

Interim statement
of Hypoport SE
for the period ended
30 Sep 2024

Key performance indicators

Interim statement of Hypoport SE for the period ended 30 Sep 2024

Key performance indicators

Revenue and earnings (€'000)	Q1- Q3 2024	Q1- Q3 2023	Change	Q3 2024	Q3 2023	Change
Revenue	331,945	267,125	24%	113,858	88,124	29%
thereof Real Estate & Mortgage Platforms	230,531	169,721	36%	80,286	56,007	43%
thereof Financing Platforms	54,443	51,290	6%	18,105	16,312	11%
thereof Insurance Platforms	48,409	47,179	3%	15,901	16,195	-2%
thereof Holding and Reconciliation	-1,438	-1,065	-35%	-434	-390	-11%
Gross profit	170,321	152,760	11%	56,624	50,560	12%
thereof Real Estate & Mortgage Platforms	101,550	86,034	18%	33,600	28,893	16%
thereof Financing Platforms	44,467	42,671	4%	14,511	13,144	10%
thereof Insurance Platforms	23,397	23,303	0%	8,178	8,246	-1%
thereof Holding and Reconciliation	907	752	21%	335	277	21%
EBITDA	37,697	23,235	62%	12,269	7,647	60%
EBIT	11,528	-2,854	504%	3,642	-1,131	422%
thereof Real Estate & Mortgage Platforms	20,532	6,883	198%	5,847	2,897	102%
thereof Financing Platforms	3,186	2,223	43%	1,105	-410	370%
thereof Insurance Platforms	893	9	9,822%	390	384	2%
thereof Holding and Reconciliation	-13,083	-11,969	-9%	-3,700	-4,002	8%
EBIT margin (EBIT as a percentage of Gross profit)	6,8	-1,9	462%	6,4	-2,2	388%
Net profit for the year	7,235	-3,239	323%	1,861	-1,017	283%
attributable to Hypoport SE shareholders	7,248	-3,096	334%	1,806	-994	282%
Earnings per share (€) (undiluted/diluted)	1.08	-0.46	335%	0.27	-0.14	293%
Financial position (€'000)	30 Sep 2024	31 Dec 2023	Change			
Current assets	146,840	174,264	-16%			
Non-current assets	458,328	451,510	2%			
Equity	347,933	340,643	2%			
attributable to Hypoport SE shareholders	345,897	338,604	2%			
Equity ratio (%)	57.5	54.4	6%			
Total assets	605,168	625,774	-3%			

Overview of business performance

The Hypoport Group is able to report solid results for the first nine months of 2024, even though macroeconomic conditions remain poor and it is continuing to invest heavily in the future. The mortgage finance companies in the **Real Estate & Mortgage Platforms segment** looked particularly strong against the backdrop of a slowly recovering overall market. This encouraging performance was attributable to a considerable rise in transaction volumes (Europace, Finmas, Genopace) and sales volumes (Dr. Klein, Qualitypool) on the back of increasing market share and a steady revival of the overall mortgage finance market over the course of the year.

The uptrend in the overall market is being driven by a rental accommodation market that is becoming steadily less attractive from both a quantitative and a qualitative perspective and is increasingly ceasing to be an alternative to home ownership for middle-income earners. In addition to this trend, which has been ongoing for years, mortgage finance interest rates fell significantly compared with 2023 and consumers realised that, following the price decreases observed up to the end of 2023, prices for existing properties will not fall any further. Consequently, the volume relating to purchases of existing real estate proved very healthy. The volume of lending for house-building remains low due to growing regulation and the resulting elevated level of construction costs. This also applies to new loans taken out for energy efficiency improvements and to the refinancing of expiring loan agreements, although the primary reasons here are that energy costs have gone down and people are waiting for interest rates to fall further. With higher revenue from the property sales platform and lower revenue in the market for property valuation, which remains challenging from a regulatory perspective, the revenue of the Real Estate & Mortgage Platforms segment as a whole rose by 36 per cent to €231 million in the first nine months of 2024.

Three different aspects shaped the performance of the **Financing Platforms segment**. In contrast with the weak prior-year period, the housing industry subsegment can look back on a successful first three quarters of 2024 despite lacklustre market conditions. Revenue rose by a double-digit percentage in total thanks to gains in market share across all products. In the personal loans subsegment, we expanded our partner base and increased our market share. Nevertheless, the commercial banks' ever more restrictive lending policies and a sluggish overall market meant that revenue was unable to achieve more than a high single-digit percentage increase. Although there was a rise in new business in the corporate finance business model (REM Capital), the volume of this business that was actually realised remained flat compared with the prior-year period. This was because project preparation and processing times for support programmes increased markedly. Changes in the composition of the type of advice sought led to a reduction in revenue in the corporate finance subsegment. As a result, the segment as a whole increased its revenue by just 6 per cent (€54 million).

Overview of business performance

Interim statement of Hypoport SE for the period ended 30 Sep 2024

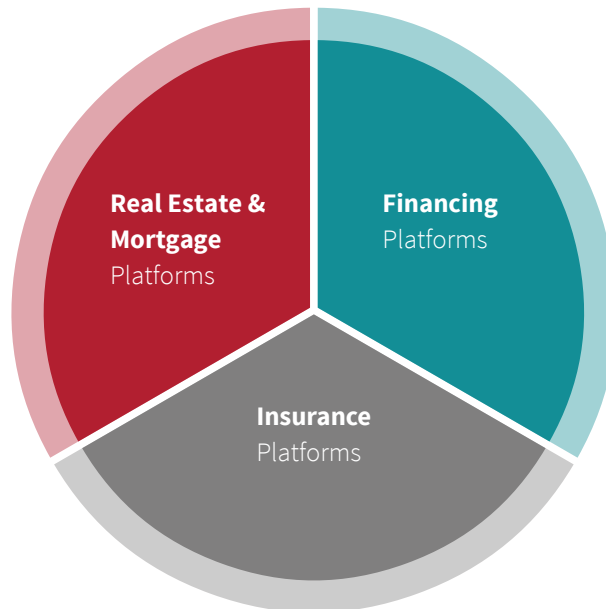
The **Insurance Platforms segment** generated modest revenue growth of 3 per cent to €48 million in a stable overall market. The migration of the insurance portfolios to the relevant B2B platforms is progressing steadily in the private insurance and occupational insurance subsegments. The industrial insurance subsegment is signing up additional pilot clients for the new Corify platform.

The Group's improved business performance is reflected in the comparison of the key performance indicators for the first nine months of 2024 and the first nine months of 2023:

- Revenue rose by 24 per cent to €332 million (Q1–Q3 2023: €267 million).
- Gross profit advanced by 11 per cent to €170 million (Q1–Q3 2023: €153 million).
- EBITDA increased by 62 per cent to €38 million (Q1–Q3 2023: €23 million).
- EBIT amounted to €11.5 million (Q1–Q3 2023: loss of €2.9 million).
- Net profit for the period came to €7.2 million (Q1–Q3 2023: loss of €3.2 million).

Business performance in detail

The shared objective of all Hypoport companies is the digitalisation of the credit, housing and insurance industries in Germany. To this end, the decentralised subsidiaries of Hypoport SE, which operate largely autonomously, have been grouped into three segments since 2024: Real Estate & Mortgage Platforms, Financing Platforms and Insurance Platforms.



Real Estate & Mortgage segment

The companies within the Real Estate & Mortgage Platforms segment are primarily involved in the development of technology platforms for brokering, financing and valuing private residential properties.

This segment comprises the following: the technology of FIO Systems AG for property sales (property sales platform), Dr. Klein Privatkunden AG, Vergleich.de Gesellschaft für Verbraucherinformation mbH, the property finance activities of Europace AG, Genopace GmbH, Baufinex GmbH, Finmas GmbH, the finance activities of Qualitypool GmbH, Starpool Finanz GmbH (together: property financing platforms) and the property valuation platform Value AG.

The focus for the property sales platform was again on acquiring new clients and expanding the platform offering for large bank-affiliated estate agents. The total value of all properties sold via the platform was around €8.4 billion in the first three quarters of 2024, a rise of 14 per cent compared with the same period of 2023.

Business performance in detail

Interim statement of Hypoport SE for the period ended 30 Sep 2024

The internet-based B2B lending marketplace Europace, the largest German marketplace for the sale of mortgage finance and building finance products, recorded a healthy year-on-year increase of 23 per cent that took the mortgage finance transaction volume to €48 billion. Within this total, the distributors affiliated with the sub-marketplaces for institutions in the savings bank sector (Finmas) and for institutions in the cooperative banking sector (Genopace) generated exceptionally high growth in their mortgage finance transaction volumes. While the volume on Finmas rose by 50 per cent to €7.3 billion, the volume on Genopace swelled by 43 per cent to €11.8 billion. The volume of new mortgage finance brokered by Dr. Klein stood at €5.0 billion in the first nine months of 2024, which was up by 23 per cent compared with the same period of 2023. Qualitypool, a brokerage pool for mortgage finance, achieved double-digit percentage growth in its transaction volume too, whereas the transaction volume of the Starpool brokerage pool was impacted by the knock-on effects of disruptions to back-office processes at our joint venture partner and saw only a single-digit percentage increase compared with the first three quarters of 2023.























The value of residential properties inspected or appraised by VALUE AG amounted to €23 billion, which equated to a year-on-year rise of 5 per cent. This smaller increase relative to the growth in the volume of lending was attributable to the delayed recovery of the valuation market and regulatory changes affecting the product mix.

The greater volume of mortgage finance transactions in the first three quarters of 2024 led to a double-digit percentage increase in revenue compared with the corresponding period of 2023. Furthermore, revenue and sub-commission expenses went up because the purchasing terms of Hypoport's financial product distributors have been combined and because additional Europace partners have been integrated into the purchasing network. The property sales platform also recorded a double-digit percentage increase in revenue, whereas the property valuation platform saw a double-digit percentage decrease.

Business performance in detail

Interim statement of Hypoport SE for the period ended 30 Sep 2024

The segment's revenue advanced by 36 per cent overall to €231 million. The Hypoport Group's gross profit remaining after deduction of selling expenses (lead acquisition fees and commission paid to Dr. Klein franchisees or sub-brokers of the poolers / purchasing network) went up by 18 per cent to €102 million. EBITDA rose by 83 per cent to €31 million and EBIT by 198 per cent to €21 million.

Financial figures Real Estate & Mortgage Platforms	Q1- Q3 2024	Q1- Q3 2023	Change	Q3 2024	Q3 2023	Change
Operative figures (€ billion)						
Transaction volume mortgage finance Europace*	48.30	39.14	 23%	17.09	13.64	 25%
thereof Finmas	7.32	4.86	 51%	2.57	1.77	 45%
thereof Genopace	11.81	8.28	 43%	4.32	3.14	 38%
thereof Dr. Klein private clients	4.99	4.05	 23%	1.73	1.39	 25%
Transaction volume building finance Europace	4.89	5.72	 -15%	1.63	1.77	 -8%
Value properties valued by property valuation platform	23.43	22.40	 5%	8.02	7.29	 10%
Value properties sold via property sales platform	8.44	7.41	 14%	3.09	2.60	 19%
Revenue and earnings (€ million)						
Revenue	230.5	169.7	 36%	80.3	56.0	 43%
Gross profit	101.6	86.0	 18%	33.6	28.9	 16%
EBITDA	31.1	17.0	 83%	9.4	6.4	 48%
EBIT	20.5	6.9	 198%	5.8	2.9	 102%

* All figures relating to the volume of financial products sold (mortgage finance and building finance) are stated before cancellations.

Financing Platforms segment

The Financing Platforms segment comprises all technology and distribution companies of the Hypoport Group that cover finance products outside the mortgage finance sector, with a particular focus on finance for the housing industry, corporate finance and personal loans.

This segment comprises the following: Dr. Klein Wowi Finanz AG, Dr. Klein Wowi Digital AG, the activities of FIO Systems AG relating to the management of accounts holding tenants' security deposits (together: housing industry subsegment), REM Capital AG, Fundingport GmbH, Hypoport B.V. (together: corporate finance subsegment) and Dr. Klein Ratenkredit GmbH, Genoflex GmbH and the personal loans business unit of Europace AG (together: personal loans subsegment).

The business models in the housing industry subsegment fared well compared with their very poor performance in the prior-year period. This was despite the weak market environment, which was characterised by muted appetite for investment in the housing sector as a result of the interest-rate hikes of the last two years, soaring construction costs due to regulation, and unattractive support programmes. The volume of new loans brokered on the property financing platform for the housing industry came to €0.8 billion in the first nine months of 2024, equating to year-on-year growth of 7 per cent. The portfolio of contracts on the property management platform for the housing industry comprised around 374,000 homes as at 30 September 2024. This increase of 41 per cent compared with the same date a year earlier was due to the acquisition of new clients. The volume of rental deposits under management also rose, swelling by 7 per cent compared with 30 September 2023 to stand at around €1.2 billion as at 30 September 2024.

The business performance of REM Capital in the corporate finance subsegment was far less positive. This came against a backdrop of discontinued support programmes as a result of the government's spending freeze, more restrictive lending by banks and the postponement of clients' investment plans. Moreover, support programmes offered by individual federal states, the German government and the EU have not been adapted to the latest climate goals and the challenges of the current crises. Although the volume of booked new business at REM in respect of support, subsidies or loan brokerage surged by 73 per cent¹, the volume of business to be billed amounted to €1.1 billion and was thus on a par with the prior-year period (up by 4 per cent).

The volume of transactions in the personal loans subsegment was up by 15 per cent compared with the first nine months of 2023, but banks are becoming ever more restrictive, leading to higher rates of rejection and cancellation.

1 Until the second quarter of 2024, only REM Capital's booked volume of new corporate finance business was disclosed. From the third quarter of 2024, this key figure will be supplemented by the billed volume of corporate finance business.

Business performance in detail

Interim statement of Hypoport SE for the period ended 30 Sep 2024

The higher volume of business in the housing industry subsegment in the first three quarters of 2024 gave rise to double-digit revenue growth year on year. Revenue in the personal loans subsegment did increase slightly, but the corporate finance subsegment's revenue contribution fell sharply. Overall, revenue for the segment as a whole came to €54 million, which was a slight rise of 6 per cent. Gross profit went up by 4 per cent to €44 million. EBITDA and EBIT rose by 9 per cent and 43 per cent to €7.9 million and €3.2 million respectively against a backdrop of still high levels of capital expenditure.

Financial figures Financing Platforms	Q1-Q3 2024	Q1-Q3 2023	Change	Q3 2024	Q3 2023	Change
Operative figures (€ billion)						
Property sales platform Dr. Klein Wowi	0.80	0.75	7%	0.28	0.25	12%
Number of homes managed through WoWi Digital ('000)	374.1	265.6	41%	-	-	-
Rental deposits under management	1.16	1.09	7%	-	-	-
Volume of personal loan transactions* Europace	4.77	4.14	15%	1.51	1.37	10%
Volume of new SME financing business at REM Capital ('Book')	1.82	1.05	73%	0.42	0.27	56%
Volume of corporate finance projects at REM Capital ('Bill')	1.09	1.05	4%	0.51	0.34	50%
Revenue and earnings (€ million)						
Revenue	54.4	51.3	6%	18.1	16.3	11%
Gross profit	44.5	42.7	4%	14.5	13.1	10%
EBITDA	7.9	7.2	9%	2.5	1.3	88%
EBIT	3.2	2.2	43%	1.1	-0.4	370%

* All figures relating to the volume of financial products sold (personal loans) are stated before cancellations.

Insurance Platform segment

The Insurance Platforms segment develops platforms for insurance product distributors and B2C insurance companies in the market for insurance products with variable pricing for private individuals and (small) businesses, in the industrial insurance market and in the occupational insurance market.

This segment comprises the following: Smart InsurTech AG, the insurance activities of Quality-pool GmbH, AmexPool AG, Sia Digital GmbH (together: private insurance subsegment), epension GmbH and E & P Pensionsmanagement GmbH (together: occupational insurance subsegment) and Corify GmbH, Oasis GmbH (together: industrial insurance subsegment).

Business performance in detail

Interim statement of Hypoport SE for the period ended 30 Sep 2024

In the private insurance subsegment, the volume of portfolios migrated from legacy systems to the SMART INSUR platform rose by 14 per cent compared with 30 September 2023 to stand at €4.7 billion at the end of the reporting period. Running in parallel to the migration, the process to validate the policy database in cooperation with the insurance companies is gathering pace. This validation is needed in order to be able to provide further added value, e.g. AI advice. The volume validated increased substantially by 33 per cent to €1.8 billion.

The platform for occupational insurance, epension, benefited from the new clients who were signed up in 2023 and went live in 2024, with the volume on the platform climbing by 36 per cent in the first nine months of 2024 compared with the same period of 2023 to stand at €0.27 billion. In the industrial insurance business, Corify, the first marketplace for industrial insurance risk, was unveiled on schedule along with the first product applications in the second half of 2023. Since then, the first major industrial insurance brokers have been signed up as pilot clients.

The revenue of the three subsegments totalled €48 million in the nine-month period, which equates to an increase of 3 per cent. Gross profit held steady at €23 million, whereas EBITDA rose by 28 per cent to €5.4 million. EBIT was in positive territory at €0.9 million (Q1–Q3 2023: €0.0 million).

Financial figures Insurance Platforms	Q1–Q3 2024	Q1–Q3 2023	Change	Q3 2024	Q3 2023	Change
Operative figures (€ billion)						
Private Insurance – Volume of policies migrated to SMART INSUR (annual net premiums)	4.69	4.12	14%	-	-	-
Volume of policies migrated to SMART INSUR and validated (annual net premiums)	1.80	1.35	33%	-	-	-
Occupational insurance – Volume of policies managed by epension Platform (annual net premiums)	0.27	0.20	36%	-	-	-
Industrial insurance – Volume of policies managed by corify Platform (annual net premiums)	0.1	0.0	-	-	-	-
Revenue and earnings (€ million)						
Revenue	48.4	47.2	3%	15.9	16.2	-2%
Gross profit	23.4	23.3	0%	8.2	8.2	-1%
EBITDA	5.4	4.2	28%	1.9	1.8	6%
EBIT	0.9	0.0	9,822%	0.4	0.4	2%

Financial position and financial performance

Earnings

Against the backdrop of the business performance described above, the Hypoport Group's revenue went up by 24 per cent to €332 million in the first nine months of 2024 (Q1–Q3 2023: €267 million). Gross profit advanced by 11 per cent to €170 million (Q1–Q3 2023: €153 million). The stronger increase in revenue relative to gross profit was attributable to greater use of the purchasing network that complements the Europace platform, as this not only led to revenue growth but also caused a sharp rise in the sub-commissions to be passed on.

EBITDA surged by 62 per cent to €38 million (Q1–Q3 2023: €23 million) and EBIT improved from a loss of €2.9 million to a profit of €11.5 million. The EBIT margin (EBIT as a percentage of gross profit) therefore improved from minus 1.9 per cent to 6.8 per cent in the first three quarters of 2024.

Balance sheet

The Hypoport Group's consolidated total assets as at 30 September 2024 amounted to €605.2 million, which was a 3.3 per cent decrease on the total as at 31 December 2023 (€625.8 million). Non-current assets were up marginally at €458 million (31 December 2023: €452 million), although intangible assets were almost unchanged at €354 million (31 December 2023: €351 million). The latter predominantly comprised unchanged goodwill of €229 million (31 December 2023: €229 million) and slightly higher development costs for the financial marketplaces of €105 million (31 December 2023: €100 million). Property, plant and equipment, which totalled €70 million (31 December 2023: €67 million), primarily consisted of an increased volume of rental agreements and leasing-related right-of-use assets of €54 million (31 December 2023: €50 million).

Current assets declined to €27 million, largely due to a decrease in cash and cash equivalents to €59 million (31 December 2023: €97 million) that was partly offset by a rise in trade receivables to €74 million (31 December 2023: €66 million).

The equity attributable to Hypoport SE shareholders as at 30 September 2024 was up by 2 per cent or €7 million at €346 million. The equity ratio rose from 54.4 per cent to 57.5 per cent.

The €9 million decrease in non-current liabilities to €162 million stemmed primarily from a €15 million reduction in non-current liabilities to banks following a scheduled repayment. The most pronounced countervailing trend was a rise in rental and lease liabilities receivables of €4 million. Current liabilities declined sharply by 17 per cent to €95 million owing to lower trade payables. Other current liabilities, which also decreased, mainly comprised bonus commitments of €5 million (31 December 2023: €5 million), deferred income of €3 million (31 December 2023: €1 million) and tax liabilities of €3 million (31 December 2023: €4 million).

Cash flow

Cash flow grew by €8 million to €31 million thanks to the healthy earnings performance during the reporting period. The cash used for working capital rose by €0.9 million to minus €13 million (Q1–Q3 2023: minus €13 million). The total net cash generated by operating activities in the nine months to 30 September 2024 therefore amounted to €18 million (Q1–Q3 2023: €11 million).

The net cash of €31 million used for investing activities (Q1–Q3 2023: €24 million) mainly consisted of a total of €9 million for the acquisition of the remaining 49 per cent of the shares in ePension GmbH and E & P Pensionsmanagement GmbH, plus €20 million for capital expenditure on intangible assets (Q1–Q3 2023: €22 million).

The net cash of €25 million used for financing activities (Q1–Q3 2023: net cash inflow of €50 million) predominantly related to the scheduled repayment of bank loans in an amount of €16 million (Q1–Q3 2023: €13 million) and the repayment of rental liabilities under IFRS 16 in an amount of €8 million (Q1–Q3 2023: €8 million).

As a result of the changes described above, cash and cash equivalents totalled €59 million as at 30 September 2024, which was down by €38 million compared with the end of 2023.

Employees

The number of employees in the Hypoport Group rose by 1 per cent compared with the end of 2023 to 2,226 (31 December 2023: 2,209 employees). The average headcount during the first nine months of 2024 was 2,230 (Q1–Q3 2023: 2,196 employees).

Outlook

Our assessment of the sector-specific market environment for the three segments and the positioning of their business models for 2024 as a whole has not changed materially since we presented it in the 2023 annual report. With regard to the Financing Platforms segment alone, the Management Board now anticipates slightly weaker market conditions than it did at the start of the year, which may lead to this segment falling just short of the expected level of revenue. Given the Financing Platform's relatively small contribution to the overall earnings of the Group, the Management Board continues to predict that the Hypoport Group as a whole will achieve double-digit percentage growth in consolidated revenue to at least €400 million and EBIT of between €10 million and €20 million in 2024.

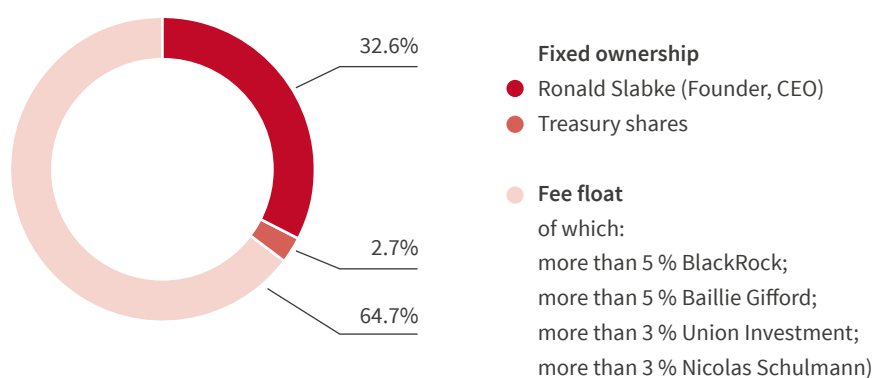
See the annual report, pages 50 to 53, for more detailed information.

Outlook

Interim statement of Hypoport SE for the period ended 30 Sep 2024

Shareholder structure and investor relations

Hypoport SE shareholder structure as at 31 October 2024:



Activities in the capital markets

The intensity of investor relations activities remained high in 2023 and in the year to date. Activities included numerous one-to-one discussions with retail shareholders, institutional investors, analysts and financial journalists, as well as participation in the following conferences and investor roadshows:

Location	Period
Frankfurt, London, Paris	Q4 2024 (planned)
Chicago, Frankfurt (3x), Hamburg (2x), London, Lyon, Milan, Munich (2x), New York	Q1-Q3 2024
Boston, Frankfurt (3x), Ger/Aus/Swi, Hamburg, London (2x), Lyon, Munich (2x), New York, Paris, USA (east coast)	2023

Financial information

Interim statement of Hypoport SE for the period ended 30 Sep 2024

Financial information

Consolidated income statement for the period 1 January to 30 September 2024

	Q1– Q3 2024 €'000	Q1– Q3 2023 €'000	Q3 2024 €'000	Q3 2023 €'000
Revenue	331,945	267,125	113,858	88,124
Commissions and lead costs	-161,624	-114,365	-57,234	-37,564
Gross profit	170,321	152,760	56,624	50,560
Own work capitalised	16,816	17,397	5,525	6,230
Other operating income	5,648	4,969	2,782	1,337
Personnel expenses	-124,031	-117,480	-40,726	-38,726
Other operating expenses	-32,226	-33,983	-11,951	-11,660
Income from companies accounted for using the equity method	1,169	-428	15	-94
Earnings before interest, tax, depreciation and amortisation (EBITDA)	37,697	23,235	12,269	7,647
Depreciation, amortisation expense and impairment losses	-26,169	-26,089	-8,627	-8,778
Earnings before interest and tax (EBIT)	11,528	-2,854	3,642	-1,131
Financial income	1,655	1,059	478	702
Finance costs	-3,223	-2,175	-1,527	-746
Earnings before tax (EBT)	9,960	-3,970	2,593	-1,175
Income taxes and deferred taxes	-2,725	731	-732	158
Net profit for the period	7,235	-3,239	1,861	-1,017
attributable to non– controlling interest	-13	-143	55	-23
attributable to Hypoport SE shareholders	7,248	-3,096	1,806	-994
Earnings per share (€) (undiluted/diluted)	1.08	-0.46	0.27	-0.14

Consolidated statement of comprehensive income

	Q1– Q3 2024 €'000	Q1– Q3 2023 €'000	Q3 2024 €'000	Q3 2023 €'000
Net profit for the period	7,235	-3,239	1,861	-1,017
Total income and expenses recognised in equity*)	0	0	0	0
Total comprehensive income	7,235	-3,239	1,861	-1,017
attributable to non– controlling interests	-13	-143	55	-23
attributable to Hypoport SE shareholders	7,248	-3,096	1,806	-994

*) There was no income or expense to be recognised directly in equity during the reporting period.

Consolidated balance sheet as at 30 September 2024

	30 Sep 2024 €'000	31 Dec 2023 €'000
Assets		
Non- current assets		
Intangible assets	354,421	351,094
Property, plant and equipment	69,899	67,272
Long- term investments accounted for using the equity method	5,449	5,474
Financial assets	628	1,207
Trade receivables	2,436	4,254
Other assets	251	213
Deferred tax assets	25,244	21,996
	458,328	451,510
Current assets		
Inventories	885	935
Trade receivables	74,092	65,588
Other assets	9,043	7,179
Current income tax assets	3,896	3,904
Cash and cash equivalents	58,924	96,658
	146,840	174,264
	605,168	625,774
Equity and liabilities		
Equity		
Subscribed capital	6,872	6,872
Treasury shares	-184	-184
Reserves	339,209	331,916
	345,897	338,604
Non- controlling interest	2,036	2,039
	347,933	340,643
Non- current liabilities		
Bank liabilities	93,452	108,805
Rental charges and operating lease expenses	48,186	44,686
Other liabilities	230	220
Deferred tax liabilities	20,197	17,203
	162,065	170,914
Current liabilities		
Bank liabilities	20,486	20,748
Rental charges and operating lease expenses	9,649	9,333
Provisions	496	497
Trade payables	41,957	47,927
Current income tax liabilities	327	2,825
Other liabilities	22,255	32,887
	95,170	114,217
	605,168	625,774

Financial information

Interim statement of Hypoport SE for the period ended 30 Sep 2024

Abridged consolidated statement of changes in equity for the six months ended 30 September 2024

2023 €'000	Subscribed capital	Treasury shares	Capital reserves	Retained earnings	Equity attribut- able to Hypoport SE shareholders	Equity attribut- able to non- controlling interest	Equity
Balance as at 1 January 2023	6,493	- 189	67,508	197,293	271,105	1,633	272,738
Release of treasury shares	0	4	377	46	427	0	427
Capital increase	379	0	48,863	0	49,242	0	49,242
Changes to the basis of consolidation	0	0	0	0	0	2,200	2,200
Total comprehensive income	0	0	0	- 3,096	- 3,096	- 143	- 3,239
Balance as at 30 September 2023	6,872	- 185	116,748	194,243	317,678	3,690	321,368

2024 €'000	Subscribed capital	Treasury shares	Capital reserves	Retained earnings	Equity attribut- able to Hypoport SE shareholders	Equity attribut- able to non- controlling interest	Equity
Balance as at 1 January 2024	6,872	- 184	116,843	215,073	338,604	2,039	340,643
Release of treasury shares	0	0	43	2	45	0	45
Changes to the basis of consolidation	0	0	0	0	0	10	10
Total comprehensive income	0	0	0	7,248	7,248	- 13	7,235
Balance as at 30 September 2024	6,872	- 184	116,886	222,323	345,897	2,036	347,933

Financial information

Interim statement of Hypoport SE for the period ended 30 Sep 2024

Consolidated cash flow statement for the period 1 January to 30 September 2024

	Q1- Q3 2024 €'000	Q1- Q3 2023 €'000
Earnings before interest and tax (EBIT)	11,528	-2,854
Non-cash income / expense	-244	469
Interest received	1,655	1,059
Interest paid	-2,502	-2,175
Income taxes paid	-5,554	-2,053
Change in deferred taxes	254	2,476
Profit (loss) from equity-accounted long-term equity investments	-1,169	428
Dividends from equity-accounted investments	1,194	0
Depreciation on non-current assets	26,169	26,089
Profit / loss from the disposal of non-current assets	-64	-62
Cashflow	31,267	23,377
Increase / decrease in current provisions	-1	-123
Increase / decrease in inventories, trade receivables and other assets not attributable to investing or financing activities	-8,538	7,117
Increase / decrease in trade payables and other liabilities not attributable to investing or financing activities	-5,065	-19,744
Change in working capital	-13,604	-12,750
Cash flows from operating activities	17,663	10,627
Payments to acquire property, plant and equipment / intangible assets	-20,932	-22,753
Proceeds from disposals of property, plant and equipment / intangible assets	125	134
Cash outflows for acquisitions less acquired cash	-9,922	-1,169
Purchase of financial assets	-22	-34
Cash flows from investing activities	-30,751	-23,822
Repayment of lease liabilities	-7,788	-7,606
Proceeds from the drawdown of financial loans	0	20,000
Redemption of loans	-15,620	-13,179
Payments to non-controlling interests	-1,248	0
Payments from non-controlling interests	10	2,200
Proceeds from capital increases	0	50,000
Payments for issuing costs	0	-1,099
Cash flows from financing activities	-24,646	50,316
Net change in cash and cash equivalents	-37,734	37,121
Cash and cash equivalents at the beginning of the period	96,658	29,947
Cash and cash equivalents at the end of the period	58,924	67,068

Financial information

Interim statement of Hypoport SE for the period ended 30 Sep 2024

Abridged segment reporting for the period 1 January to 30 September 2024

€'000	Real Estate & Mortgage Platforms	Financing Platforms	Insurance Platforms	Holding	Reconciliation	Group
Segment revenue in respect of third parties						
Q1-Q3 2024	229,272	53,627	48,139	907	0	331,945
Q1-Q3 2023	168,579	50,906	46,888	752	0	267,125
Q3 2024	79,770	17,938	15,815	335	0	113,858
Q3 2023	55,656	16,100	16,091	277	0	88,124
Segment revenue in respect of other segments						
Q1-Q3 2024	1,259	816	270	19,991	-22,336	0
Q1-Q3 2023	1,142	384	291	20,802	-22,619	0
Q3 2024	516	167	86	6,983	-7,752	0
Q3 2023	351	212	104	6,176	-6,843	0
Total segment revenue						
Q1-Q3 2024	230,531	54,443	48,409	20,898	-22,336	331,945
Q1-Q3 2023	169,721	51,290	47,179	21,554	-22,619	267,125
Q3 2024	80,286	18,105	15,901	7,318	-7,752	113,858
Q3 2023	56,007	16,312	16,195	6,453	-6,843	88,124
Gross profit						
Q1-Q3 2024	101,550	44,467	23,397	20,898	-19,991	170,321
Q1-Q3 2023	86,034	42,671	23,303	21,554	-20,802	152,760
Q3 2024	33,600	14,511	8,178	7,318	-6,983	56,624
Q3 2023	28,893	13,144	8,246	6,453	-6,176	50,560
Segment earnings before interest, tax, depreciation and amortisation (EBITDA)						
Q1-Q3 2024	31,125	7,872	5,389	-6,689	0	37,697
Q1-Q3 2023	17,036	7,248	4,211	-5,260	0	23,235
Q3 2024	9,410	2,508	1,913	-1,562	0	12,269
Q3 2023	6,379	1,331	1,799	-1,862	0	7,647
Segment earnings before interest and tax (EBIT)						
Q1-Q3 2024	20,532	3,186	893	-13,083	0	11,528
Q1-Q3 2023	6,883	2,223	9	-11,969	0	-2,854
Q3 2024	5,847	1,105	390	-3,700	0	3,642
Q3 2023	2,897	-410	384	-4,002	0	-1,131
Segment assets						
as at 30 Sep 2024	198,016	187,264	162,745	329,797	-272,654	605,168
as at 31 Dec 2023	169,879	182,593	164,036	347,700	-238,434	625,774

Disclosures regarding the financial information

Accounting policies

The accounting policies applied are those used in 2023.

Basis of consolidation

The consolidation as at 30 September 2024 included all entities controlled by Hypoport SE in addition to Hypoport SE itself.

The table below shows the entities included in the interim consolidated financial statements in addition to Hypoport SE.

Subsidiary	Holding in %
1blick GmbH, Lübeck	100.00
AmexPool AG, Buggingen	100.00
Ampr Software GmbH, Berlin	100.00
Baloise Service GmbH, Bayreuth	70.00
Bayreuth Am Pfaffenleck 15 Objektgesellschaft mbH, Bayreuth	100.00
Bestkredit-Service GmbH, Lübeck	100.00
Corify GmbH, Berlin	100.00
Dr. Klein Finance S.L.U., Santa Ponca (Spain)	100.00
Dr. Klein Wowi Finanz AG, Lübeck	100.00
Dr. Klein Privatkunden AG, Lübeck	100.00
Dr. Klein Ratenkredit GmbH, Lübeck	100.00
Dr. Klein Wowi Digital AG, Berlin	100.00
epension GmbH, Berlin (formaly: ePension Holding GmbH, Berlin)	100.00
E&P Pensionsmanagement GmbH, Hamburg	100.00
Europace AG, Berlin	100.00
Europace Ratenkredit GmbH, Berlin (formaly: Hypoport Pluto Vorratsgesellschaft mbH, Berlin)	100.00
FIO SYSTEMS AG, Leipzig	100.00
FIO SYSTEMS Bulgaria EOOD, Sofia (Bulgaria)	100.00
FUNDINGPORT GmbH, Hamburg	60.00
Fundingport Sofia EOOD, Sofia (Bulgaria)	60.00
Future Finance SE, Lübeck	100.00
GENOPACE GmbH, Berlin	45.025
Growth Real Estate EOOD, Sofia (Bulgaria)	100.00
Hypoport B.V., Amsterdam (Netherlands)	100.00
Hypoport Grundstücksmanagement GmbH, Berlin	100.00
Hypoport Holding GmbH, Berlin	100.00
Hypoport hub SE, Berlin	100.00
Hypoport InsurTech AG, Berlin (formaly: Hypoport Insurance AG, Berlin)	100.00
Hypoport I&P GmbH, Berlin	100.00
Hypoport Mortgage Market GmbH, Berlin (formaly: Hypoport Mortgage Market Ltd., Westport (Ireland))	100.00

Disclosures regarding the financial information

Interim statement of Hypoport SE for the period ended 30 Sep 2024

Subsidiary	Holding in %
Hypoport I&P GmbH, Berlin	100.00
Qualitypool GmbH, Lübeck	100.00
Hypoport Pluto Vorratsgesellschaft mbH, Berlin	100.00
Hypoport Mortgage Market Ltd., Westport (Ireland)	100.00
Hypoport Real Estate & Mortgage Bündelungs GmbH, Berlin	100.00
Hypoport Sofia EOOD, Sofia (Bulgaria)	100.00
Maklaro GmbH, Hamburg	100.00
OASIS Software GmbH, Berlin	100.00
Primstal – Alte Eiweiler Straße 38 Objektgesellschaft mbH, Nonnweiler	100.00
Qualitypool GmbH, Lübeck	100.00
REM CAPITAL AG, Stuttgart	100.00
sia digital GmbH, Berlin	100.00
Smart InsurTech AG, Berlin (formaly: Smart InsurTech NewCo AG, Berlin)	100.00
source.kitchen GmbH, Leipzig	100.00
Starpool Finanz GmbH, Berlin	50.025
trinance GmbH, Lübeck	100.00
Value AG the valuation group, Berlin	100.00
Vergleich.de Gesellschaft für Verbraucherinformation mbH, Berlin	100.00
Vergleich.de Versicherungsservice GmbH, Lübeck	100.00
VS Direkt Versicherungsmakler GmbH, Bayreuth	100.00
Volz Vertriebsservice GmbH, Ulm	100.00
Winzer – Kneippstraße 7 Objektgesellschaft mbH, Berlin	100.00
Joint ventures	
BAUFINEX Service GmbH, Berlin	50.00
Dutch Residential Mortgage Index B.V., Amsterdam (Netherlands)	50.00
FINMAS GmbH, Berlin	50.00
LBL Data Services B.V., Amsterdam (Netherlands)	50.00
Associated company	
BAUFINEX GmbH, Schwäbisch Hall	30.00
ESG Screen17 GmbH, Frankfurt am Main	25.10
finconomy AG, Munich	25.10
GENOFLEX GmbH, Nuremberg	30.00

With the exception of the aforementioned joint ventures and associates (all accounted for under the equity method owing to lack of control), all major Hypoport Group companies are fully consolidated.

Disclosures regarding the financial information

Interim statement of Hypoport SE for the period ended 30 Sep 2024

Subscribed capital

The Company's subscribed capital as at 30 September 2024 was unchanged at €6,872,164.00 (31 December 2023: €6,872,164.00) and was divided into 6,872,164 (31 December 2023: 6,872,164) fully paid-up registered no-par-value shares.

Events after the reporting period

No material events have occurred since the balance sheet date that are of particular significance to the financial position and financial performance of the Hypoport Group.

Berlin, 11 November 2024

Hypoport SE – The Management Board

2024 financial calendar:

Monday, 11 March 2024	Preliminary financial results for 2023
Monday, 25 March 2024	2023 annual report
Monday, 6 May 2024	Interim management statement for the first quarter of 2024
Monday, 12 August 2024	Report for the first half of 2024
Monday, 11 November 2024	Interim management statement for the third quarter of 2024

2025 financial calendar:

Monday, 10 March 2025	Preliminary financial results for 2024
Monday, 24 March 2025	2024 annual report
Monday, 12 May 2025	Interim management statement for the first quarter of 2025
June 2025	Annual Shareholders' Meeting
Monday, 11 August 2025	Report for the first half of 2025
Monday, 10 November 2025	Interim management statement for the third quarter of 2025

Disclosures regarding the financial information

Interim statement of Hypoport SE for the period ended 30 Sep 2024

Note:

This interim management statement is available in German and English. The German version is always authoritative. The interim management statement can be found online at www.hypoport.com.

This interim management statement contains forward-looking statements that are based on the current experience, assumptions and forecasts of the Management Board and on currently available information. The forward-looking statements are not a guarantee that any future developments or results mentioned will actually materialise. Future developments and results are dependent on a number of factors, subject to various risks and uncertainties, and based on assumptions that may not prove to be correct. These risk factors include, but are not limited to, the risk factors set forth in the risk report in the most recent annual report. We do not undertake to update the forward-looking statements made in this interim management statement.

Hypoport SE
Heidestrasse 8 · 10557 Berlin · Germany
Tel: +49 (0)30 420 86 0 · Email: ir@hypoport.de · www.hypoport.com

