Press Call

H1 2026 results

6th August 2026

Dr Christian Ricken (CEO)
Christof Winkelmann (CMO)

Aareal

YOUR COMPETITIVE ADVANTAGE.

Aareal Bank well on track at half-year

Adjusted operating profit of € 208 mn

Increased net interest income driven by both loan and deposit growth

BDS housing deposits exceeded € 15 bn[1] for the first time in June

SPF new business strong and in line with portfolio target

Solid funding, liquidity and capital position supporting financial resilience

1) Monthly average for June 2026

Core KPI's

Adjusted Operating Profit[1]	Loan Portfolio	Capital Ratio[2]
€ 208 mn	€ 34.4 bn	15.6 %

Adjusted Return on Equity[3]	Deposits[4]	Cost Income Ratio[5]
8.3 %	€ 17.5 bn	31 %

1) Adjusted for costs relating to efficiency measures, IT infrastructure investments and other material non-recurring effects
2) CET1 ratio (fully phased)
3) Post tax, annualized, adjusted for costs relating to efficiency measures, IT infrastructure investments and other material non-recurring effects
4) 6M average
5) Excluding bank levy/deposit guarantee scheme and non-recurring items

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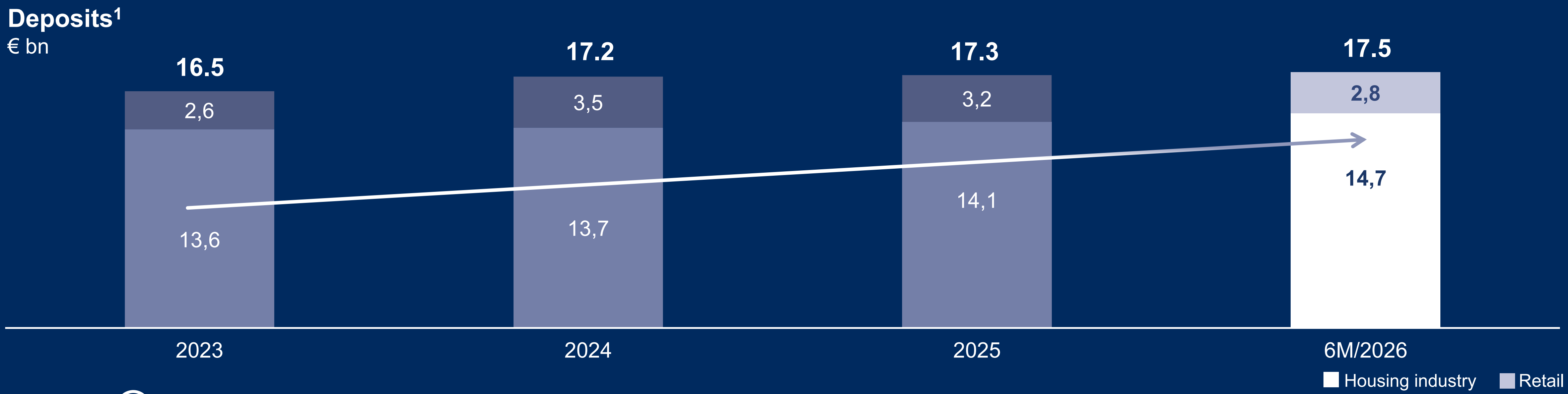
BDS: Positive development of housing deposits continues

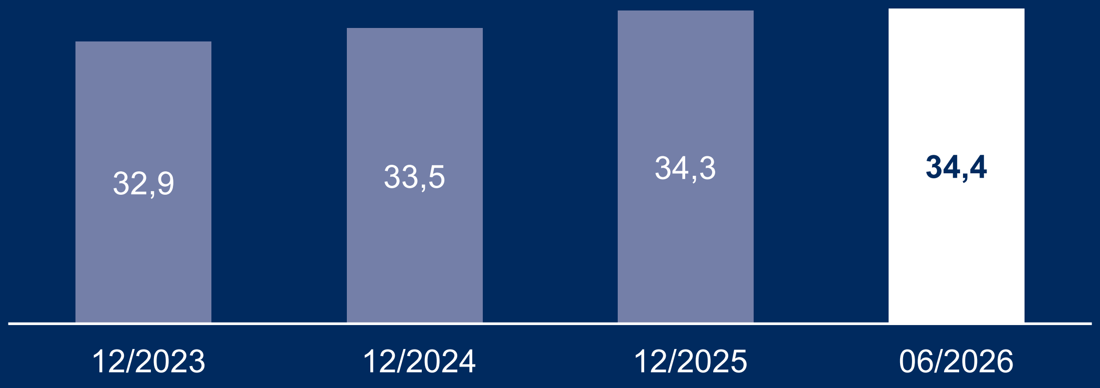


- BDS is a growing earnings and stability anchor
- Strong deposit franchise reinforces the group's solid funding position
- Quality of the housing deposit mix continue to improve, duration of retail deposits extended
- BDS is creating additional growth opportunities beyond its German core market

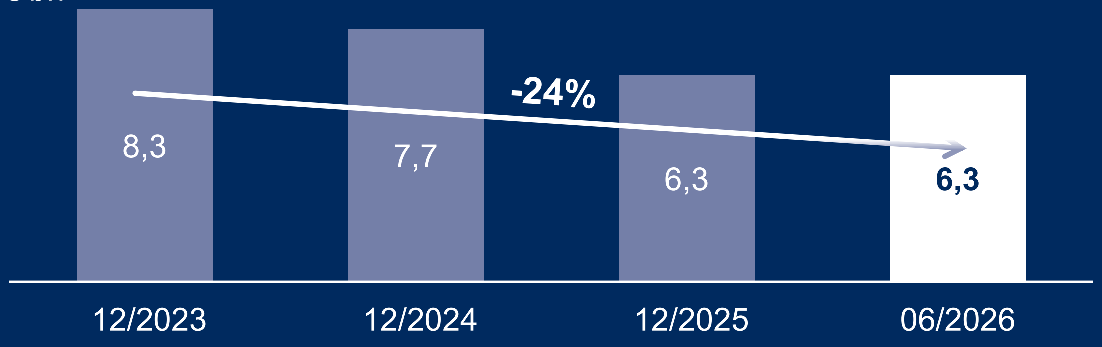
1) Annual average, 2026: 6M average

SPF: Stable overall portfolio; current re-positioning towards Europe

Real Estate Financing Portfolio
€ bn



US portfolio
€ bn



- High quality target portfolio of ~ € 34 bn
- Focus on Aareal specific sweet spots
  - Cross-border and portfolio financings
  - Hospitality
  - European centric

- US portfolio reduced by 24% since 2023, the US office segment by ~ 40%
- Share down from 25% to 18%[1] of total portfolio
- Reduction of € 0.3 bn in H1 largely offset by FX
- Further reduction planned

1) 12/2023 vs. 06/2026

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Adjusted operating profit of € 208 mn

Profit & loss (€ mn)	6M/2025	6M/2026	Δ
Net interest income	473	474	0%
Net commission income	3	-7	
Loan impairment charges (LICs)	-116	-127	9%
Administrative expenses[1]	-162	-155	-4%
Other components	25	23	-8%
Adjusted operating profit[1]	**223**	**208**	**-7%**
Non-recurring items	-15	-9	-40%
Operating profit	**208**	**199**	**-4%**
Income taxes	-52	-54	4%
Consolidated net income	**156**	**145**	**-7%**
Interest on AT1 bonds	-23	-19	-17%
Net profit	**133**	**126**	**-5%**
Adjusted return on equity (RoE)[1,2]	**9.1%**	**8.3%**	

- Increased net interest income driven by both loan and deposit growth, compensate lower interest rates
- Loan impairment charges at expected level
- Efficiency measures and cost discipline lowered admin expenses, cost-income ratio[3] at 31%
- Other components include valuation changes and repayment effects[4]
- AT1 costs normalised in 2026 after overlapping AT1-replacement in 2025
- Adjusted return on equity of 8.3%
- CET1 ratio (fully phased) at 15.6% (12/2025: 15.5%)

1) Adjusted for costs relating to efficiency measures, IT infrastructure investments and other material non-recurring effects
2) Post tax, based on IFRS equity
3) Excluding bank levy/deposit guarantee scheme and non-recurring items
4) 6M/2025: € 20 mn positive one-off from restructured former legacy NPL

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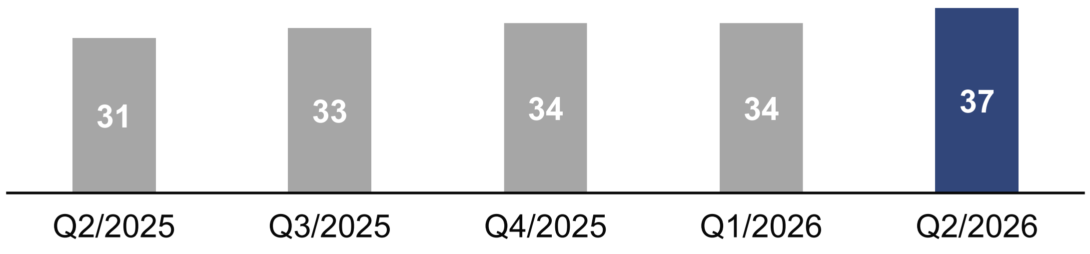
BDS: Adjusted operating profit reflects scalability

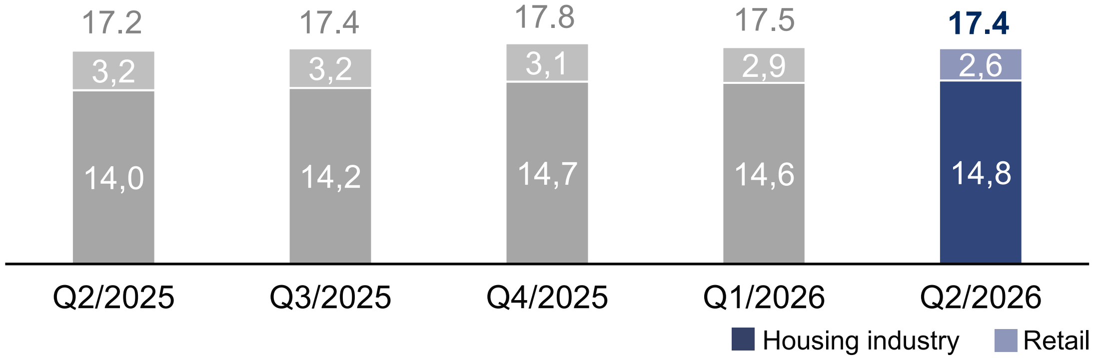
Profit & loss (€ mn)	6M/2025[1]	6M/2026	Δ
Net interest income	114	125	10%
Net commission income	-5	-6	20%
Administrative expenses[3]	-48	-50	4%
Other components	1	2	
Adjusted operating profit[3]	**62**	**71**	**15%**
Non-recurring items	-2	-4	
Operating profit	**60**	**67**	**12%**

- Adjusted operating profit up by 15% in H1 2026
- Operating leverage increasing
- Growing housing deposits combined with positive margin development
- Strong deposit franchise reinforces the Group's funding position
- Additional growth opportunities beyond the German core market

Adjusted operating profit[1,2]
€ mn



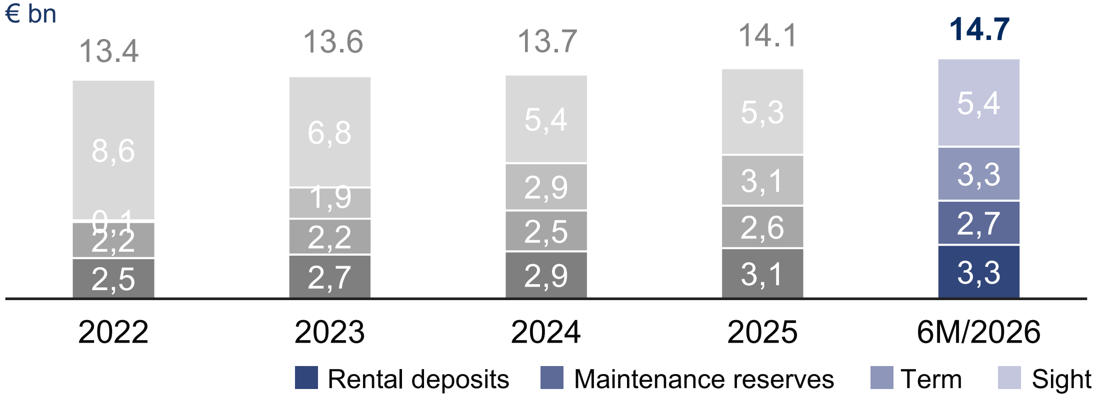
Deposit volume[2]
€ bn



1) 2025 figures restated based on new transfer pricing
2) Quarterly average
3) Adjusted for costs relating to efficiency measures, IT infrastructure investments and other material non-recurring effects

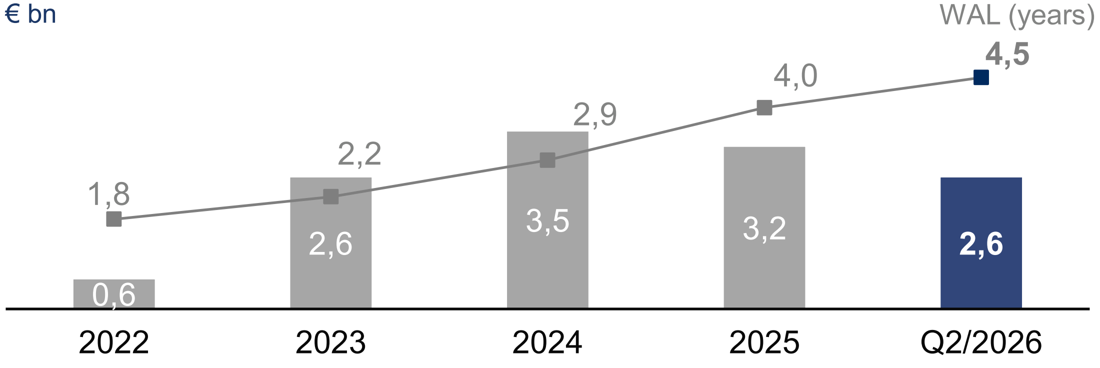
BDS: Strong deposit franchise reduces dependence on capital markets

Housing industry deposits[1]



- Housing industry deposits exceeded € 15 bn[3] for the first time in June
- Increase from new and existing customers
- Combined sight and term deposits growth due to strong sales activities
- Share of particularly sticky rental deposits and maintenance reserves constantly increasing to 41% in 6M/2026 (from 35% in 2022)

Retail deposits[2] and maturity



- Retail deposits as additional funding source further structurally improved
- Initial weighted average lifetime maturity (WAL) more than doubled
- Tool to finetune liability management
- Target volume: € 2-3 bn

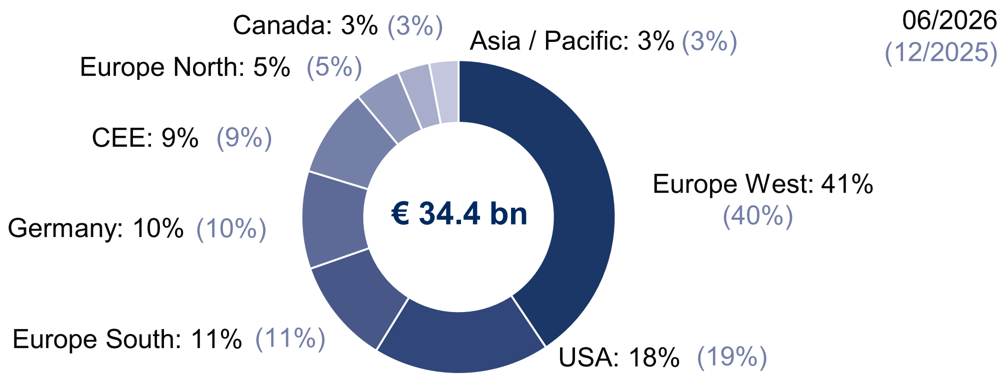
1) Annual average, 2026: 6M average
2) Annual average, 2026: as at 30.06.2026
3) Monthly average for June 2026

SPF: Real estate financing portfolio volume on target

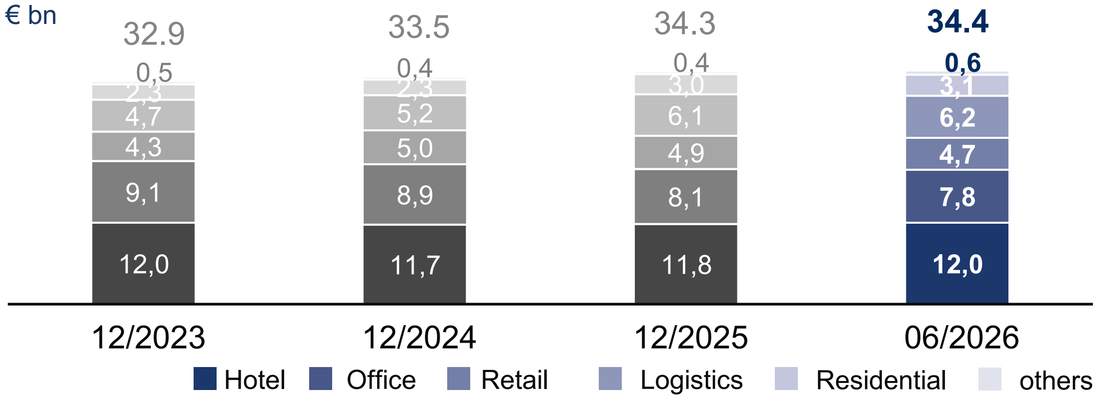
Profit & loss (€ mn)	6M/2025[2]	6M/2026	Δ
Net interest income	359	349	-3%
Net commission income	8	-1	
Loan impairment charges (LICs)	-116	-127	9%
Administrative expenses[1]	-114	-105	-8%
Other components	24	21	
Adjusted operating profit[1]	**161**	**137**	**-15%**
Non-recurring items	-13	-5	-62%
Operating profit	**148**	**132**	**-11%**

- Segment profit developing as expected
- US portfolio reducing according to Aareal Ambition
- Financing of refurbishments supports green transition
- Green loan volume of € 12.2 bn (12/2025: € 11.3 bn)
- Stringent risk management: proactive risk controls and NPL-management
- Share of portfolio financings > 50% of total portfolio volume
- Cross collateralization significantly reducing single asset risks

Real Estate Financing Portfolio by region



Real Estate Financing Portfolio



1) Adjusted for costs relating to efficiency measures, IT infrastructure investments and other material non-recurring effects
2) 2025 figures restated based on new transfer pricing

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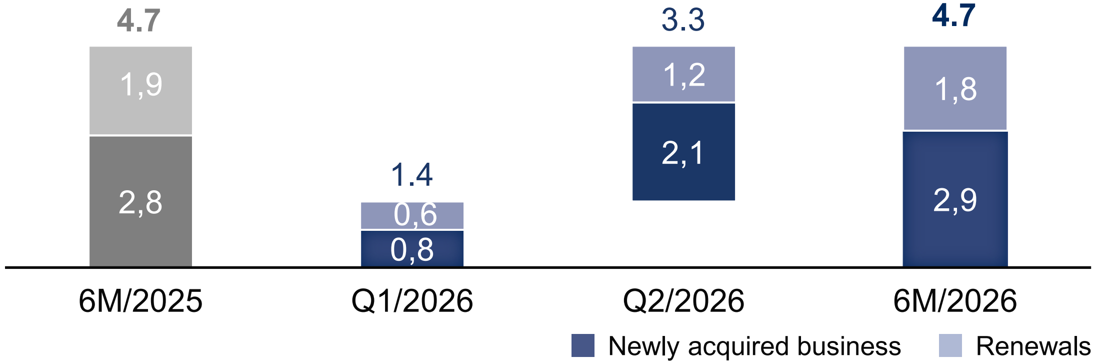
SPF: New business with good margins and low LTVs

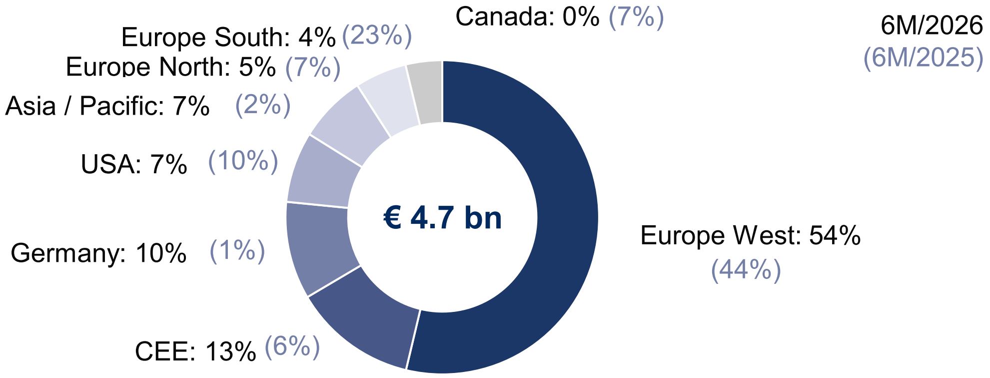
New business

€ bn

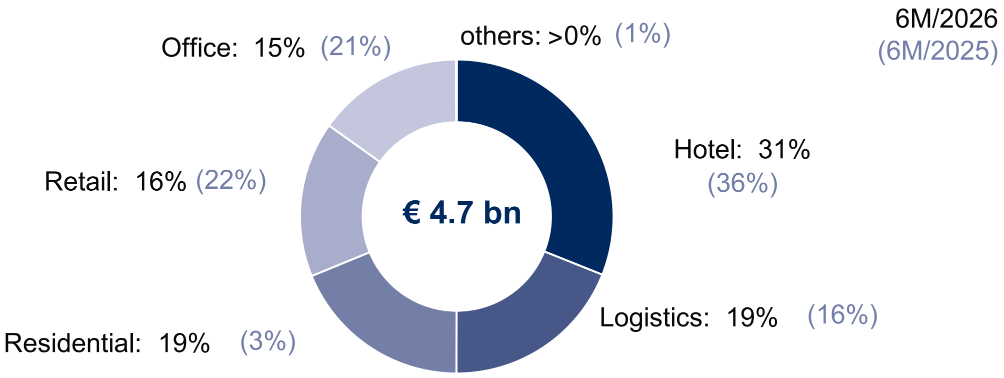


- Selective new business approach: ‘quality over quantity’
- Lending policies proactively managed across key risk indicators
- Margins[1] at 242 bps (FY 2025: 234 bps), above plan
- For the rest of the year margins expected slightly below FY 2025 level
- Conservative average LTV of 55% (FY 2025: 57%)
- New business includes € 1.9 bn green loans[2] (6M/2025: € 1.1 bn)
- New business in US with renewals only

New business by region

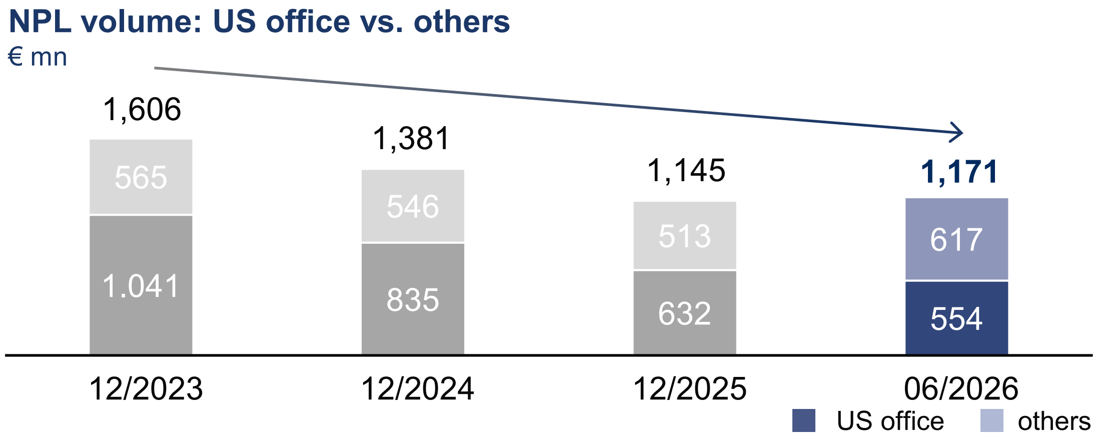


New business by property type

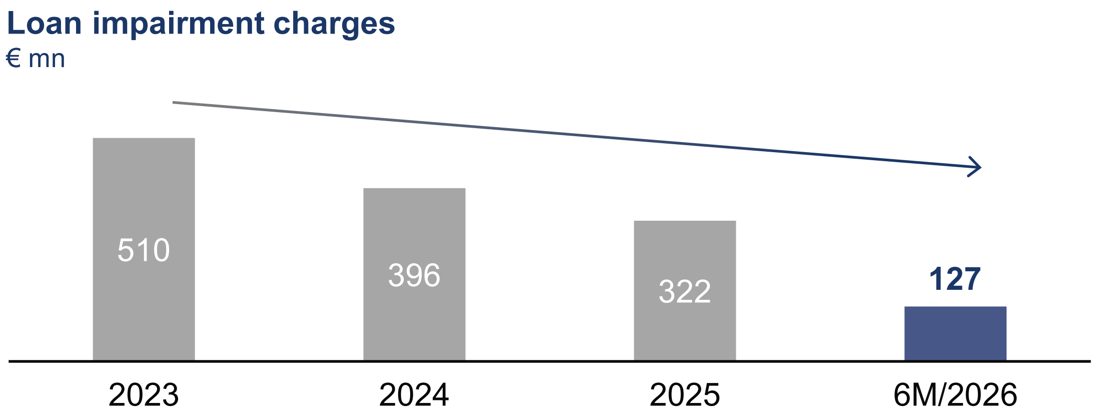


1) Newly acquired business
2) Governed by “Green Finance Framework”

SPF: 2026 NPL target of < € 1 bn confirmed



- Active NPL-management further reduced non-performing US office loans
- Coverage ratios (incl. FVPL)
  - Stage 2: 3.0% (12/2025: 3.1%)
  - Stage 3: 30% (12/2025: 29%)
- Non-performing loan ratio: 3.3% (12/2025: 3.2%)

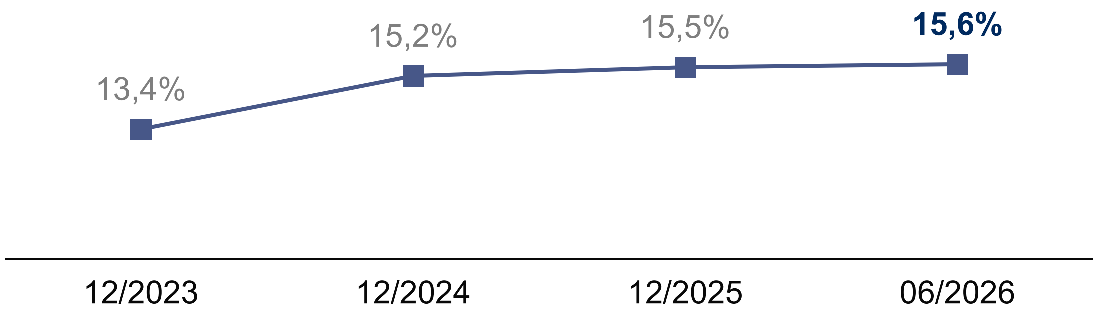


- Loan impairment charges continue overall positive downward trend
- Mainly relate to US office exposure
- Rest of world stays below long-term average
- Real estate markets for distressed assets remain challenging
- Aareal well on track to execute solutions

Note: Non-performing exposure ratio according to EBA Risk Dashboard definition: 2.9% (12/2025: 3.1%)

Solid capital ratios

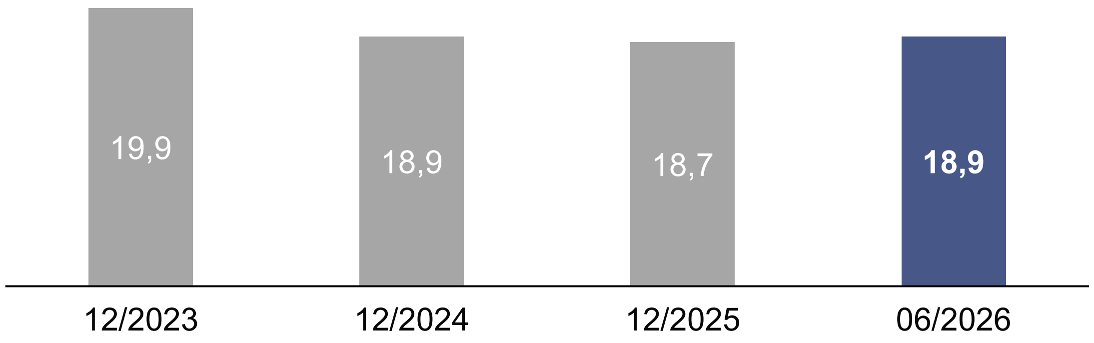
CET1 ratio (fully phased)



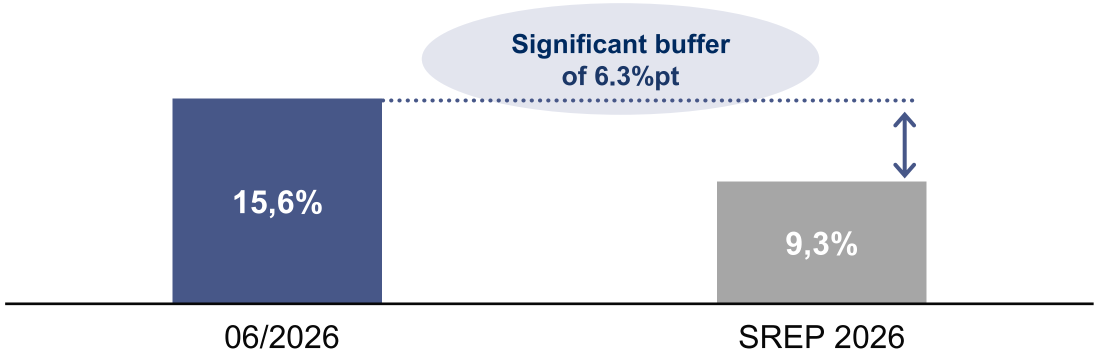
- Conservative capital management based of fully phased ratios
  - Stable CET 1 ratio
  - Tier1 ratio at 17.7%, TC ratio at 21.1%
- Significant CET1 buffer and disciplined RWA management
- T1-Leverage ratio at 7.0% (12/2025: 7.2%)

RWA (fully phased)

€ bn



CET1 ratio (fully phased) vs. SREP CET1 requirements



Note: Phase-in ratios: CET1 20.8%, Tier 1 23.7%, Total capital 28.3%; following a regular ECB review of the Banks Internal Rating Based-models it is likely that future phase-in ratios will be closer to the equivalent fully phased ratios

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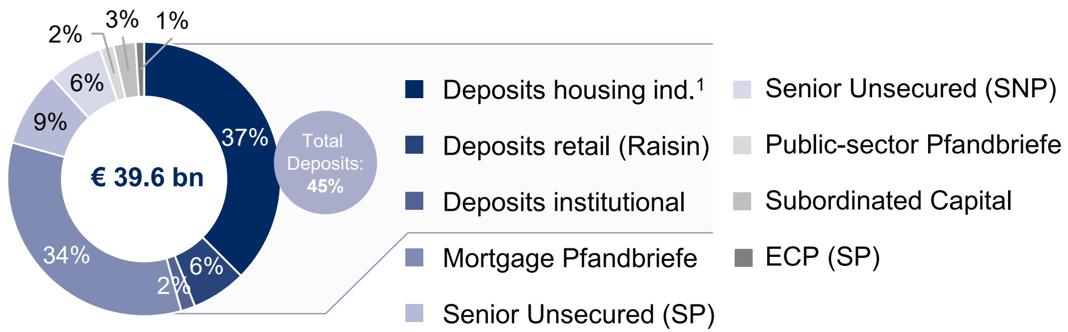
Solid funding and liquidity position

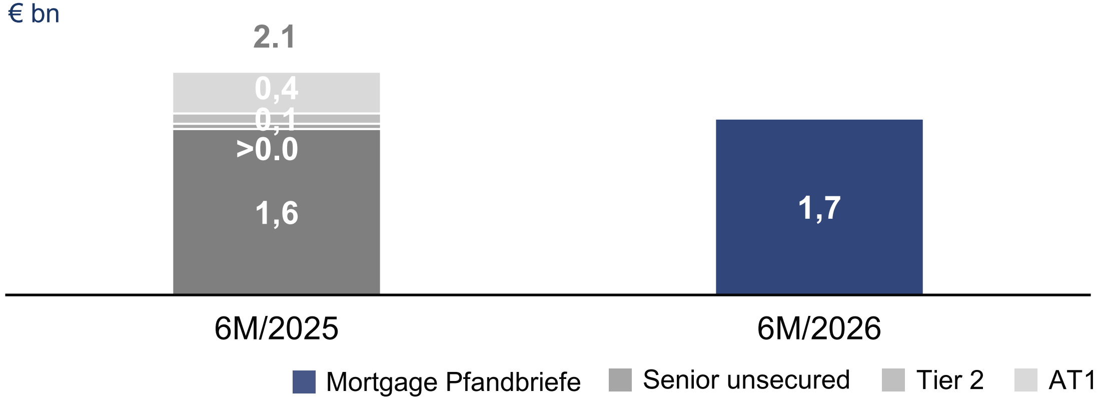
Liability structure



- Funding based on two strong pillars
  - Deposits
  - Mortgage Pfandbriefe
- Diversified funding mix with balanced maturity profile
- Solid liquidity ratios
  - NSFR 115%[2]
  - LCR 201%[1]

Capital market funding activities

€ bn



- Three benchmark Mortgage Pfandbriefe issued
  - EUR 750 mn and GBP 250 mn
  - EUR 625 mn; first green mortgage Pfandbrief
- Mortgage Pfandbriefe private placements (< EUR 100 mn in total)
- Total funding volume well ahead of pro rata plan
- Additional mortgage Pfandbrief planned for H2
- Potential pre-funding activities subject to market environment
- Upgrade of Fitch ratings[3] to ‘A-’ (positive) in May 2026

1) Q2 average
2) As at 30.06.2026
3) Issuer Default Rating, Senior Preferred (LT) Rating, Derivative Counterparty Rating

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Outlook 2026

Metric		2025	Outlook 2026
Adjusted operating profit[1]		€ 326 mn	Approaching € 400 mn
Adjusted return on equity (RoE)[1,2]		4.9%	Approaching 8%
Banking & Digital Solutions	Deposits[3]	€ 17.3 bn	€ ~17.5 bn
Structured Property Financing	REF-portfolio[4]	€ 34.3 bn	€ ~34 bn

1) Adjusted, excluding one-off charges for costs relating to efficiency measures, IT infrastructure investments and other material non-recurring effects
2) Post tax, based on IFRS equity
3) Annual average, including retail deposits
4) Subject to FX development

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Implementation of our Aareal Ambition strategy on track

SPF	▪ Diversified portfolio; volume on target ▪ New business focus on Europe ▪ New US leadership team in place, executing portfolio strategy
BDS	▪ Housing deposits now exceed € 15 bn[1], while quality of deposit mix continues to improve ▪ Strong momentum in client acquisition and partner network expansion ▪ Successful market entry in the Netherlands
Risk, funding & capital	▪ Strong capital and liquidity position supporting financial resilience ▪ Continued focus on NPL reduction, targeting below 3% ▪ First green mortgage Pfandbrief benchmark successfully issued
Infrastructure	▪ Transformation program delivering efficiency gains and cost savings ▪ Modernization of IT architecture and cloud transformation on track ▪ AI and automation enhancing operational efficiency

1) Average BDS deposit volume for June 2026

Key takeaways

Aareal Bank well on track at half-year

Strong performance in both business segments

Well positioned due to resilient and balanced business model

Aareal Ambition is proceeding on schedule

Aim to maintain business momentum to achieve full year targets

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Appendix

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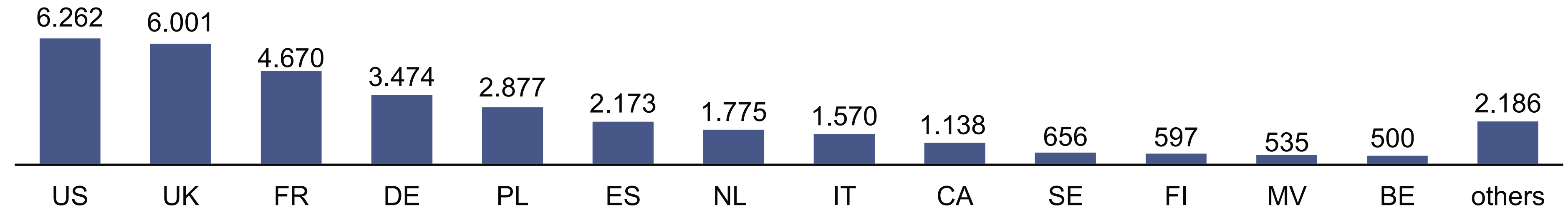
YOUR COMPETITIVE ADVANTAGE.

Structured Property Financing

€ 34.4 bn well diversified by country

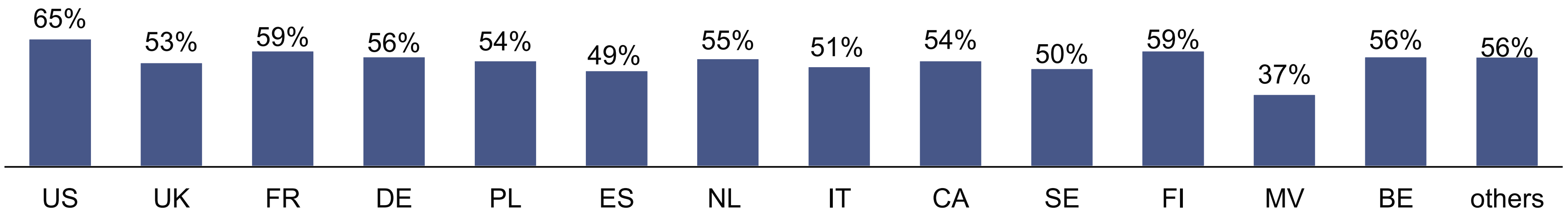
REF portfolio
€ mn

€ 34.4 bn
12/2025: € 34.3 bn



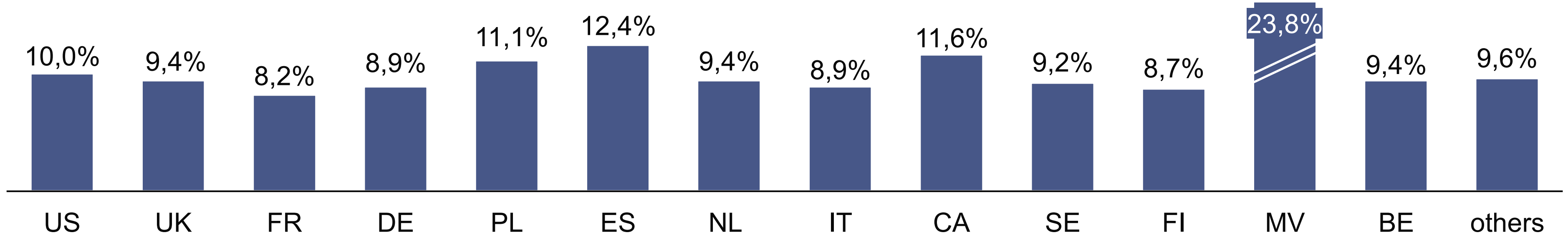
LTV[1]

Ø LTV: 56%
12/2025: 56%



YoD[2]

Ø YoD: 9.9%
12/2025: 9.7%

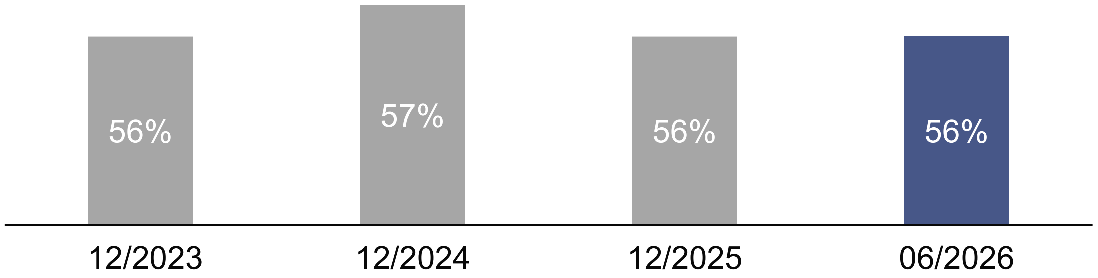


Note: others, including countries with a portfolio below € 500 mn
1) Including undrawn commitments, performing only
2) Performing only

Structured Property Financing

Continues focus on LTV and YoD

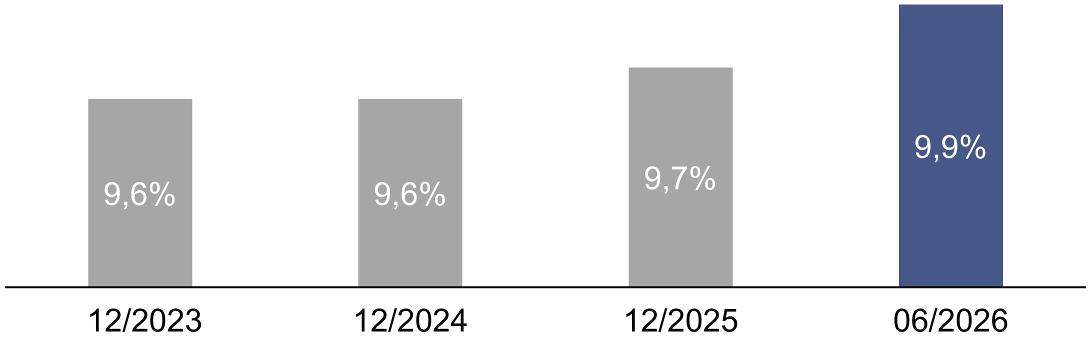
Performing portfolio loan-to-value (LTV)[1]



Loan-to-value (LTV) by property type

%	12/2022	12/2023	12/2024	12/2025	06/2026
Hotel	56	54	53	53	53
Logistics	52	55	58	58	59
Office	57	62	64	61	62
Retail	56	58	56	55	54
Residential	48	48	51	54	54

Performing portfolio yield-on-debt (YoD)[2]



Yield-on-debt (YoD) by property type

%	12/2022	12/2023	12/2024	12/2025	06/2026
Hotel	9.0	10.6	10.4	10.7	11.4
Logistics	9.0	9.3	9.4	8.8	8.9
Office	6.9	7.5	7.6	7.9	7.9
Retail	9.8	11.3	12.0	11.9	11.9
Residential	8.0	8.7	7.8	8.0	7.7

1) Including undrawn commitments, performing only
2) Performing only

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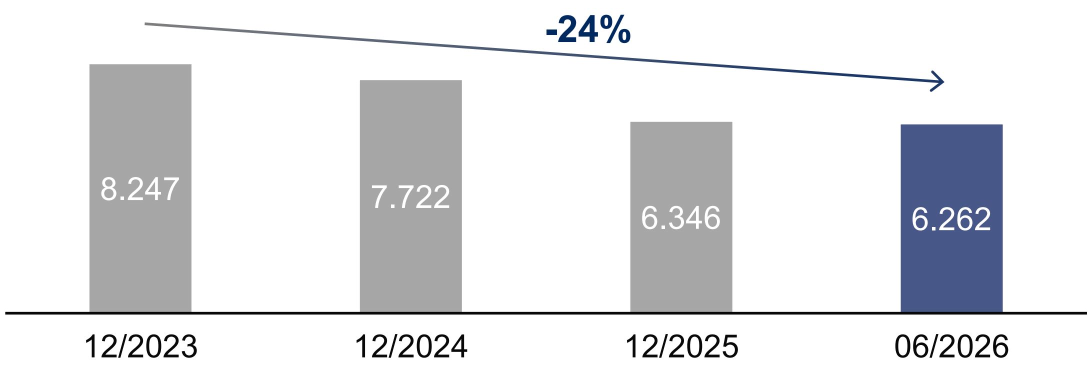
Structured Property Financing

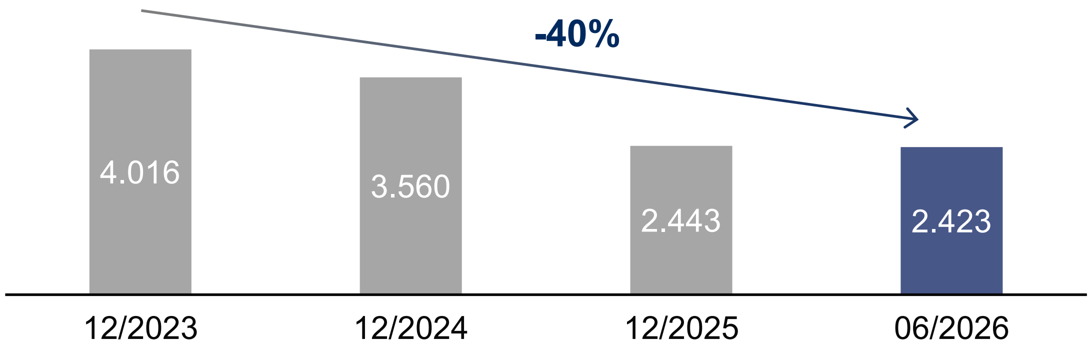
Reduced presence in challenging US office market

US total portfolio
€ mn

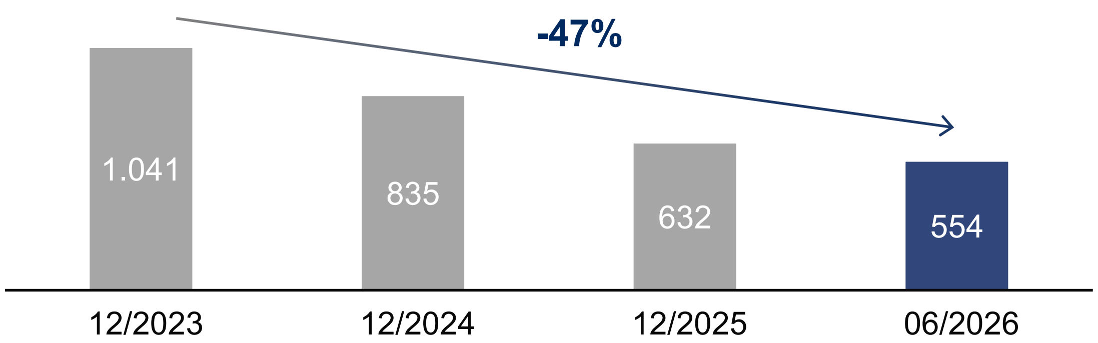


- US office portfolio down by 40% since end of 2023
- New York represents 44% of the total US office portfolio
- Rest largely spread throughout major US cities
- Loans are being monitored closely on a regular basis
- ~91% of US office portfolio has a (layered) LTV < 70%

US office portfolio
€ mn



US office NPLs
€ mn



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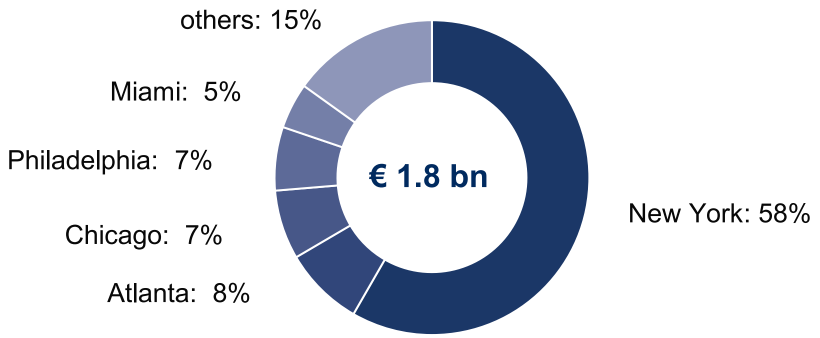
Structured Property Financing

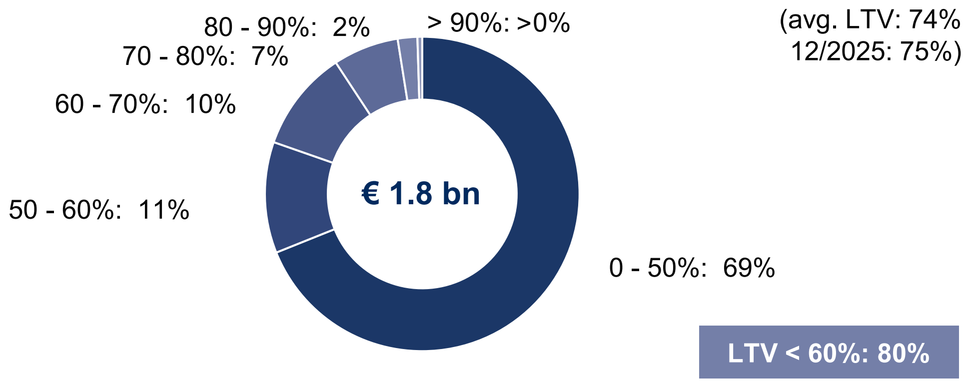
Presence in US office market

Performing US office portfolio[1] by top 5 cities



- New York represents 58% of the performing US office portfolio
- Rest largely spread throughout major US cities

Performing US office portfolio[1] by (layered) LTVs



- Loans are being monitored closely on a regular basis
- ~ 97% of portfolio has a (layered) LTV < 80%
  - (Layered) LTV 80 - 100%: < 3% (€ 46 mn)
  - (Layered) LTV above 100%: none

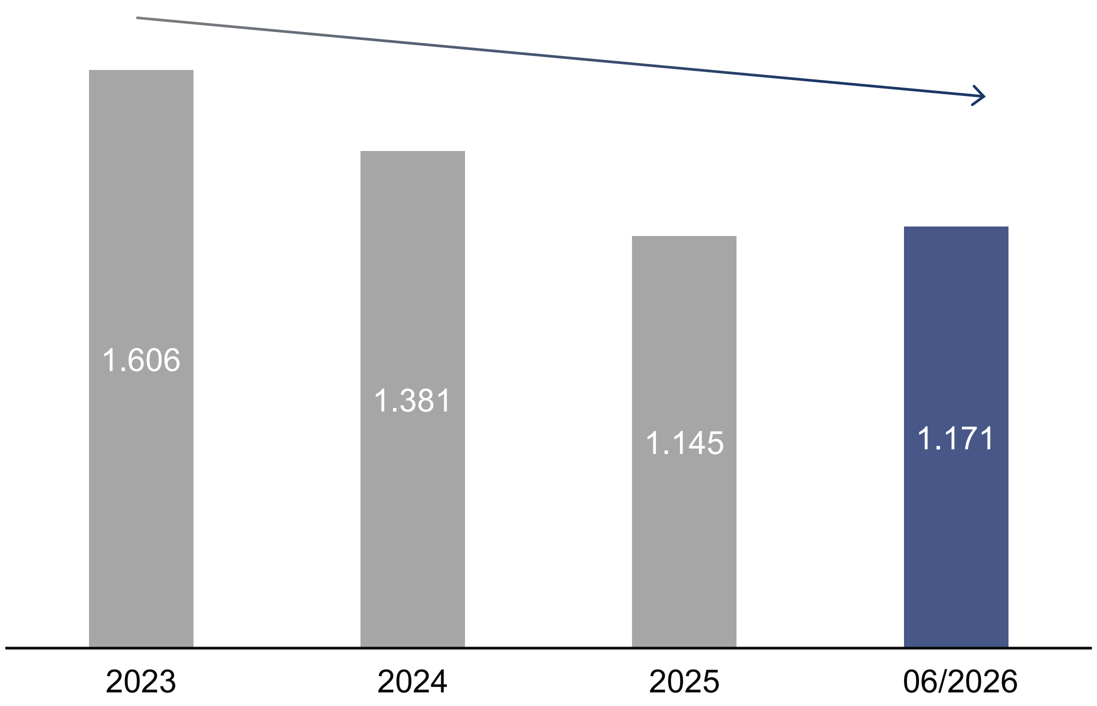
1) Including undrawn commitments, performing only

Structured Property Financing

Non-performing loans < €1.0 bn expected in 2026

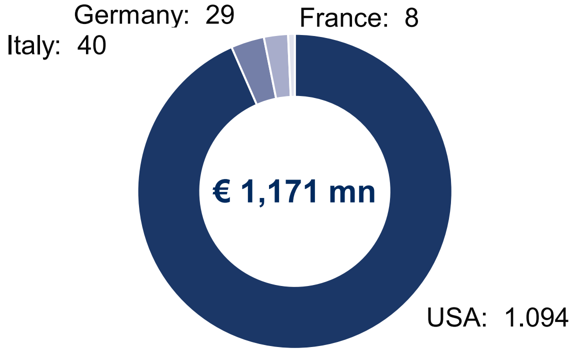
Non-performing loans

€ mn



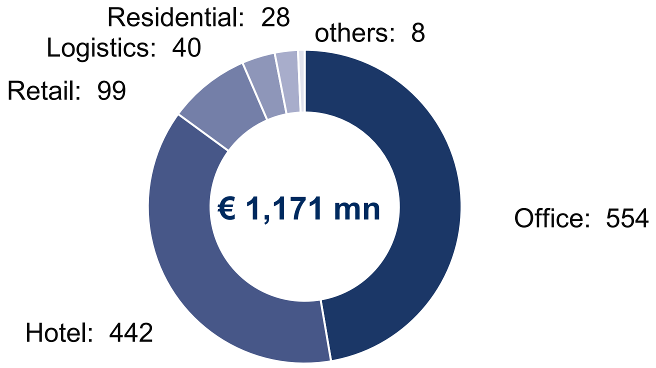
Non-performing loans by country

€ mn



Non-performing loans by property type

€ mn



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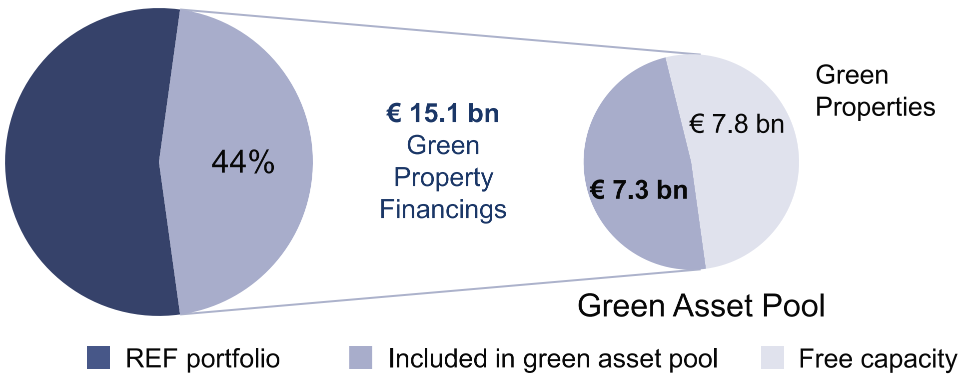
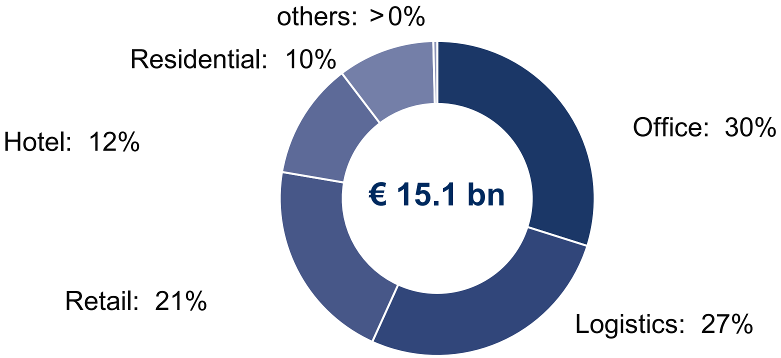
44% of REF portfolio classified as Green Property Financings

REF[1] portfolio

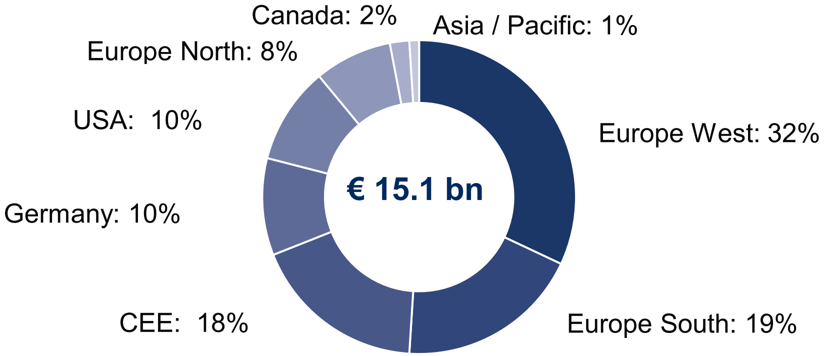


- € 15.1 bn1 (44%) classifying as "Green Property Financings"
  - € 7.3 bn included in green asset pool for Green bond issues
  - € 7.8 bn green property financings - free capacity

Green Property Financings[2] by property type



Green Property Financings[2] by region



Note: Portfolio data as at 30.06.2026
1) Excluding business not directly collateralized by properties
2) Valid certificate is documented

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Group Results

Financial performance 6M 2026

€ mn	01.01.- 30.06.2025	01.01.- 30.06.2026
Net interest income	473	474
Net commission income	3	-7
Loan impairment charges (LICs)	-116	-127
Administrative expenses (adjusted)[1]	-162	-155
Other items	25	23
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Income taxes	-52	-54
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Interest on AT1 bond	-23	-19
Net profit	**133**	**126**

1) Adjusted for costs relating to efficiency measures, IT infrastructure investments and other material non-recurring effects

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Group Results

Financial performance 6M 2026

€ mn	Structured Property Financing		Banking & Digital Solutions		Consolidation		Aareal Bank	
	01.01.-30.06.2025	01.01.-30.06.2026	01.01.-30.06.2025	01.01.-30.06.2026	01.01.-30.06.2025	01.01.-30.06.2026	01.01.-30.06.2025	01.01.-30.06.2026
Net interest income[1]	359	349	114	125	0	0	473	474
Net commission income	8	-1	-5	-6	0	0	3	-7
Loan impairment charges	-116	-127	0	0	0	0	-116	-127
Administrative expenses (adjusted)	-114	-105	-48	-50	0	0	-162	-155
Other items	24	21	1	2	0	0	25	23
Adjusted operating profit	**161**	**137**	**62**	**71**	**0**	**0**	**223**	**208**
Non-recurring items	-13	-5	-2	-4	0	0	-15	-9
Operating profit	**148**	**132**	**60**	**67**	**0**	**0**	**208**	**199**
Income taxes	-34	-33	-18	-21	0	0	-52	-54
Consolidated net income (from continuing operations)	**114**	**99**	**42**	**46**	**0**	**0**	**156**	**145**
Interest on AT1 bond	-18	-15	-5	-4	0	0	-23	-19
Net profit	**96**	**84**	**37**	**42**	**0**	**0**	**133**	**126**

1) 2025 figures restated based on new transfer pricing

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Group Results

Results - quarter by quarter

€ mn	Structured Property Financing Q2 2025	Q3 2025	Q4 2025	Q1 2026	Q2 2026	Banking & Digital Solutions Q2 2025	Q3 2025	Q4 2025	Q1 2026	Q2 2026	Consolidation Q2 2025	Q3 2025	Q4 2025	Q1 2026	Q2 2026	Aareal Bank Q2 2025	Q3 2025	Q4 2025	Q1 2026	Q2 2026
Net interest income[1]	167	160	183	176	173	57	58	60	61	64	0	0	0	0	0	224	218	243	237	237
Net commission income	5	3	3	0	-1	-3	-2	-3	-3	-3	0	0	0	0	0	2	1	0	-3	-4
Loan impairment charges	-61	-74	-132	-58	-69	0	0	0	0	0	0	0	0	0	0	-61	-74	-132	-58	-69
Administrative expenses (adjusted)	-50	-45	-64	-51	-54	-23	-24	-24	-25	-25	0	0	0	0	0	-72	-69	-88	-76	-79
Other items	25	5	-5	20	1	0	1	1	1	1	0	0	0	0	0	25	6	-4	21	2
Adjusted operating profit	**86**	**49**	**-15**	**87**	**50**	**31**	**33**	**34**	**34**	**37**	**0**	**0**	**0**	**0**	**0**	**118**	**82**	**19**	**121**	**87**
Non-recurring items	-8	-8	-3	-2	-3	-1	-1	-1	-2	-2	0	0	0	0	0	-10	-9	-4	-4	-5
Operating profit	78	41	-18	**85**	**47**	30	32	33	**32**	**35**	0	0	0	0	0	108	73	15	**117**	**82**
Income taxes	-16	-14	-32	-22	-11	-9	-10	-10	-10	-11	0	0	0	0	0	-25	-24	-42	-32	-22
Consolidated net income (from continuing operations)	**62**	**27**	**-50**	**63**	**36**	**21**	**22**	**23**	**22**	**24**	**0**	**0**	**0**	**0**	**0**	**83**	**49**	**-27**	**85**	**60**
Interest on AT1 bond	-8	-7	-7	-7	-8	-2	-2	-2	-2	-2	0	0	0	0	0	-9	-10	-9	-9	-10
Net profit	**54**	**20**	**-57**	**56**	**28**	**19**	**20**	**21**	**20**	**22**	**0**	**0**	**0**	**0**	**0**	**74**	**39**	**-36**	**76**	**50**

1) 2025 figures restated based on new transfer pricing

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Definitions

New Business =	Newly acquired business + renewals
Common Equity Tier 1 ratio =	CET 1 / Risk weighted assets
CIR =	Admin expenses (Excluding bank levy/deposit guarantee scheme and non-recurring items) / Net income
Net income =	Net interest income + Net commission income + Net derecognition gain or loss + Net gain or loss from financial instruments (fvpl) + Net gain or loss on hedge accounting + Net gain or loss from investments accounted for using the equity method + Net other operating income
Net stable funding ratio =	Available stable funding / Required stable funding
Liquidity coverage ratio =	Total stock of high-quality liquid assets / Net cash outflows under stress
Yield on Debt =	Net operating income (12-months forward looking) x 100 / Outstanding incl. prior/pari-passu loans (without development financings)
CREF-portfolio =	Commercial real estate finance portfolio exclusive private client business and WIB’s public sector loans
REF-portfolio =	Real estate finance portfolio inclusive private client business and WIB’s public sector loans
Exposure (performing) =	Maximum (actual commitment and outstanding)

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