strengthen it and expand it regionally. We successfully initiated this strategy in 2020 by purchasing portfolios distributed in the uprising eastern part of Germany as well as in the demographically strong North Rhine-Westphalia.

The strong acquisition behavior and deal focus of ACCENTRO led to a profound pipeline for 2021.

Overview acquisitions 2016 - 2020





acquisitions 2020

Excellent market access and a wide range of offerings

Eligible Types of Investment Assets

- Housing companies
- Residential property portfolios with low share of commercial units
- Multi-family dwellings and housing estates
- Condominium packages

Property Criteria

- Properties with value-add potential (vacancy, modernization potential, rent upside, new building potential, extension of buildings)
- Properties in well-maintained condition without serious refurbishment / modernization / redevelopment needs
- Subsidized housing acceptable

Locations

- Home location: Berlin and greater metro region
- Germany-wide: Cities with populations of 100,000 or more and positive demographic growth

Peceived offerings

> 20bn€

> 155,000 units

Final investment volume approx.

200m£

ACCENTRO

LOI-Rate 2%

Investment Volume

- 50 residential units or more
- Asset deals & share deals

Positive track record in condominium sales to retail investors

Key Figures

	FY 2018	FY 2019	FY 2020	YTD 2021
Apartments sold (units)	440	463	420	659
thereof Berlin	68%	59%	65%	72%
thereof Rest of Germany	32%	41%	35%	28%
thereof Owner Occupiers	32%	41%	49%	34%
thereof Buy-to-Let	68%	59%	51%	66%
Transaction value (m €)	79.2	109.8	118.7	204.0

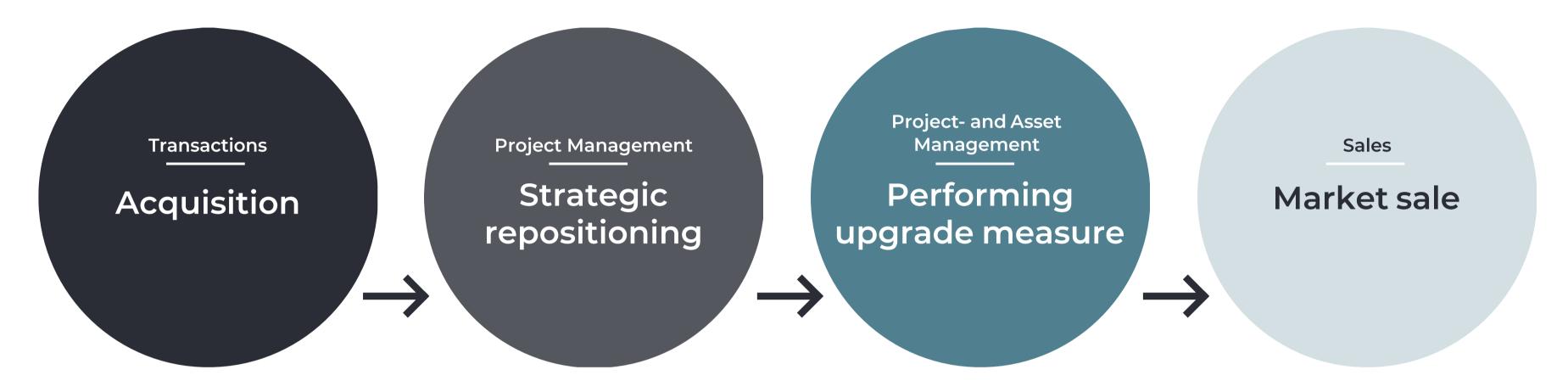
Strong Performance in 2021

- Strong business development in 2021, after an already robust FY 2020 despite Covid-19 pandemic with only slightly lower unit sales
- Revenues (YTD) by far exceeding last year's level due to high demand, product mix and generally further rising market prices
- Transaction activity in Berlin rises furthermore despite regulatory uncertainties:
 - Unit sales of c. 474 strongly increased compared to last year (2020: 273)
 - High amount of buy-to-let investors (c. 66%)



Expected transaction value of a strong and lawfully partitioned pipeline being already in sales process or under preparation for sales

Typical project



Implementation period of approx. 2-3 years -

ACCENTRO's typical privatisation structure includes four implementation stages.

Typically beginning with the acquisition process in stage one. Before the project reaches the last stage of being sold on the market by the way of single-unit-sale to private individuals or blocksale to institutional investors it undergoes a strategic repositioning (i.e. questioning customer alignment, letting or selling strategies) as well as the following upgrade stage to realise the previous set strategic focus. The total process typically goes on for about two to three years, depending on the size of the project, the administration in the background and the extent of the required upgrade measures.

Single-Unit-Sale

to private individuals

Blocksale

to insitutional investors

Acquisition of attractive portfolios in 2020

Acquisitions following different strategic approach:

- · Minor renovation measures required
- Vacant flat refurbishment
- Raising of rental potential possible short term

West Portfolio

- Essen + Duisburg (Rhein-Ruhr, important German metropolitan region with c. 10m inhabitants)
- 30 commercial + 237 residential units
- · Total lettable area: 20,202 sqm
- Vacancy rate: 7.6% (residential)

Continuous expansion of investment property portfolio

Focus on B- and C-locations in densely populated metropolitan regions and attractive rental yields

Steady growth of rental income leading to **increased recurring** cash flow

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East Portfolio

- Halle, Gera etc. (Key Eastern German cities and metropolitan areas)
- 10 commercial + 2,594 residential units
- Total lettable area: **153,450 sqm**
- Vacancy rate: 40.8% (residential)

- More extensive **renovation measures** required
- · Vacant flat refurbishment
- Strong rental potential through midterm vacancy reduction



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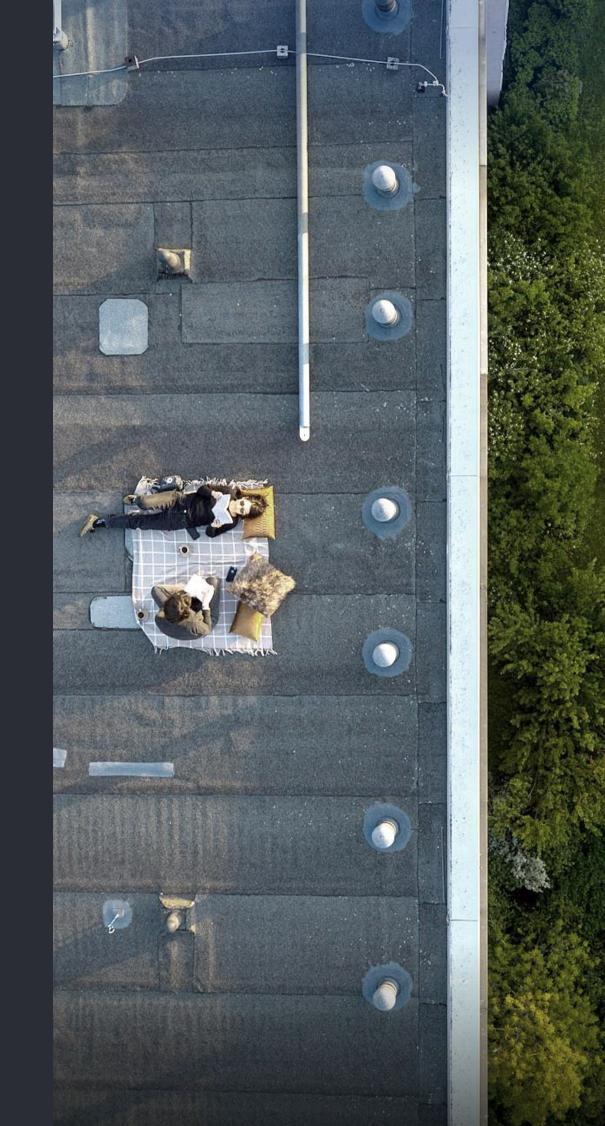
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Further growth ahead

Market environment

- The short supply and scarcity in the housing sector is reflected in growing demand for residential real estate
- Significant housing shortage and structural demand is causing rising rent and price levels in the target markets

Outlook

- Strong privatisation business in Q3/2021
- Outlook for FY 2021: Revenues of 170-200m €, EBIT of 45-50m €

Low homeownership rate in Germany of circa

50%

among the lowest in Europe, offers significant revenue potential

Inventory properties with significant revenue potential* of

422m€

over next years

Strong sales pipeline

Under preparation

For individual sales

593 units 36,500 sqm

Expected sales volume of

147m €

Already in sales process

Individual sales to owneroccupiers and private buy-to-let investors

599 units 45,217 sqm

Expected sales volume of

248m €



Block sales to institutional investors

113 units 10,276 sqm

Expected sales volume of

27m €

Existing sales pipeline* of

422m€

Units intended for retail sale are already lawfully partitioned

(therefore except from recently enacted Development Land_Release Act)



Strong basis for sustainable

revenue growth

Development land release act

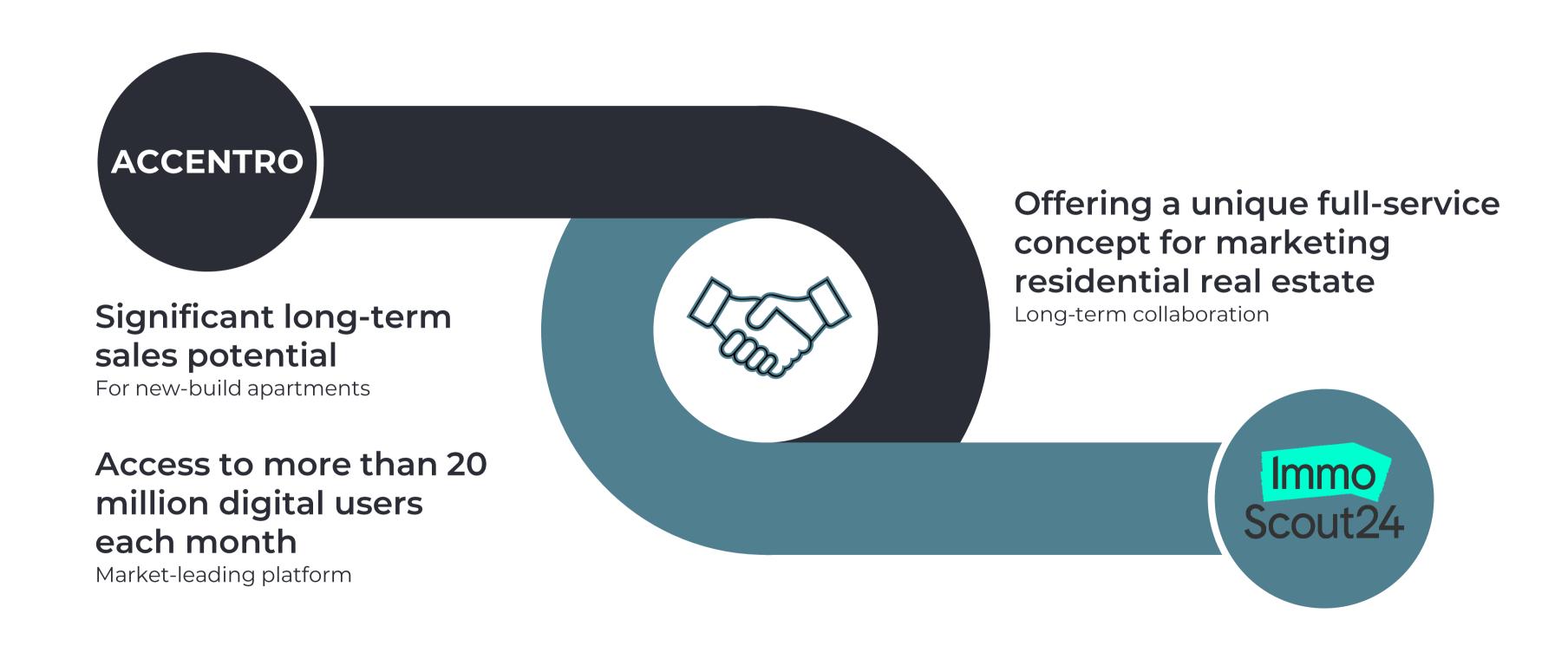
Conversion prohibition of rental flats into condominiums in 'strained housing markets' ("Aufteilungsverbot")

- In fact, this means prohibiting the **conversion of rental apartments into condominiums** as a business model in areas with a **tight housing market**.
- However, the conversion prohibition has the following restrictions: On the one hand, the prohibition of conversion is initially only valid until the end of 2025 and can make use of the obligation to obtain a permit by statutory order. This means that the federal states do not have to implement the conversion ban.
- Formally, the conversion is not prohibited, but in areas with tight housing markets it requires a
 permit. The permit must be granted if:
 - · The land belongs to an estate and ownership is to be established in **favour of co-heirs**
 - · The property is to be sold to family members for their own use
 - · The residential property is to be **sold for own use** to at least **two thirds of the tenants**
 - Claims of **third parties** arising from the land register for the transfer of residential property cannot be fulfilled without the approval
 - Even taking into account the general public interest, it is no **longer reasonable** to refrain from establishing **condominium ownership** or **partial ownership**.
- The housing industry has **strongly criticized** the announced **conversion ban** and sees restrictions in the **freedom of ownership**
- Current status:
 - At the beginning of November, the Federal Cabinet passed the Building Land
 Mobilization Act together with the ban on conversion
 - The law has been passed by the parliament on 7 May 2021

ACCENTRO's status quo and strategy

- ACCENTRO's units in the privatisation business with an aggregate expected sales volume of around 500m € are already lawfully partitioned. This provides the company with high visibility of revenues for the upcoming years.
- ACCENTRO focusses to continually diversify its regional investments.
- ACCENTRO holds on to its flexible sales
 strategy, including single unit sales as well as
 block sales to institutional investors.
- The growth of proprietary real estate stock with value enhancing Capex provides rental growth and flexible exit strategy or maintaining the stock on ACCENTRO's balance sheet long-term (see recent acquisition of 2,800 units).

ACCENTRO and ImmoScout24 Launch Comprehensive Marketing Partnership



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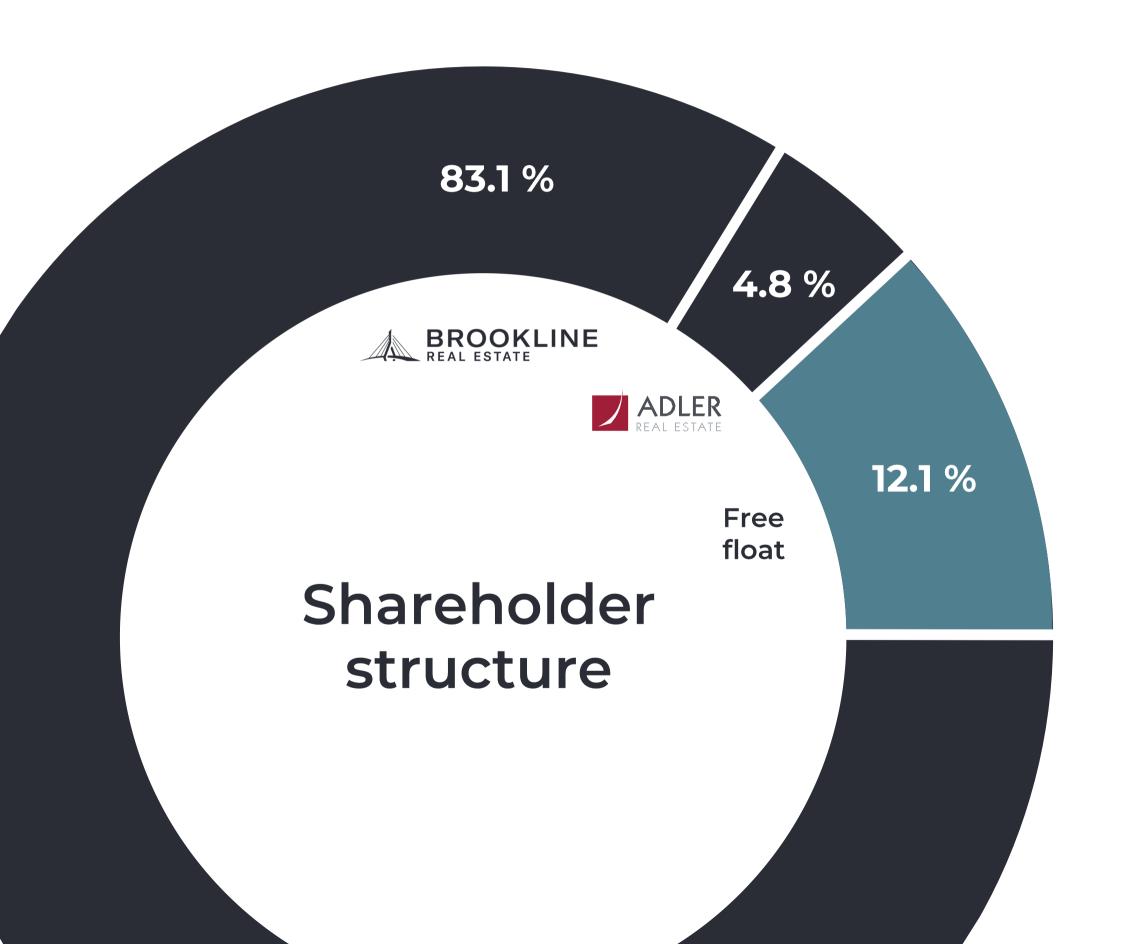
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Shareholders & key share information



7.10 €

Share price (as of 30 September 2021)

230.3m €

Market capitalisation (as of 30 September 2021)

32,437,934

Shares outstanding

Frankfurt am Main

Listing

Prime Standard

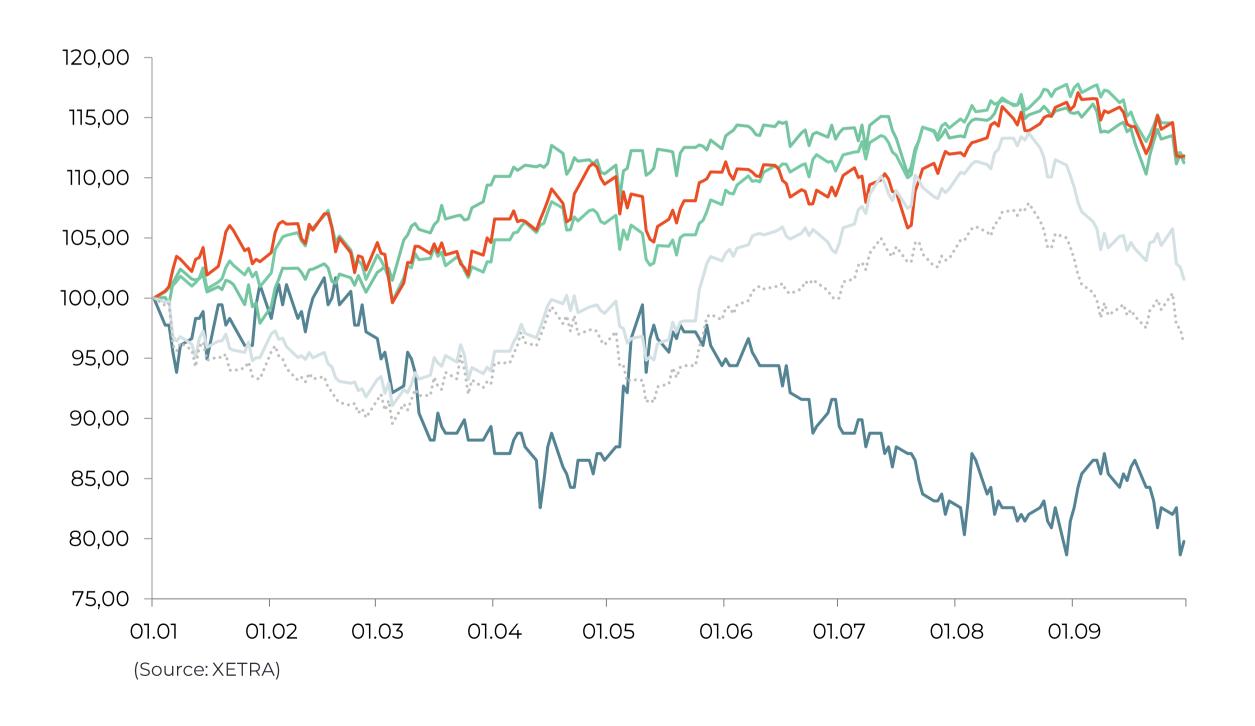
Segment

AOKFKB · DE000AOKFKB3

WKN · ISIN

Share price performance compared to indexes

Performance 9M 2021





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Brookline Real Estate is fully committed to ACCENTRO's path of growth

About ACCENTRO's major shareholder

- Brookline Real Estate S.à.r.l. ("Brookline Real Estate") is a Luxembourg-based holding company controlled by Brookline Capital LP, and externally advised by Vestigo Capital Advisors LLP ("Vestigo Capital").
- Vestigo Capital is an FCA regulated investment firm headquartered in London, UK, which provides advice to funds and other investment vehicles with cumulative AUM in excess of USD 350m.
- Vestigo Capital is led by Natig Ganiyev, a private equity investor, whose current portfolio primarily includes investments in real estate, renewable energy, and hospitality sectors.
- Natig Ganiyev serves as a member of the **Supervisory Board** of ACCENTRO Real Estate AG and is a member of the **Board of Directors of Malta Montenegro Wind Power JV Limited**. He received an **M.B.A. from Harvard Business School**.
- Brookline Capital LP is established to invest in real estate companies and assets, with a primarily focus on Germany. Its main holding is ACCENTRO Real Estate AG, which is the central piece of its investment strategy to pursue compelling opportunities in the property market.

Structure



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Research coverage

Dr Adam Jakubowski

SMC-Research

Target **14.60 €**

Date

07.12.2021

Buy

Philipp Kaiser

Warburg Research

Target **14.00 €**

Date **08.12.2021**

Buy

Winfried Becker

FMR Frankfurt Main Research AG

Target **10.00 €**

Date

19.11.2021

Buy

Ferran Tort Barniol

Kepler Cheuvreux*

Target

Date

_-

*Coverage temporarily suspended

Katharina Schmenger

Quirin Privatbank

Target 12.55 €

Date

07.12.2021

Buy

Stefan Scharff, Christopher Mehl

06.12.2021

SRC-Research

Target **14.00 €**

Date

Buy

Manuel Martin

ODDO BHF

Target **8.00 €**

Date **30.11.2021**

Hold

Andre Remke

Baader Helvea Equity Research

Target **10.00 €**

Date **18.12.2019**

Buy

11.88 €Average

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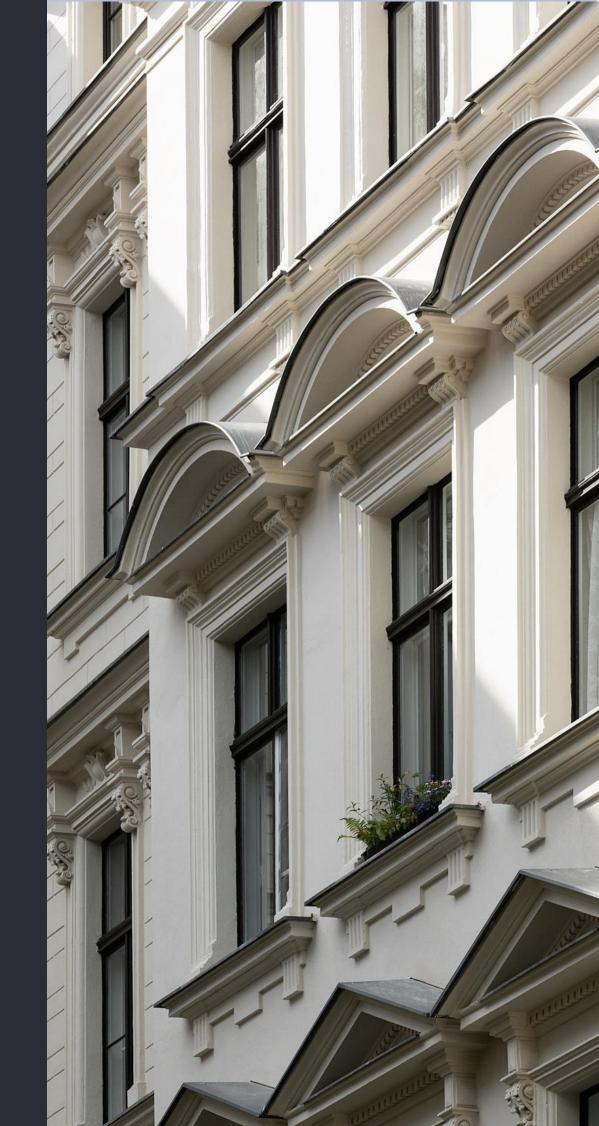
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Balance sheet

ACCENTRO Real Estate AG	30 Sept. 2021	31 Dec. 2020
Assets	T€	T€
Non-current assets		
Goodwill	17,776	17,776
Owner-occupied properties and buildings	24,336	24,407
Plant and intangible assets	2,942	1,835
Investment properties	300,910	215,001
Advance payments made for investment properties	862	2,757
Advance payments on corporate mergers	0	11,344
Non-current other receivables and other assets	25,073	25,112
Equity investments	6,652	5,697
Equity interests accounted for using the equity method	6,004	6,279
Deferred tax assets	1,413	1,140
Total non-current assets	385,969	311,348
Current assets		
Inventory properties	384,861	409,505
Contract assets	4,598	407
Trade receivables	38,014	51,757
Current other receivables and other assets	70,233	30,696
Current income tax receivables	1,666	1,734
Cash and cash equivalents	72,441	56,541
Total current assets	571,813	550,640
Total assets	957,782	861,987

^{*} Adding the values of the individual line items may result in minor differences compared to the sum totals posted.

ACCENTRO Real Estate AG	30 Sept. 2021	31 Dec. 2020
Equity	T€	T€
Subscribed capital	32,438	32,438
Capital reserves	79,781	79,658
Retained earnings	131,850	124,095
Attributable to parent company shareholders	244,069	236,191
Attributable to non-controlling interest	16,465	10,910
Total equity	260,535	247,101
Liabilities	T€	T€
Non-current liabilities		
Provisions	46	46
Financial liabilities	162,201	148,063
Bonds	346,095	245,265
Deferred income tax liabilities	10,659	9,074
Total non-current liabilities	519,001	402,448
Current liabilities		
Provisions	1,978	1,923
Financial liabilities	109,785	168,760
Bonds	3,327	3,446
Advanced payments received	35,853	9,177
Current income tax liabilities	5,983	5,950
Trade payables	4,385	7,126
Other liabilities	16,935	16,055
Total current liabilities	178,246	212,438
Total equity and liabilities	957,782	861,987

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Income statement

	Q3 2021	Q3 2020	9M 2021	9M 2020
ACCENTRO Real Estate AG	01 July –	01 July –	01 Jan. –	01 Jan. –
	30 Sept. 21	30 Sept. 20	30 Sept. 21	30 Sept. 20
	T€	T€	T€	T€
Group sales	52,347	27,937	125,363	65,290
Revenues from sales of inventory properties	47,403	24,752	108,380	55,695
Expenses from sales of inventory properties	-28,659	-20,191	-79,709	-45,699
Capital gains from property sales	18,743	4,561	28,671	9,996
Letting revenues	4,518	2,699	15,301	8,235
Letting expenses	-4,865	-1,279	-12,190	-4,368
Net rental income	-347	1,420	3,111	3,867
Revenues from services	427	486	1,682	1,360
Expenses from services	-446	-280	-806	-737
Net service income	-20	206	875	623
Net income from companies accounted for using the equity method	-82	0	-20	0
Other operating income	-3	62	798	449
Interim result	18,291	6,250	33,435	14,935
Gain or loss on fair value adjustments of investment properties	0	2,010	16,339	2,010
Payroll and benefit costs	-2,601	-1,854	-7,744	-6,091
Depreciation and amortisation of intangible assets and property, plant and equipment	-213	-219	-647	-618
Impairments of inventories and accounts receivable	0	0	0	-124

	Q3 2021	Q3 2020	9M 2021	9M 2020
ACCENTRO Real Estate AG	01 July –	01 July –	01 Jan. –	01 Jan. –
	30 Sept. 21	30 Sept. 20	30 Sept. 21	30 Sept. 20
	T€	T€	T€	T€
EBIT (earnings before interest and income taxes)	11,958	4,376	31,015	5,596
Income from equity investments	9	9	27	26
Interest income	783	1,037	2,161	3,004
Interest expenses	-6,241	-4,689	-18,854	-16,642
Net interest result	-5,457	-3,651	-16,693	-13,637
EBT (earnings before income taxes)	6,509	734	14,349	-8,015
Income taxes	-1,525	-982	-4,702	-3,796
Consolidated income	4,984	-249	9,647	-11,811
thereof attributable to non-controlling interests	273	52	1,562	147
thereof attributable to shareholders of the parent company	4,711	-301	8,085	-11,958

9M 2021 financials

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Cash flow statement

			9M 2021	9M 2020
Δ	CCE	NTRO Real Estate AG	01 Jan. –	01 Jan. –
			30 Sept. 21	30 Sept. 20
			T€	T€
		Consolidated income	9,647	-11,811
	+	Depreciation/amortisation of non-current assets	647	618
	+/_	Losses / gains from disposal of financial assets	-499	0
	_/+	At-equity earnings / net income from investments	20	-26
	+/_	Increase/decrease in provisions	54	-334
	+/_	Changes in the fair value of investment property	-16,339	-2,010
	+/_	Other non-cash expenses/income	18,411	6,931
	_/+	Increase/decrease in trade receivables and other assets that are not attributable to investing or financing activities	-11,274	-10,558
	+/_	Increase/decrease in trade payables and other liabilities that are not attributable to investing or financing activities	26,400	17,831
	+/_	Other income tax payments	-3,204	-6,977
	=	Operating cash flow before de-/reinvestments in inventory properties	23,864	-6,337
	_/+	Cash in-/divestments in inventory properties (net after assumption of debt, some without cash effect)	23,358	-40,766
	=	Cash flow from operating activities	47,222	-47,102
	+	Interest received	5,039	1,242
	_	Cash outflows for investments in property, plant and equipment and in intabgible assets	-1,864	-1,081
	_	Cash outflows for the acquisition of subsidiaries	0	-3,027
	+	Payments from disposal of financial assets	500	02
	_	Cash outflows for investment in non-current assets	-658	-1,260

		9M 2021	9M 2020
ACCI	ENTRO Real Estate AG	01 Jan. –	01 Jan. –
		30 Sept. 21	30 Sept. 20
		T€	T€
_	Cash for the purchase of investment property	-58,540	0
_	Disbursements of loans granted	-13,494	-56,390
+	Repayment of loans granted	1,504	0
=	Cash flow from investment activities	-67,333	-60,516
+	+ Payments from issuing bonds and raising (financial) loans		292,744
_	 Repayment of bonds and (financial) loans 		-155,805
_	Interest paid and financing costs	-16,374	-18,899
=	Cash flow from financing activities	34,151	118,041
	Net change in cash and cash equivalents	14,040	10,422
+/_	Consolidation-related change in financial resources	1,860	72
+/_	Change in restricted cash and cash equivalents / adjustment of cash and cash equivalents	0	1,790
+	Cash and cash equivalents at the beginning of the period	56,541	24,167
=	Cash and cash equivalents at the end of the period	72,441	36,450

Financial calendar 2022

18 January 2022	UniCredit Kepler Cheuvreux German Corporate Conference (virtual)	22	June 2022	Annual General Meeting Berlin
28 April 2022	Release of Annual Report 2021	31	August 2022	Release of Interim Report as of 30 June 2022
31 May 2022	Release of Interim Statement as of 31 March 2022	13	September 2022	SRC Forum Real Estate & Financials Frankfurt/Main
O2 June 2022	Quirin Champions Conference Frankfurt/Main	30	November 2022	Release of Interim Statement as of 30 September 2022

The ACCENTRO financial year starts January 1st and ends on December 31st.



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