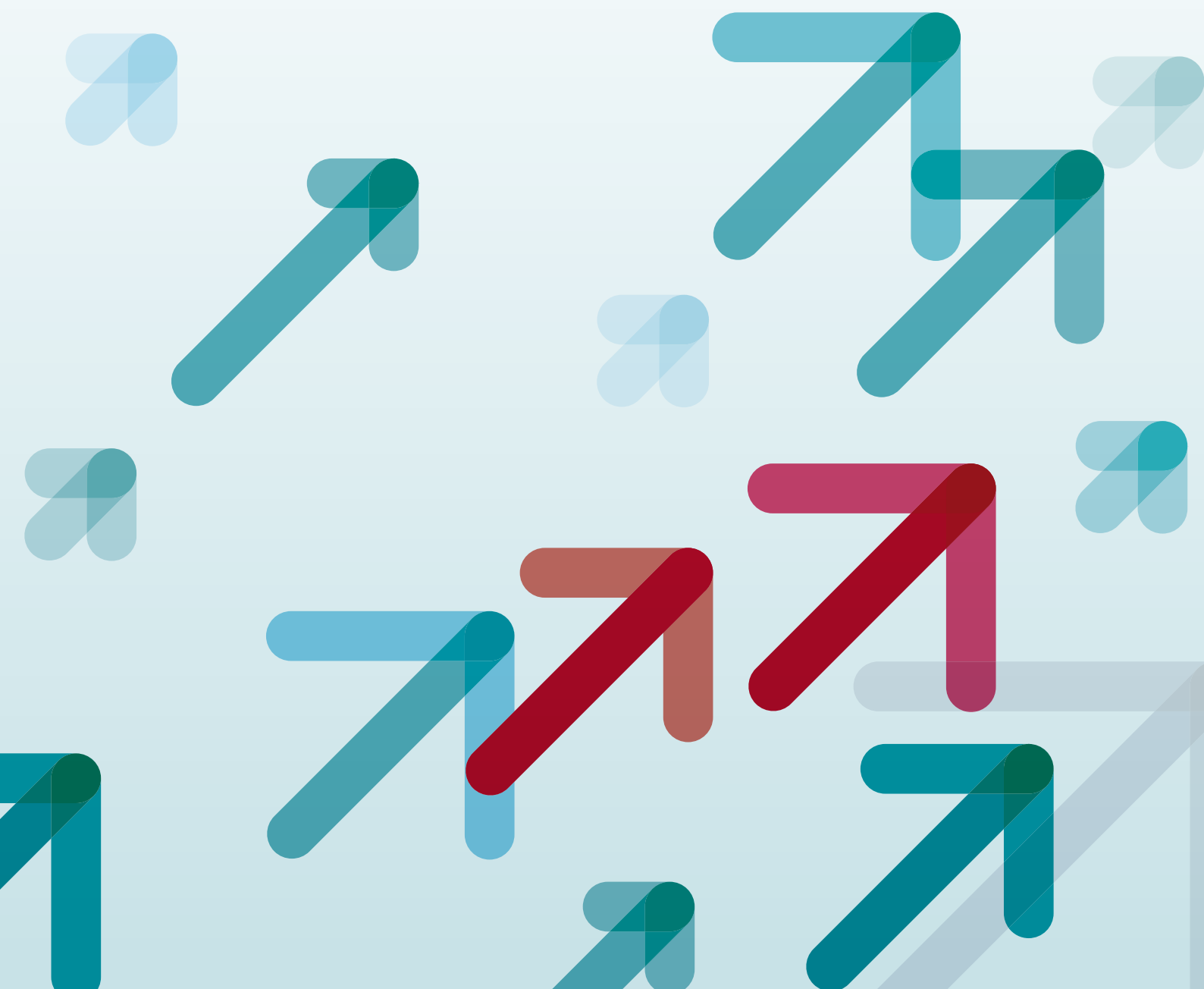


Interim statement of Hypoport SE for the period ended 31 Mar 2026



Keyperformance indicators

Revenue and earnings (€'000)	Q1 2026	Q1 2025	Change
Revenue	169,268	159,204	6%
thereof Real Estate & Mortgage Platforms	127,213	123,035	3%
thereof Financing Platforms	20,997	19,281	9%
thereof Insurance Platforms	20,968	16,936	24%
thereof Holding & Reconciliation	90	-48	288%
Gross profit	70,973	66,007	8%
thereof Real Estate & Mortgage Platforms	43,492	41,117	6%
thereof Financing Platforms	17,604	16,427	7%
thereof Insurance Platforms	9,268	8,125	14%
thereof Holding & Reconciliation	609	338	80%
EBITDA	20,328	17,450	16%
EBIT	12,070	8,622	40%
thereof Real Estate & Mortgage Platforms	13,726	12,711	8%
thereof Financing Platforms	2,058	500	312%
thereof Insurance Platforms	645	162	298%
thereof Holding & Reconciliation	-4,359	-4,751	8%
EBIT margin (EBIT as a percentage of Gross profit)	17.0	13.1	3.9 PP
Net profit for the year	8,022	6,007	34%
attributable to Hypoport SE shareholders	7,821	5,494	42%
Earnings per share (€) (undiluted/diluted)	1.18	0.82	44%
Financial position (€'000)	31 Mar 2026	31 Dec 2025	Change
Current assets	249,527	246,230	1%
Non-current assets	443,897	446,090	0%
Equity	383,064	379,970	1%
attributable to Hypoport SE shareholders	378,948	376,055	1%
Equity ratio (%)	55.2	54.9	0.4 PP
Total assets	693,424	692,320	0%

Business Performance Overview

Following a successful 2025 financial year, the Hypoport Group continued its growth momentum in the first quarter of 2026. Group gross profit increased by 8% to more than €70 million, while EBIT rose by 40% to €12 million. This positive development was supported by all three segments.

In the **Real Estate & Mortgage segment**, the volume of private residential property finance, and accordingly the gross profit generated by these business models, was at the level of the very strong prior-year quarter, while gross profit from the brokerage platform and the valuation platform VALUE increased significantly. Segment gross profit rose by 6% to €43 million compared with the strong prior-year quarter, resulting in an 8% improvement in EBIT to €14 million.

Development in the **Financing Platforms segment** was mixed. The business models serving the housing industry and corporate finance recorded double-digit percentage increases in gross profit, driven by new customers for the ERP solution for the housing industry and a higher willingness among existing customers to conclude transactions, while the personal loans product group posted a slight decline in gross profit due to more restrictive banks. EBIT increased markedly from a weak prior-year quarter to €2.1 million.

The **Insurance Platforms segment** recorded a further slight improvement in platform gross profit in Q1/26.

In summary, the improved business performance of the Group is reflected in the key figures, which developed in Q1/26 compared with the prior-year quarter as follows:

- +8% gross profit to €71 million (Q1/25: €66 million),
- +40% EBIT to €12.1 million (Q1/25: €8.6 million),
- +4 pp EBIT margin on gross profit to 17% (Q1/25: 13%),
- +42% profit attributable to shareholders to €7.8 million (Q1/25: €5.5 million).

The Hypoport Group is therefore on track to achieve the targeted record levels of gross profit and EBIT and remains within the range of its full-year guidance of at least €280 million gross profit and €40–55 million EBIT.

Business Performance Detail

Segment Real Estate & Mortgage Platforms

The marketing platform, which is focused on expanding its platform offering for existing large bank-affiliated estate agency organisations as well as acquiring new customers, performed positively in Q1/26.

The internet-based B2B lending marketplace Europace matched the high transaction volume for private residential property finance recorded in the prior-year quarter. Both quarters were shaped by a rise in interest rates in March, in 2025 due to the Federal Government's two debt packages and in 2026 due to the Iran war, which increased consumers' short-term willingness to conclude transactions. The distribution structures connected to the sub-marketplaces for institutions in the savings bank sector (Finmas) and in the cooperative banking sector (Genopace) even recorded an increase in transaction volumes compared with this very strong prior-year quarter. The private residential property finance volume brokered by the Dr. Klein franchise system and the volume generated by the Qualitypool broker pools also increased, while the Starpool broker pool's private residential property finance volume declined due to the joint venture partner's strategic repositioning in the property finance business.

The residential property value inspected or appraised by VALUE in connection with the financing volume, and with a time lag to it, also increased noticeably in Q1/26.

The consistently high volumes in private residential property finance resulted in gross profit in Q1/26 remaining unchanged versus Q1/25, while gross profit from the marketing platform and the valuation platform increased significantly. Overall, segment gross profit increased by 6% to €43 million and EBIT rose by 8% to €14 million. The EBIT margin on gross profit improved from 31% in Q1/25 to 32%.

Financial figures – Real Estate & Mortgage Platforms	Q1 2026	Q1 2025	Change
Operative figures (€ billion)			
Transaction volume* mortgage finance Europace	20.26	20.26	0%
thereof Finmas	3.48	3.03	█ 15%
thereof Genopace	5.49	5.23	█ 5%
thereof Dr. Klein private clients	2.17	2.15	1%
Transaction volume* building finance Europace	1.35	1.77	▬ -24%
Value properties valued by property valuation platform	10.84	9.11	█ 19%
Revenue and earnings (€ million)			
Revenue	127.2	123.0	█ 3%
Gross profit	43.5	41.1	█ 6%
EBITDA	17.0	16.3	█ 4%
EBIT	13.7	12.7	█ 8%
EBIT margin (EBIT as a percentage of Gross profit)	32%	31%	0.6 PP

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










Segment Financing Platforms

The business models in the Housing Industry product group developed well despite the weak overall housing market. Both the brokered lending volumes relevant to Dr. Klein Wowi Finanz for new-build rental housing and energy-efficient refurbishment, as well as the number of units administered via the housing management platform Dr. Klein Wowi Digital (the housing industry's ERP solution), increased, as did the volume of managed rental deposits, all by double-digit percentages compared with Q1/25.

The business of REM Capital in the Corporate Finance product group also developed positively. Despite more restrictive lending conditions at banks and geopolitical uncertainty, mid-sized corporate clients increasingly opted to finance investment projects, even without an appropriate federal policy support framework.

Transaction volumes in the Personal Loans sub-segment increased compared with Q1/25 in a weak overall market, although the closing rate declined due to more restrictive banks.

The developments in Housing Industry and Corporate Finance during Q1/26 led to a clear increase in gross profit compared with Q1/25. As gross profit in Personal Loans declined slightly, segment gross profit amounted to €18 million, representing an increase of 7%. EBIT rose markedly from €0.5 million in the weak prior-year quarter to €2.1 million in Q1/26, despite continued high investment in the Housing Industry and Personal Loans platforms.

Financial figures – Financing Platforms	Q1 2026	Q1 2025	Change
Operative figures (€ billion)			
Property sales platform Dr. Klein Wowi	0.34	0.25	 37%
Number of homes managed through WoWi Digital ('000)	710	533	 33%
Rental deposits under management	1.33	1.21	 10%
Volume of personal loan transactions* Europace	2.08	1.85	 12%
Volume of corporate finance projects at REM Capital ('Bill')	0.87	0.40	 118%
Revenue and earnings (€ million)			
Revenue	21.0	19.3	 9%
Gross profit	17.6	16.4	 7%
EBITDA	3.4	2.1	 65%
EBIT	2.1	0.5	 312%
EBIT margin (EBIT as a percentage of Gross profit)	12%	3%	8.6 PP

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

Segment Insurance Platforms

In the private insurance sub-segment, the in-force volume migrated from legacy systems to the SMART INSUR platform increased significantly by 19% year-on-year to just under €6 billion as at 31 March 2026. In parallel with the migration, interfaces with additional insurance companies were put into productive use for the automated validation process, which is a prerequisite for further value-added services such as AI advice. Validated volume increased by 29% to €2.5 billion.

The platform for occupational pensions, ePension, benefited from new customers won in previous years and gradually brought into productive operation, so that platform volume in Q1/26 rose by 27% year-on-year to €0.4 billion.

Segment gross profit totalled €9 million in Q1/26, representing an increase of 14%. Gross profit from the three platforms rose by 8%. EBIT amounted to €0.6 million in Q1/26, and the gross profit margin increased from 2% to 7%.

Financial Figures – Insurance Platforms	Q1 2026	Q1 2025	Change
Operative figures (€ billion)			
Private insurance - volume of policies migrated to SMART INSUR	5.73	4.81	19%
Private insurance - volume of policies migrated to SMART INSUR and validated	2.47	1.91	29%
Occupational insurance – Volume of policies managed by ePension Platform	0.36	0.28	27%
Industrial insurance – Volume of policies managed by corify Platform	0.30	0.16	81%
Revenue and earnings (€ million)			
Revenue	21.0	16.9	24%
Gross profit	9.3	8.1	14%
EBITDA	2.4	1.8	32%
EBIT	0.6	0.2	298%
EBIT margin (EBIT as a percentage of Gross profit)	7%	2%	5.0 PP

Development of Earnings, Assets and Financial Position

Earnings development

In the context of the business performance described above, the Hypoport Group's revenue increased by 6% to €169 million in the first three months of 2026, after €159 million in Q1/25.

Gross profit rose by 8% to €71 million (Q1/25: €66 million). The disproportionate increase in gross profit relative to revenue is attributable to the stronger development of the platform companies compared with the poolers, resulting in a less-than-proportionate rise in pass-through sub-commissions at Group level. Since 2025, the Group has been steered using the gross profit metric (rather than revenue), as this better reflects Hypoport's operating performance (cf. 2025 Annual Report, pages 13–14).

With capitalised own work and other operating income remaining largely unchanged, personnel expenses rising slightly and other operating expenses increasing due to higher IT costs, EBITDA rose by 16% to €20 million (Q1/25: €17 million). After deduction of slightly lower depreciation and amortisation, EBIT increased by 40% to €12.1 million (Q1/25: €8.6 million). Accordingly, the EBIT margin on gross profit improved markedly in the first three months of 2026 from 13% to 17%.

Lower interest income from cash investments, with interest expenses on bank borrowings remaining largely unchanged, resulted in a slight decline in the financial result to negative €0.8 million, from negative €0.4 million. After higher tax expenses and slightly lower minority interests, this left profit attributable to the shareholders of Hypoport SE up 42% at €7.8 million (Q1/25: €5.5 million).

In its two most important financial performance indicators, gross profit and EBIT, the Hypoport Group is targeting a record year in 2026 (previous record: gross profit €266 million, EBIT €47.7 million) and confirms its guidance of at least €280 million gross profit and €40–55 million EBIT.

Balance Sheet Development

As at 31 March 2026, the consolidated balance sheet total of the Hypoport Group amounted to €693 million, thus standing slightly above the level at 31 December 2025 (€692 million).

Non-current assets declined marginally to €444 million (31 December 2025: €446 million). Of this amount, €360 million (€358 million previously) related to intangible assets. These primarily comprised unchanged goodwill of €229 million (31 December 2025: €229 million) and slightly higher capitalised development costs for the platforms of €108 million (31 December 2025: €106 million). Property, plant and equipment of €57 million (31 December 2025: €59 million) mainly comprised lease contracts and right-of-use assets, which were depreciated in accordance with IFRS 16.

The slight decline in current assets was mainly attributable to lower trade receivables of €128 million (31 December 2025: €136 million). Cash and cash equivalents rose to €104 million (31 December 2025: €92 million), reflecting an improvement in free cash flow.

Equity attributable to the shareholders of Hypoport SE increased slightly by around 1% to €379 million as at 31 March 2026 (31 December 2025: €376 million). The equity ratio excluding minority interests rose from 54.3% to 54.6%.

Non-current liabilities fell to €137 million (31 December 2025: €144 million), mainly due to long-term bank borrowings €5 million lower following scheduled repayments.

Current liabilities increased slightly to €173 million (31 December 2025: €168 million), primarily as a result of higher other current liabilities following a rise in deferred income to €5.3 million (31 December 2025: €0.4 million).

Total current and non-current bank borrowings decreased to €123 million, compared with €128 million at the end of 2025, due to scheduled repayments with no new drawdowns.

Cash Flow Development

In the first quarter of 2026, cash flow before changes in working capital increased to €20 million from €15 million in Q1/25, reflecting the Group's strong operating performance.

Overall, with working capital tied up at an unchanged level of €11 million, cash flow from operating activities amounted to €32 million (Q1/25: €26 million).

The largely unchanged cash outflow from investing activities of €7.0 million (Q1/25: €7.2 million) related almost exclusively to investments in intangible assets.

Cash outflow from financing activities rose to €12.6 million (Q1/25: €7.7 million), driven by unchanged scheduled repayments of bank loans of €5.1 million (Q1/25: €5.1 million), share buybacks of €4.9 million (Q1/25: €0.0 million) and scheduled repayments of lease liabilities of €2.6 million (Q1/25: €2.5 million).

Cash and cash equivalents amounted to €104 million at 31 March 2026, €12 million higher than at 31 December 2025.

Employees

As at 31 March 2026, the Hypoport Group employed 2,201 staff, broadly unchanged from the prior-year period (31 March 2025: 2,220 employees).

Outlook

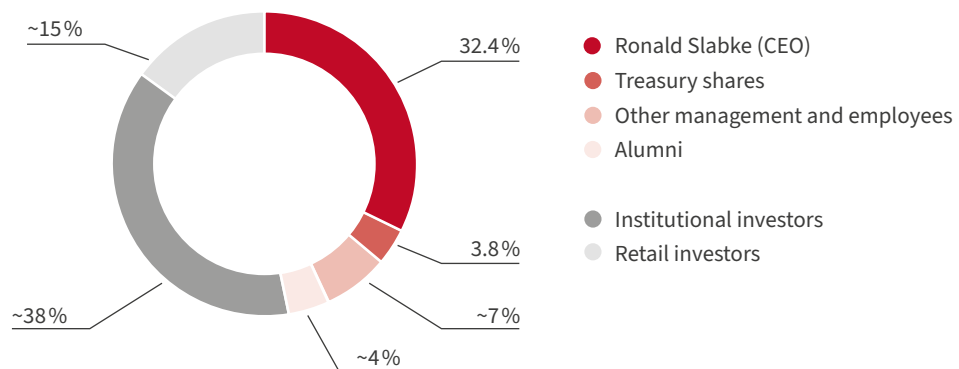
Our assessment of the sector-specific market environment for the three segments has not changed materially for the full year 2026 compared with the presentation in the 2025 Annual Report. For the full year 2026, Hypoport expects gross profit of at least €280 million and EBIT of €40–55 million. Given the strong seasonality of the business, the Management Board anticipates a high EBIT contribution in Q4, while Q2 and Q3 are likely to generate lower financing volumes than Q1 due to public holidays and the holiday season.

The geopolitical environment remains highly volatile, however, which could lead to positive or negative deviations from this seasonality.

For more detailed statements, please refer to the Annual Report, pages 50 to 52.

Shareholder Structure and Investor Relations

Shareholder Structure of Hypoport SE as at 31 March 2026



Capital Markets Activities

In recent quarters, the high level of capital markets engagement continued. In addition to numerous individual exchanges with institutional investors, private shareholders, analysts and financial journalists, the Company participated in conferences and investor roadshows at the following locations:

Location	Year
Frankfurt, Hamburg, London. <i>Planned: Frankfurt (2x), London (2x), New York (2x), Munich, Paris</i>	2026
Chicago, Frankfurt (3x), Geneva, Hamburg, Helsinki, Stockholm, Kopenhagen, London (2x), Munich, New York, Paris (2x)	2025
Chicago, Frankfurt (4x), Hamburg (2x), London (2x), Lyon, Milan, Munich (2x), New York, Paris	2024

Financial information

Consolidated income statement for the period 1 January to 31 March 2026

	Q1 2026 €'000	Q1 2025 €'000
Revenue	169,268	159,204
Commissions and lead costs	-98,295	-93,197
Gross profit	70,973	66,007
Own work capitalised	5,508	5,477
Other operating income	1,823	2,061
Personnel expenses	-46,550	-45,122
Other operating expenses	-11,855	-10,917
Income from companies accounted for using the equity method	429	-56
Earnings before interest, tax, depreciation and amortisation (EBITDA)	20,328	17,450
Depreciation, amortisation expense and impairment losses	-8,258	-8,828
Earnings before interest and tax (EBIT)	12,070	8,622
Financial income	227	625
Finance costs	-1,014	-1,026
Earnings before tax (EBT)	11,283	8,221
Income taxes and deferred taxes	-3,261	-2,214
Net profit for the period	8,022	6,007
attributable to non-controlling interests	201	513
attributable to Hypoport SE shareholders	7,821	5,494
Earnings per share (€) (undiluted/diluted)	1.18	0.82

Consolidated statement of comprehensive income for the period 1 January to 31 March 2026

	Q1 2026 €'000	Q1 2025 €'000
Net profit for the period	8,022	6,007
Total income and expenses recognised in equity*	0	0
Total comprehensive income	8,022	6,007
attributable to non-controlling interests	201	513
attributable to Hypoport SE shareholders	7,821	5,494

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

Consolidated balance sheet as at 31 March 2026

	31 Mar 2026 €'000	31 Dec 2025 €'000
Assets		
Non-current assets		
Intangible assets	359,473	357,944
Property, plant and equipment	56,928	58,532
Investments accounted for using the equity method	8,383	7,955
Financial assets	482	534
Trade receivables	3,625	3,328
Other assets	264	264
Deferred tax assets	14,742	17,533
	443,897	446,090
Current assets		
Inventory	701	652
Trade receivables	128,424	135,933
Trade receivables from joint ventures	0	185
Other assets	11,616	9,473
Income tax assets	4,979	8,111
Cash and cash equivalents	103,807	91,876
	249,527	246,230
	693,424	692,320
Equity and liabilities		
Equity		
Subscribed capital	6,872	6,872
Treasury shares	-260	-217
Reserves	372,336	369,400
	378,948	376,055
Non-controlling interests	4,116	3,915
	383,064	379,970
Non-current liabilities		
Bank liabilities	92,629	97,636
Rental charges and operating lease expenses	37,036	38,512
Other liabilities	446	704
Deferred tax liabilities	6,925	7,206
	137,036	144,058
Current liabilities		
Provisions	43	43
Bank liabilities	30,139	30,239
Rental charges and operating lease expenses	9,350	9,256
Trade payables	98,610	97,273
Liabilities towards joint ventures	2,433	976
Liabilities towards shareholders	750	750
Current income tax liabilities	7,408	8,567
Other liabilities	24,591	21,188
	173,324	168,292
	693,424	692,320

Abridged consolidated statement of changes in equity for the three months ended 31 March 2026

Q1 2025 in €'000	Subscribed capital	Treasury sharese	Capital reserves	Retained earnings	Equity attributable to Hypoport SE shareholders	Equity attributable to non-con- trolling interests	Equity
Balance as at 1 January 2025	6,872	-184	116,919	230,429	354,036	3,756	357,792
Dissemination of own shares	0	1	58	5	64	0	64
Total comprehen- sive income	0	0	0	5,494	5,494	513	6,007
Balance as at 31 March 2025	6,872	-183	116,977	235,928	359,594	4,269	363,863

Q1 2026 in €'000	Subscribed capital	Treasury sharese	Capital reserves	Retained earnings	Equity attributable to Hypoport SE shareholders	Equity attributable to non-con- trolling interests	Equity
Balance as at 1 January 2026	6,872	-217	111,881	257,519	376,055	3,915	379,970
Purchase own shares	0	-44	-4,884	0	-4,928	0	-4,928
Dissemination of own shares	0	1	-1	0	0	0	0
Total comprehen- sive income	0	0	0	7,821	7,821	201	8,022
Balance as at 31 March 2026	6,872	-260	106,996	265,340	378,948	4,116	383,064

Consolidated cash flow statement for the period period 1 January to 31 March 2026

	Q1 2026 €'000	Q1 2025 €'000
Earnings before interest and tax (EBIT)	12,070	8,622
Non-cash income / expense	5,649	-249
Interest received	227	625
Interest paid	-800	-788
Income taxes paid	-2,130	-1,764
Change in deferred taxes	-2,510	-528
Income from companies accounted for using the equity method	-429	56
Depreciation on non-current assets	8,258	8,828
Income from disposal of intangible assets and property, plant and equipment and financial assets	-3	-10
Cash flow	20,332	14,792
Increase / decrease in inventories, trade receivables and other assets not attributable to investing or financing activities	5,205	13,054
Increase / decrease in trade payables and other liabilities not attributable to investing or financing activities	5,989	-1,899
Change in working capital	11,194	11,155
Cash flows from operating activities	31,526	25,947
Payments to acquire property, plant and equipment / intangible assets	-7,010	-6,949
Proceeds from disposals of property, plant and equipment/ Intangible assets	3	10
Purchase of financial assets	65	84
Payments for investments in financial assets	-13	-330
Cash flows from investing activities	-6,955	-7,185
Purchase of own shares	-4,928	0
Repayment of lease liabilities	-2,605	-2,536
Redemption of bonds and loans	-5,107	-5,118
Cash flows from financing activities	-12,640	-7,654
Net change in cash and cash equivalents	11,931	11,108
Cash and cash equivalents at the beginning of the period	91,876	86,252
Cash and cash equivalents at the end of the period	103,807	97,360

Abridged segment reporting for the period 1 January to 31 March 2026

€'000	Real Estate & Mortgage Platforms	Financing Platforms	Insurance Platforms	Holding	Reconciliation	Group
Segment revenue in respect of third parties	127,102	20,700	20,857	609	0	169,268
Q1 2025	122,926	19,093	16,847	338	0	159,204
Segment revenue in respect of other segments	111	297	111	7,751	-8,270	0
Q1 2025	109	188	89	7,257	-7,643	0
Total segment revenue	127,213	20,997	20,968	8,360	-8,270	169,268
Q1 2025	123,035	19,281	16,936	7,595	-7,643	159,204
Gross profit	43,492	17,604	9,268	8,360	-7,751	70,973
Q1 2025	41,117	16,427	8,125	7,595	-7,257	66,007
Segment earnings before interest, tax, depreciation and amortisation (EBITDA)	17,027	3,409	2,357	-2,465	0	20,328
Q1 2025	16,318	2,064	1,788	-2,720	0	17,450
Segment earnings before interest and tax (EBIT)	13,726	2,058	645	-4,359	0	12,070
Q1 2025	12,711	500	162	-4,751	0	8,622
Segment assets						0
31 Mar 2026	273,560	206,324	166,248	310,721	-263,429	693,424
31 Dec 2025	255,770	203,591	163,898	330,376	-261,315	692,320

Berlin, 11 May 2026
Hypoport SE - The Management Board

Financial calendar 2026:

16 March 2026	Results for 2025 (preliminary)
30 March 2026	Results for 2025 (final)
11 May 2026	Interim management statement for Q1
10 August 2026	Half-year report
9 November 2026	Interim management statement for Q3

Note:

The financial report / interim statement will be published in both German and English. The German version shall prevail. It can be found on the website at www.hypoport.de.

This financial report / interim statement contains forward-looking statements. These statements are based on the current experiences, assumptions, and forecasts of the Management Board, as well as the information currently available. The forward-looking statements are not to be understood as guarantees of the mentioned future developments and results. Future developments and results are dependent on a variety of factors, involve various risks and uncertainties, and are based on assumptions that may prove to be incorrect. These risk factors include, in particular, those mentioned in the risk report of the most recent annual report. We do not undertake any obligation to update the forward-looking statements made in this financial report / interim statement.

Hypoport SE

Heidestrasse 8 · 10557 Berlin · Germany

Phone: +49 (0)30 420 86 - 0

E-Mail: ir@hypoport.de · www.hypoport.com

