



BCP

BRACK CAPITAL PROPERTIES N.V.

Balanced Business Model, Stable Cash Flow

Q1 | 2024

May 2024

Legal Disclaimer

The purpose of this presentation is to provide information on Brack Capital Properties N.V. (hereinafter: the “Company”), its operations and financial performance. It does not constitute an offer to purchase or sell securities of the Company or an invitation to receive offers as stated, nor does it constitute a recommendation regarding the securities, and is designated only for the provision of information.

The information provided in the presentation is not an alternative to the gathering and analysis of personal information, does not constitute a recommendation or opinion and does not constitute an alternative to the personal discretion of any investor.

This presentation and the information included herein were not intended to replace the need to review the reports published by the Company to the public, including the Company’s periodic reports for 2023 (as was published on March 29, 2024, reference number: 2024-01-034905) and for Q1 2024 (as was signed on May 23, 2024).

The presentation includes plans for operations and/or moves and/or evaluations of the Company in relation to its assets and/or expected yields based on the Company’s operations as of today constitutes forward- looking information, as the term is defined in the Securities Law, 5728-1968 (hereinafter: the “Securities Law”), including forecasts, business goals, evaluations and standards, and including information presented through drawings, graphs, surveys and any other information, in any manner provided, relating to the future events or matters, the realization of which is uncertain and not under the Company’s control. The realization and/or non-realization of the forward-looking information as stated will be impacted by factors that cannot be evaluated from the outset and are not under the Company’s control, including risk factors characterizing the Company’s operations, as detailed in the Company’s annual report for 2023, and from developments in the general and financial environment in the Company’s areas of business, and external factors impacting its operations, including the impact of the war in Ukraine and the changes in the capital markets, the interest rate and inflation. It shall be clarified that this presentation shall not, in any manner limit the Company from taking any business decisions, including with respect to the purchase or sale of any assets, including in a manner that may differ from this presentation or the forecasts presented in it. It should be noted that there might be immaterial gaps between the presentation and the Company’s reports, which are all due to rounding of amounts only.

This presentation includes data of expected profits, sales, income and expected rate of development profit, as detailed in these slides is forward-looking information, inter alia, regarding expected profits, sales, income and expected rate of development profit, that is not under the Company’s full control and the fulfillment of which is not certain. The information based on the current information existing that currently exists in the Company, regarding: the demand for residential areas in the city, market prices of the residential areas in the city in general and in the area of the projects specifically (including comparable competing projects), accumulated knowledge and experience of the Company’s management and forecasts and estimates of the Company regarding the construction, development, marketing costs, etc, and additional assessments that were made by the Company. There is no certainty that the procedures for land designation change will take place and / or be completed, if any, as their completion is subject to planning and construction procedures that are governed by German law, which is not under the Company’s control. Furthermore, even if the required approvals shall be obtained, the Company will decide to establish the projects on its own and the construction of projects will take place, a change in circumstances or an increase in construction costs and / or extraordinary conditions may materially change the Company’s detailed evaluations and may materially impact the expectations of income from the projects and their overall profitability. Similarly, there is not any certainty that the processes of the zoning change of the real estate sites will take place and/or will be completed, if at all, since their completion is subject to the planning and construction proceedings required according to the German law, the completion of which is not under the Company’s control. In addition, it should be noted that the Company’s reference to after-tax profitability is based on the Company’s assessment, in accordance with the opinion received from the tax advisers, of the tax rate applicable to the various transactions, and the tax authorities may disagree with these estimates.

It should be noted that the images attached to this presentation, as well as certain data included in this presentation were not included in past reports of the Company and are provided for the first time in this presentation or presented in a different manner than it was presented in the Company’s reports or were updated in accordance with the statements of the Company’s annual report for 2023 and the quarterly report for Q1 2024. In addition, information included in the presentation may be considered to be presented differently than the manner it is presented in the Company’s reports. The Company is of the opinion that the information included in the presentation, is available for calculation from the data included in the said reports, or alternatively, has no material influence with respect to a reasonable investor which may consider the purchase or sale of the Company’s securities.

The information and assessments presented in this presentation with respect to the future results of the Company’s development field are presented under the assumption that this field of activity will continue in its current structure as detailed in the Company’s annual report for 2023 and for Q1 2024.

BCP at a Glance



Dutch N.V



Active in Germany
since 2004

Operating segments*



Total Assets of ~
EUR 1.31 B



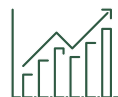
Multifamily portfolio
(82% of GAV; 9,307 units)



90 employees



Inventory of land
(17% of GAV; 1,886 units under planning)**



EPRA NTA:
EUR 708.1 M
EPRA NTA per share:
91.59 EUR/share



Cash balance
~**EUR 142 M**



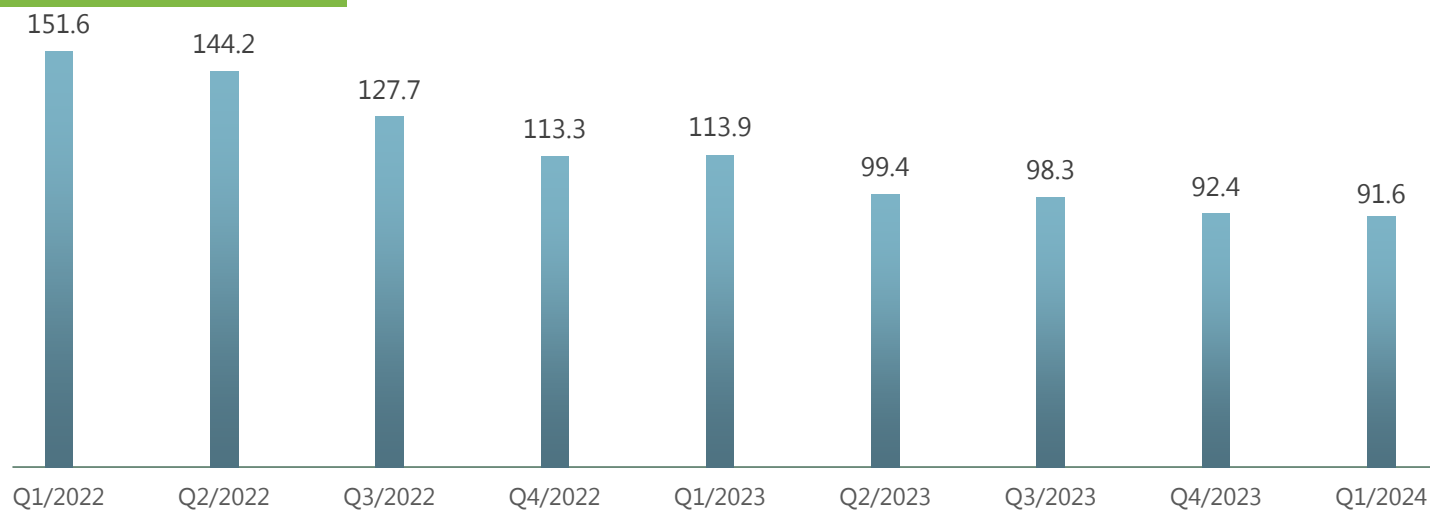
Capital Markets
Credit rating (by S&P Maalot) of the Company:
'iBBB-'
Credit rating (by S&P Maalot) of the bonds:
'iBBB+'

* In addition to its operating segments, the Company owns 3 commercial properties, which constitute approximately 1% of GAV.

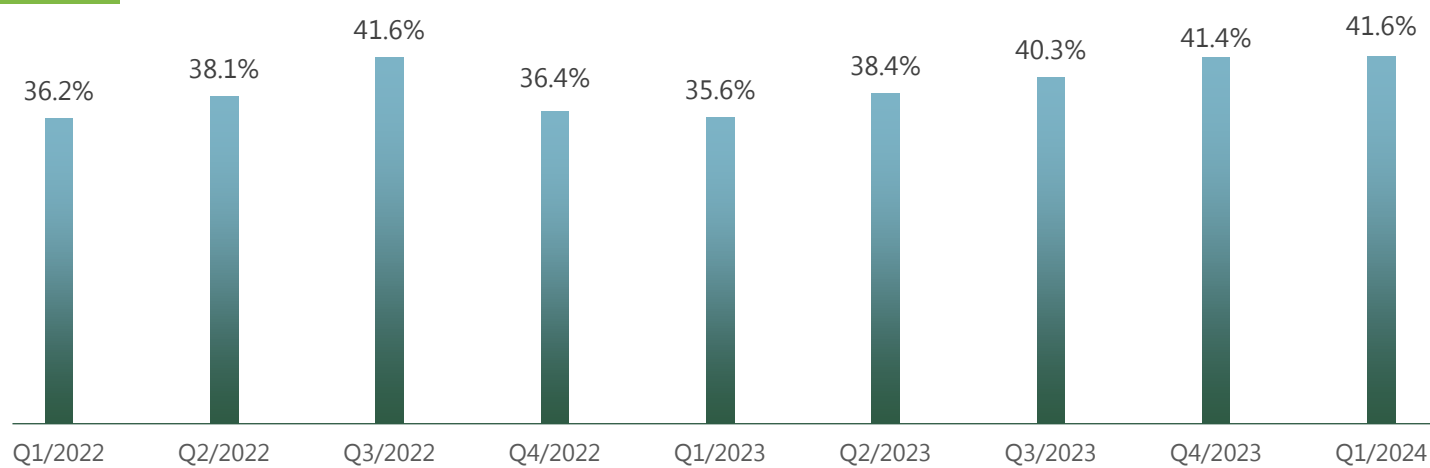
** Following the date of the report, on May 24, 2024, the Company entered into an agreement to sell the land in Grafental, located in the city of Dusseldorf, on which approximately 300 apartments are expected to be built.

LTV / EPRA NTA per share

EPRA NTA per share (EUR)*



LTV (%)



* In accordance with the updated guidelines published by EPRA. For further details regarding the EPRA NTA Index, see section 10.2 of the BOD Report.





Multifamily Portfolio (consolidated)



9,307
rental units

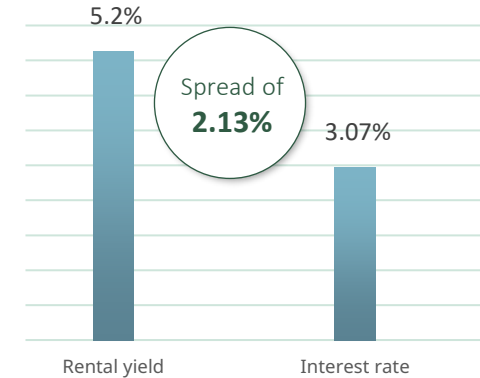


Located in
large & growing
cities

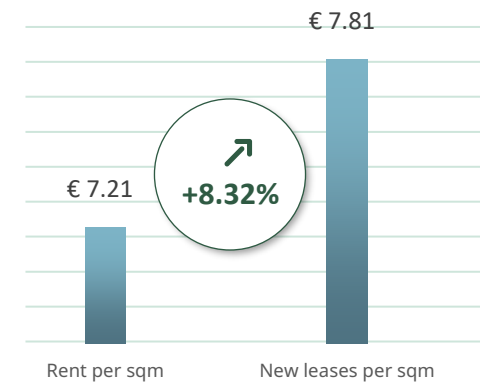


High CF
5.2%
rental yield

High Cash Flow



Significant Upside Potential





Sale Agreements

Sale of properties

Completion of the sale of residential properties in the city of Hamm

On December 15, 2023, the Company completed the sale of residential properties in the city of Hamm according to a property valuation of EUR 24.0 million. On that day, the Company received a payment from the purchaser totaling EUR 0.8 million. The sale was made through a “share transaction”, and the Company received the balance of the consideration for the transaction, totaling EUR 13.6 million, in January 2024. It should be noted that the Company recognized a profit of EUR 0.7 million in its financial statements for 2023 following the completion of this transaction.*

Land sale transaction in the city of Dusseldorf

On May 24, 2024, the Company entered into an agreement for the sale of the Grafental land, which is located in the city of Dusseldorf. The consideration reflects a property value of EUR 16.5 million and will be received on the date of completion of the transaction, which is expected to take place during the third quarter of 2024. In addition, upon completion of the transaction, a cash deposit of approximately EUR 7.8 million, will be released to the Company, which, as of the date of the report, is pledged as collateral to the City of Düsseldorf and constitutes a condition for obtaining building permits by the Municipality.

It should be noted that as a result of this transaction, the Company recognized a profit of approximately EUR 0.8 million in its financial statements. **

Sale of additional properties from the Income producing and Residential development portfolio

The Company is examining selling additional properties both from its income generating and development portfolios if necessary to meet its liquidity needs. For this purpose, the Company entered into agreements with various brokers to examine the sale of all assets in its development portfolio, where the scope of the assets to be sold by the Company from the aforementioned portfolio depends on the Company's liquidity needs at the relevant time. As of the publication date of the report, the Company is continuing to conduct negotiations to sell properties from its income-generating and development property portfolios.

* For more information, see the immediate reports published by the Company on December 17, 2023, and January 16, 2024 (Ref. No: 2023-01-113755 and 2024-01-005842, respectively).

** For further details see the Company's immediate report of May 26, 2024 (reference number: 2024-01-053814)



Financing

Average interest rate on debt – 4.00%*
Average maturity – 4.09 years

Issuance of a new series of bonds (Series D)

On February 28, 2024, the Company completed an issuance of a new series of Bonds (Series D) in a total scope of approximately EUR 360 million subject to Shekel-denominated interest (linked to CPI) of 5.05% with an average maturity of 3.6 years.

Update terms and partial repayment of the loan from the controlling shareholder ADLER

On May 22 and 23, 2024, the Audit Committee and the Company's Board of Directors approved the repayment of part of the loan principal and the (downward) update of the interest rate in the loan, as follows:

- By June 3, 2024, the Company will repay a sum of EUR 50 million, at the expense of the balance of the loan principal (which as of the date of the report and the date of its signing is EUR 75 million). The loan balance of EUR 25 million will be repaid at the end of 2024.
- The balance of the loan principal will bear interest at a rate of 3-Months-Euribor plus a margin of 1.6% (replacing the previous interest rate of 3-Months-Euribor plus a margin of 3%), which will apply retroactively from January 1, 2024.

The rest of the loan terms will remain unchanged. **

It should be noted that following the repayment of part of the loan principal and an update of the interest rate, the Company will be able to save about EUR 2.5 million in its interest expenses.

Company's ratings

On February 26, 2024, S&P Maalot announced that the Company's ratings were being taken off a negative CreditWatch and the Company's rating of 'iBBB+' was affirmed. This was primarily due to the Company succeeding to refinance a number of material bank loans as well as completing an exchange tender offer for the bonds.

* Consists of bank loans, bonds, and a loan from the controlling shareholder. For further details, see slide 20

** For further details see the Company's immediate report of May 26, 2024 (reference number: 2024-01-053817)



Multifamily Portfolio



Key parameters (consolidated)

General data

Total lettable area	566,974 sqm
Occupancy	97.1%
Rental income p.a.	47.5m EUR
Average rent per sqm	7.21 EUR
ERV* per sqm in new- lettings	7.81 EUR

* ERV - rental income based on avg. new lettings
** Adjusted NOI – under the assumption that all properties are let at ERV

Current yield

Rental yield	5.2%
NOI yield	4.6%

Potential yield

ERV yield*	5.7%
Adjusted NOI yield**	5.1%

Well maintained portfolio, Diverse building types

Low – rise



Buildings for conservation



High – rise



Town Houses



Attractive Geographic Diversification*

Kiel

11% - 1,013 units

Hannover***

11% - 1,061 units

Bremen

11% - 1,060 units

Dortmund

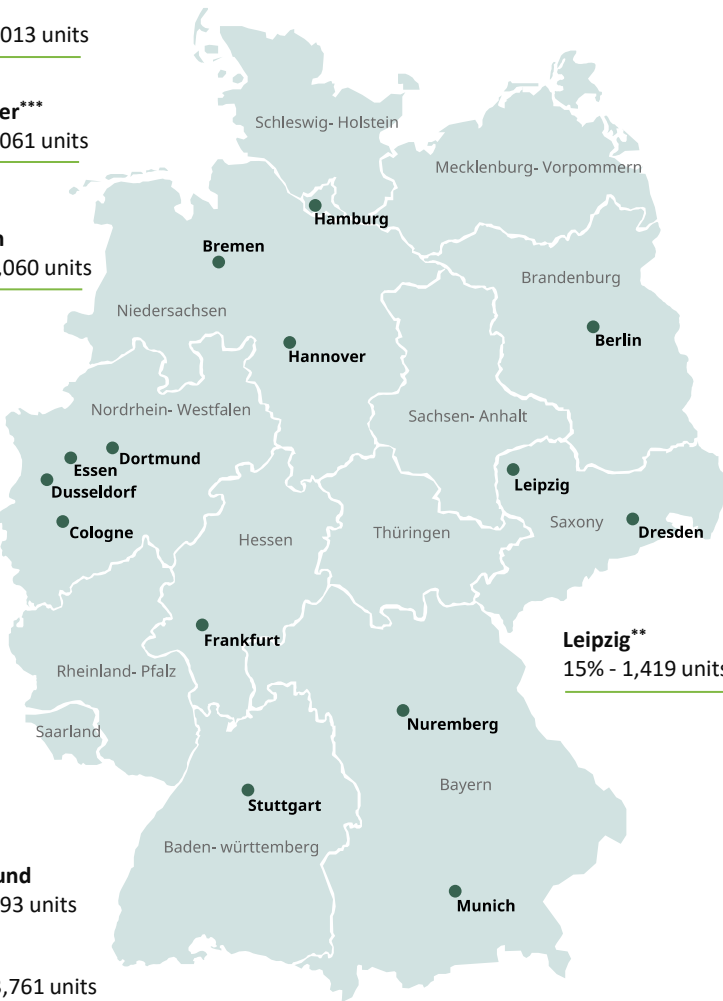
10% - 993 units

NRW

40% - 3,761 units

Leipzig**

15% - 1,419 units



* By no. of units. ** Including 572 units in Magdeburg & Halle
*** Including 228 units in Gottingen



* The division is based on the total number of units

Consistent rental growth

BCP

03.2024

Rental growth
in the past year

2.48%



100% of the portfolio in large cities.



High proportion of Studio and 2 room apartments

the fastest growing market segment in major cities.



Focusing on cities with high population growth rates

benefiting from robust rental growth.



	Magdeburg & Halle	Leipzig	Hannover & Gottingen	Bremen	Kiel	Dortmund	NRW	Total
No. of units	572	847	1,061	1,060	1,013	993	3,761	9,307
Occupancy	91.92%	94.48%	98.93%	96.13%	99.02%	97.19%	97.59%	97.12%
Value per sqm	€ 1,375	€ 1,960	€ 2,114	€ 1,296	€ 1,780	€ 1,628	€ 1,493	€ 1,604
Rent per sqm	€ 6.45	€ 7.75	€ 8.75	€ 6.93	€ 7.90	€ 7.19	€ 6.71	€ 7.21
ERV per sqm in new-lettings	€ 6.98	€ 8.94	€ 9.01	€ 7.25	€ 8.75	€ 7.75	€ 6.96	€ 7.81
Upside in rent based on ERV*	8.24%	15.38%	2.94%	4.59%	10.74%	7.77%	3.65%	8.27%
Cap rate**	3.97%	3.57%	3.69%	4.38%	4.14%	3.74%	4.04%	3.99%
Discount rate**	4.94%	5.05%	5.14%	5.77%	5.86%	5.24%	5.49%	5.45%
Tenant turnover	11.92%	10.49%	11.51%	10.47%	10.20%	9.25%	9.80%	10.23%



Upside in rent based on ERV*
8.27%



Value per sqm
1,604 EUR

* Upside without occupancy changes, based on new-lettings

** In accordance with the valuation methodology, the estimated cash flows from for the first 10 years are capitalized based on the discount rate, and from the 11th year onwards, the estimated cash flows are capitalized based on the cap rate.

Leipzig, Magdeburg & Halle

1,419
units



Hannover & Gottingen

1,061
units



Bremen

1,060
units



Kiel

1,013
units



Dortmund

993
units



NRW

3,761
units

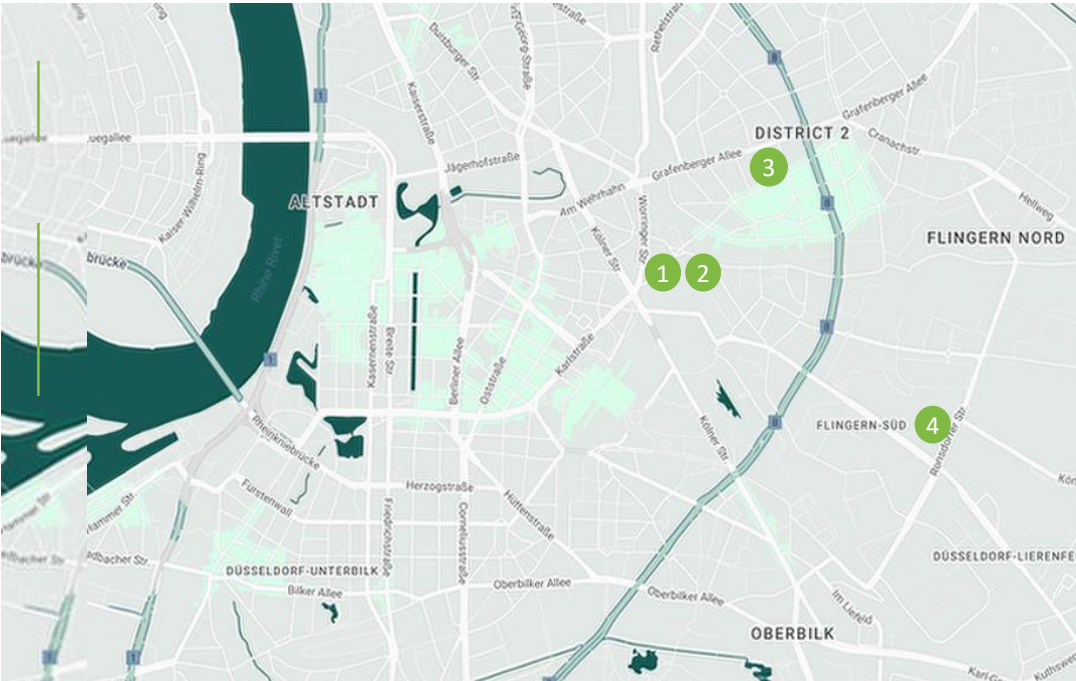


Residential Development



Residential Development in Düsseldorf

An International economic center,
One of the leading cities in quality of life in the world



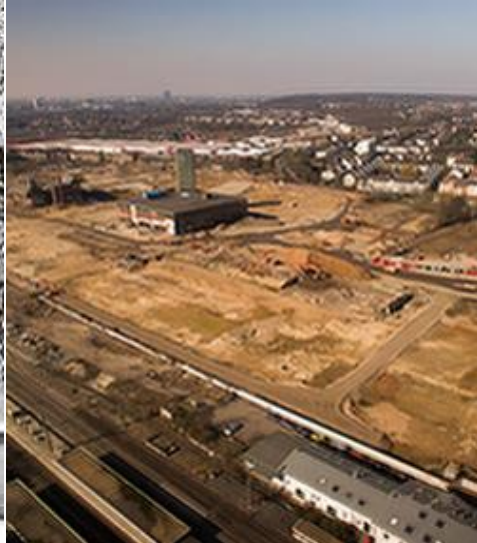




- 1 Grafental I
- 2 Grafental II
- 3 Grafenberg
- 4 Gerresheim

Attractive Locations Central locations within the city,
in upper class neighborhoods



Residential Development Profitability & Proven Track Record

<div>Aachen</div> <div>Construction completed successfully</div> <div></div> <div><p>A residential rental project of 82 housing units for controlled housing (subsidized housing and affordable housing).</p><p>The Construction was completed in March 2022.</p></div>	<div>Grafenberg</div> <div></div> <div></div> <div><p>Future Luxury project 85 units Adjacent to Grafenberg forest.</p></div>	<div>Gerresheim</div> <div></div> <div></div> <div><p>Virgin land being rezoned for residential use.</p><p>1,500 residential units in addition to commercial and kinder gardens. By the south, the land borders the upmarke "Grafenberg" neighborhood.</p><p>At the beginning of 2024, the Company was informed that Düsseldorf municipality has decided to continue advancing negotiations with the Company in connection with the approval of the land plans (Urban Development Contract) and the building permit.</p></div>	<div>Grafental II + OST</div> <div>(Starting From Phase G)</div> <div></div> <div><p>Phase G + H - Construction has been completed. All 185 units have been sold and handed over to the buyers.</p><p>Phase I - construction has been completed. All 204 units have been rented successfully.</p><p>Phase J + L – ~301 units included under the Grafental Ost master city plan. It should be noted that following the date of the report the Company entered into an agreement for the sale of this land.</p></div>	<div>Grafental I</div> <div>Successful development track-record</div> <div></div> <div><p>823 units were sold in full to date.</p><p>Sales of ~ EUR 400 million to date.</p></div>
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Grafental II



Grafental I



Aachen



Gerresheim



Growth Drivers



Total Equity
(31.03.24)

€ 575.0 M

Market Cap
(31.03.24)

€ 450.9 M



Multifamily

Portfolio book value ~ € 909.7 M

	ERV	Current status
Rental income (MEUR)	€ 51.4*	€ 47.5
Rental yield	5.7%	5.2%

* Based on new lettings performed during Q1 2024 without assuming ERV growth.



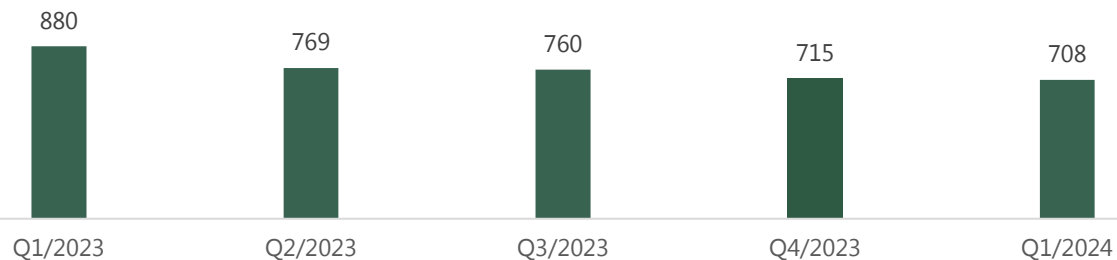
Appendixes



Balance Sheet Summary (MEUR) | as of 31.03.2024

Income producing properties	€ 929
Held for sale	€ 16
Land Inventory for development	€ 141
Cash and liquid balances	€ 142
Total assets	€ 1,313
Total liabilities	€ 738
Equity attributable to Company's shareholders	€ 559
Total equity including minority interest	€ 575
EPRA NTA	€ 708
EPRA NTA per share (EUR/share)	€ 92

EPRA NTA



Financial Position

Financial Debt Structure – 31.03.2024

	Bank Loans	Bonds	Shareholder Loan	Total
Outstanding balance in MEUR	€ 348.07	€ 192.71	€ 75.00	€ 615.78
Average maturity	5.69 years	2.51 years	0.75 years	4.09 years
Average interest	3.07%	4.55%(*)	6.89%	4.00 %

Rating and Leverage Ratios – 31.03.2024

Credit rating	S&P Maalot 'iBBB-'
Bonds rating (Series B, C, D)	S&P Maalot 'iBBB+'
LTV	41.59%
Debt to Cap, net	45.16%
EBITDA to interest	2.61X

* The bond's interest is linked to the Consumer Price Index in Israel

EPRA NTA (MEUR) – 31.03.2024

Equity attributable to Company's shareholders	559.1
Adding deferred taxes (less minority interest)	74.4
Excluding the fair value of financial derivatives, net (less minority interest)	17.8
Plus, real estate transfer tax (RETT) and other purchase costs	56.8
EPRA NTA	708.1

Profit and Loss (KEUR)

	Q1 2023	Q1 2024
Rental Income	€ 12,421	€ 12,201
Loss from impairment of inventories	-	€ (525)
NOI	€ 10,279	€ 10,400
NOI yield	4.2%	4.6%
Adjusted NOI yield	4.6%	5.1%
EBITDA	€ 6,849	€ 7,585
Real estate revaluation	€ (2,019)	€ (2,098)
Cash Flow interest	€ 1,991	€ 2,902
FFO	€ 4,454	€ 4,405
FFO per share	0.58	0.57
EBITDA to interest	3.44x	2.61x

Grafental I sales and profitability data

	Phase E	Phase G	Phase H
No. of residential units	89	89	96
No. of underground parking spaces	86	106	101
Built area	18k m	9.5k m	9.8k m
Sold units (#)	89	89	96
Sold units (%)	100%	100%	100%
Total sales to the signing date of the report	€ 49.6m	€ 53.7m	€ 58.0m
Average sales price per sqm	€ 5,033	€ 5,631	€ 5,926
Commencement of pre- marketing	5/2018	11/2018	7/2019
Commencement of construction	4/2018	Q4/2018	Q2/2019
Apartment's hand -over date	Apts handed over	Apts handed over	Apts handed over
Expected development profit	€ 11.5m	€ 9.9m	€ 9.2m
Development profitability	30.2%	22.5%	18.8%
Development profit already recognized in the financial statements (cumulative)	€ 11.5m	€ 9.9m	€ 9.2m

	31.03.2023	30.06.2023	30.09.2023	31.12.2023	31.03.2024
Bonds and Loans	675	672	541	527	615
Cash and cash equivalents	(212)	(213)	(61)	(63)	(149)
Financial debt, net	463	459	480	464	466
Investment Properties	960	854	956	959	959
Investment Properties\real estate inventory held for sale	126	153	50	-	16
Inventories*	210	182	182	156	141
Investments in other real estate companies	5	5	5	5	5
Total real estate	1,301	1,194	1,193	1,120	1,121
LTV**	35.57%	38.40%	40.25%	41.44%	41.59%
LTV after sale***	28.99%	29.71%	37.84%	41.44%	40.72%

* The inventory calculation is according to its fair value.

** The increase in the LTV ratio is mainly due to negative revaluations of Investment Property and Inventory of the Company during 2023.

*** Assuming the completion of the sale of the yielding real estate assets and the Company's real estate inventory, which are classified as held for sale.



BCP

BRACK CAPITAL PROPERTIES N.V.

Thank You.