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Noratis AG: 5.50 % corporate bond tradable on the stock exchange from 11 November 2020 onwards

- EUR 12.5 million placement volume within the framework of the public offer
- Inflowing funds will be used to further expand the property portfolio

Eschborn, 9 November 2020 – Noratis AG (ISIN: DE000A2E4MK4, WKN: A2E4MK, "Noratis") has placed within the framework of the public offer of its 5.50 % corporate bond 2020/2025 (ISIN: DE000A3H2TV6) around EUR 12.5 million with institutional and private investors. The inclusion of the bond in the stock exchange trading in the Open Market (Quotation Board) of the Frankfurt Stock Exchange takes place on 11.11.2020. The inflowing funds will be used for the expansion of the real estate portfolio, hence securing the planned next growth step in the further development of the property portfolio. In addition to an increase in the bond Noratis AG can rely on further financing alternatives for its medium-term growth .

During the 1st half-year 2020 Noratis AG acquired a total of 753 residential units and thereby extended its real estate portfolio, including properties already acquired but not yet recognised in its financial statements, to more than 3,400 units. The rental income increased following the strong expansion of the real estate portfolio during the first six months of 2020 by around 35 % to around EUR 8.0 million compared to the prior year period. A further significant development of the real estate portfolio is planned.

The anchor shareholder of Noratis AG is Merz Real Estate GmbH & Co. KG (Merz), which is part of the Merz Group. Merz has committed itself to invest equity funds up to a total amount of EUR 50 million in Noratis AG by the end of 2024, which will be available for the planned growth during the coming years.

As a portfolio developer, Noratis AG combines the advantages resulting from the portfolio property management of residential units in Germany, such as stable rental income, with the yield opportu-



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nities of real estate development, without incurring the typical risks of a project developer. Moreover, by focusing on affordable living space, Noratis AG operates in a market segment which is considered as hardly susceptible to economic cycles.

André Speth, CFO of Noratis AG: “Considering the current capital markets environment, we are satisfied with the placement of our bond. With the demand-driven inflow from the placement we can implement the next growth steps as planned. Moreover, we have further financing options available for the extension of our real estate portfolio.”

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About Noratis:

Noratis AG (www.noratis.de) is a leading portfolio developer of residential properties in Germany. The company identifies and realizes potentials for tenants, owner-occupiers & investors, thereby creating and preserving attractive and at the same time affordable living space throughout Germany. Noratis specializes in the upgrading of ageing residential portfolios, mostly company-owned apartments, residential areas or housing estates in cities with more than 10,000 inhabitants and in peripheral areas of conurbations. After a successful development, the properties remain in the company's portfolio or are sold in the medium term to investors and/or individually to existing



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tenants, capital investors and owner-occupiers. In this way, Noratis creates a noticeable and sustainable added value for all stakeholders: from investors, employees and financing partners to current and future tenants. Noratis AG is listed on the Frankfurt Stock Exchange.

Investor & Public Relations Contact:

edicto GmbH

Axel Mühlhaus / Dr. Sönke Knop

T +49 (0)69 905 505 51

E noratis@edicto.de

Eschersheimer Landstraße 42

60322 Frankfurt am Main

Germany