Union Investment

annual report 2024

Volksbanken Raiffeisenbanken
cooperative financial group

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Foreword

Dear Shareholders and Readers,

Major social, geopolitical and economic upheavals have characterised the past year and will continue to accompany us. We anticipated early on what these changes would mean for active asset management, positioned ourselves accordingly and are therefore pursuing an even more focussed course towards the future. We still see it as our primary task to align ourselves in such a way that we can offer our clients and partners future-proof solutions that are particularly convincing in times of great uncertainty.

The successful stock selection of our portfolio management – supported by a favourable market trend in equities and bonds – once again led to adequate returns for many funds. In institutional business, we recorded stable net inflows of EUR 4.7 billion, bringing assets under management to EUR 250.7 billion at the end of the year. Here, traditional fixed income investment strategies and alternative investments were the focus for our institutional investors. A key component of our success was the balanced combination of services and our closeness to our clients.

In terms of our retail business, we were able to surpass last year's very strong net sales in collaboration with our cooperative partner banks, achieving EUR 12.6 billion. The volume under management thus grew to a total of EUR 254 billion. In 2024, our fixed-income funds were once again the focus of investor interest. They received a net inflow of EUR 10.5 billion. Our equity funds also experienced high demand, recording a net new business of EUR 4.7 billion.

While our securities funds delivered a strong performance in 2024 and our commercial real estate funds generated positive returns for our customers, the rapid rise in interest rates and construction costs posed challenges for our residential property funds. As a result, we were forced to conduct a special valuation for these funds, which involved a discount of 16.7 percent. We found this measure difficult, but it was nevertheless necessary in order to put the fund back on the path to success. We continue to see the residential asset class as a viable investment field for the future.

Sustainability remains an important topic on the investment side. We continue to pay attention to the internationally recognised ESG criteria when making investment decisions. Even if sales of sustainable investments have recently lost some of their relevance among both private and institutional investors, taking these criteria into account is essential for us. It ensures that we enhance the quality of our investment decisions and thus also the opportunity to diversify risks and achieve better performance. At the end of the year, we managed EUR 127 billion in sustainable fund solutions according to our own strict sustainability criteria. Looking at the managed volume according to Articles 8 and 9 of the Disclosure Regulation, this totalled EUR 147 billion as of December 2024.

Despite significant disruptions last year, we were once again able to maintain our position as one of the strongest-selling asset managers in Europe. We further expanded our market position and ultimately recorded a highly satisfactory operating result of EUR 1,241 million.

As part of the Cooperative Financial Network, we and our 4,417 highly motivated employees work in partnership and professionally alongside our partners – the approximately 670 cooperative banks and their over 5.9 million customers. Our goal is to fulfil our mission of "increasing wealth, earning trust" in accordance with our guiding principles.

In order to continue to grow in a dynamic environment, the Board of Managing Directors has decided to consistently align our activities for our institutional and private customers on four value streams along the customer journey. In doing so, we will particularly link digitalization with an end-to-end logic. The aim is to further expand our service orientation and time-to-market capability. Therefore, we are intensively addressing the question of how to make our organization more agile based on the learning effects from previous efforts.

All in all, we see 2024 as strong evidence of our close collaboration. Our sails are set as we actively navigate towards expected changes in an opportunities-oriented manner.

Happy reading!

Hans Joachim Reinke
Chairman of the Board of
Union Asset Management Holding AG

Report of the Supervisory Board

Supervisory Board and Executive Committee

In the financial year 2024, the Supervisory Board and the Executive Committee formed by it monitored the management of the Board of Managing Directors in accordance with the legal requirements and the provisions of the Articles of Association and decided on the transactions presented requiring approval.

In order to fulfil its duties and in accordance with legal requirements, the Supervisory Board has formed an Executive Committee. This acts in particular as a Personnel Committee and Audit Committee and prepares the resolutions of the Supervisory Board. The Executive Committee met twice in 2024. The Supervisory Board was regularly informed of its activities.

There were no changes to the composition of the Supervisory Board and the Board of Managing Directors in 2024.

At the end of 28 February 2025, Mr. Wolfgang Nett stepped down from the Supervisory Board as an employee representative and retired. Effective March 1, 2025, Mr. Martin Steinmetz will succeed him as an employee representative on the Supervisory Board. The Supervisory Board would like to thank Mr. Wolfgang Nett for his dedicated and valuable support.

Cooperation with the Board of Managing Directors

The Board of Managing Directors provided the Supervisory Board with regular, timely and comprehensive written and verbal reports on the position of the company and the Group and on the general course of business. In addition, the Board of Managing Directors regularly informed the Supervisory Board about current business and future business policy, including the strategic and organisational direction of the Union Investment Group.

The Supervisory Board dealt with the risk situation of the company and the Group as well as other significant risks typical of the investment business.

Supervisory Board meetings

Four meetings were held in the past financial year. At these meetings and on the basis of regular reports, in particular quarterly reports, the Supervisory Board was regularly and comprehensively informed about the current position of the company, in particular about general business developments, important individual transactions and personnel developments. The Supervisory Board was informed comprehensively and promptly about the work of the Executive Committee. In addition, the Supervisory Board approved significant business measures. Other focal points of the Supervisory Board meetings included budget planning and various investment matters.

Between Supervisory Board meetings, the Board of Managing Directors informed the Board in writing about important matters such as personnel matters. In urgent cases, the Supervisory Board approved significant business transactions between meetings by means of a written resolution procedure. The Chairman of the Supervisory Board, who is also the Chairman of the Presiding Committee, also discussed important decisions and special individual transactions in regular meetings with the Chief Executive Officer outside of the meetings.

Report in accordance with section 289f (4) in conjunction with (2) no. 4 of the German Commercial Code (HGB)

In accordance with Section 111 (5) AktG, the company's Supervisory Board has set targets for the proportion of women on the company's Supervisory Board and Board of Managing Directors until 31 December 2026. The target proportion set for the Supervisory Board is 26.7 % (4 out of 15). In the reporting period, the proportion of women on the Supervisory Board was 26.7 % (4 out of 15). The target proportion set for the Board of Managing Directors is (1 out of 5). In the reporting period, the proportion of women on the Board of Managing Directors was 20 % (1 out of 5).

In addition, the Board of Managing Directors of the company has set targets until 31 December 2026 for the two management levels below the Board of Directors in accordance with Section 76 (4) AktG. At divisional management level (first level after the Board of Managing Directors), the target figure is 25 %. The total number of divisional heads has been reduced from four to three as of 1 May 2024. Since then, the proportion of women at divisional management level has been 33 % (1 out of 3). The target figure was therefore met in the reporting period.

At department management level (second level after the Board of Managing Directors), the target figure is 7.14 % (1 out of 13) by 31 December 2026. In the reporting period, the proportion of women was 0 % (0 out of 13). The target figure is currently not being met. Due to a lack of vacancies, the targeted increase in the proportion of women at department management level could not be realised in 2024.

Cooperation with the auditor

PricewaterhouseCoopers GmbH Wirtschaftsprüfungsgesellschaft, Frankfurt am Main, was elected as auditor by the Annual General Meeting on 28 May 2024 and subsequently commissioned with the audit by the Supervisory Board.

As auditors, PricewaterhouseCoopers GmbH has audited the annual financial statements of the company prepared and submitted by the Board of Managing Directors and the consolidated financial statements prepared and submitted by the Board of Managing Directors, including the accounting records and the management reports for the company and the Group for the 2024 financial year, as well as the report on relationships with affiliated companies, and found them to be in accordance with the statutory provisions. It has issued an unqualified audit opinion in each case. In connection with the audit of the report by the Board of Managing Directors on relationships with affiliated companies, PricewaterhouseCoopers GmbH confirmed that, based on its mandatory audit and assessment, "1. the factual information in the report is correct, 2. the consideration paid by the company for the legal transactions listed in the report was not inappropriately high, 3. there are no circumstances in the measures listed in the report that would indicate a materially different assessment than that of the Board of Managing Directors."

The audit reports were submitted to the members of the Supervisory Board and were discussed in detail. The Supervisory Board approves the results of the audit by the auditor.

In line with the obligation to monitor the quality of the audit codified in Section 107 para. 3 sentence 2 AktG, the Supervisory Board asked PricewaterhouseCoopers GmbH to prepare a quality report explaining the processes and measures taken by the audit firm to ensure quality, including the acceptance and continuation of the engagement and independent quality assurance during the engagement. In addition, the Supervisory Board itself assessed the quality of the audit using the indicators it had previously approved.

In addition, in order to assess the independence of the auditor, the Presiding Committee of the Supervisory Board obtained aggregated information on the non-audit services utilised by the UMH Group units from the auditor or members of its network in 2024.

Adoption of the annual financial statements

The Supervisory Board examined the annual financial statements, the management report, the report of the Board of Managing Directors on relationships with cooperative financial services networks and the proposal for the appropriation of net profit in detail, as did the Presiding Committee of the Supervisory Board (Audit Committee), chaired by Dr Cornelius Riese, which discussed these documents in detail in the presence of the auditor in preparation for the final examination by the Supervisory Board. No objections were raised. The Supervisory Board also examined the consolidated financial statements and the management report for the Group in detail and also discussed these documents in detail in the presence of the auditor. No objections were raised in this regard either.

The Supervisory Board also noted with approval the results of the audit of the annual financial statements, the consolidated financial statements, the management reports for the company and the Group and the report on relationships with affiliated companies by the auditor. By resolution dated 28 February 2025, the Supervisory Board approved the annual financial statements prepared by the Board of Managing Directors, which are thus adopted. The Supervisory Board concurs with the proposal for the appropriation of net profit. In a resolution passed today, the Supervisory Board approved the consolidated financial statements prepared and presented by the Board of Managing Directors.

Based on the final results of the Supervisory Board's review, there are no objections to the final declaration by the Managing Directors in the report on relationships with cooperative financial services networks.

The Supervisory Board would like to thank the Board of Managing Directors and all employees for their work in 2024.

Frankfurt am Main, 21 March 2025

Union Asset Management Holding AG,
Frankfurt am Main

Dr Cornelius Riese
Chairman of the Supervisory Board

Group management report

2024 financial year

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Group management report of Union Asset Management Holding AG for the financial year from 1 January to 31 December 2024

Note

The following group management report is presented in the context of the audited financial data and the disclosures in the notes. The group management report also contains forward-looking statements that are not based on historical facts but on current plans, assumptions and estimates. Forward-looking statements always apply to the point in time at which they are made. Union Asset Management Holding AG (UMH) assumes no obligation to revise them as new information becomes available. Forward-looking statements are always subject to risks and uncertainties. In this respect, it should be emphasised that a number of factors may influence actual events in such a way that they differ significantly from those forecast. Significant factors from a current perspective are described in the forecast, report on risks and opportunities and in other parts of this report.

Note: For computational reasons, rounding differences to the mathematically exact values (monetary units, percentages, etc.) may occur in tables and references.

A Basic information on the group

The Union Investment Group (hereinafter referred to as the "Union Investment Group" or "Union Investment"), consisting of Union Asset Management Holding AG (UMH) and its subsidiaries, is part of the Volksbanken Raiffeisenbanken cooperative financial network. Union Investment's objectives and strategy are therefore aligned with the promotional mandate within the Genossenschaftliche FinanzGruppe (principle of subsidiarity). The local unit of the primary banks and their members is to be supported by specialised service providers at supra-regional level (pooling of strengths). In its role as asset manager, Union Investment focuses its range of services on private and institutional clients.

In the retail business, Union Investment's range of services is available exclusively to the private customers of partner banks ("Verbund First"). Union Investment pursues a two-stage sales approach, i.e. needs-based support for the partner banks' advisory process. Union Investment supports its distribution partners along the value chain with products and services and offers them a customised approach to the asset management division. Union Investment's offering ranges from private pension provision to savings solutions and asset accumulation.

The range of services offered by the Institutional Clients division is aimed at institutional investors of various sizes. Customers from within the Cooperative Financial Network include primary banks and other specialised institutions, as well as corporate customers of the cooperative primary banks. Union Investment also competes for investment funds from institutional investors outside the Genossenschaftliche FinanzGruppe, such as pension funds, pension schemes and insurance companies. As one of the largest German fund management companies, Union Investment is able to offer a wide range of different formats. In addition to traditional special funds and a large number of differently designed institutional funds, these also include advisory and outsourcing mandates as well as institutional asset management.

The core regions of Union Investment's private client business activities are the business territory of the Genossenschaftliche FinanzGruppe (Germany) and the Volksbanken in Austria. The regional focus of business with institutional customers is also primarily on Germany, supplemented by selective foreign market development. The main locations of Union Investment's asset management units are Frankfurt, Hamburg, Erlangen, Luxembourg, Vienna and Paris.

The Union Investment Group consists of various individual companies with UMH as the lead company. UMH's consolidated group currently comprises 18 portfolio companies.[1] The most significant investments in the UMH portfolio can be categorised as follows:

- Asset management companies in Germany and abroad:
  Bundling of asset management expertise for different management styles, asset classes or regional capital markets.
- Investment firms in Germany and the rest of the world:
  Offering differentiated portfolio management, investment advisory, fund brokerage, sales and support services as well as the provision of investment portfolios.
- Finance companies:
  Acquisition and management of participations for the acquisition of real estate;
  Sales support services in Austria.
- Providers of ancillary services:
  Provision of services in the areas of fund administration and infrastructure as well as the purchase, sale and management of properties.

[1] Includes the companies included in the consolidated group as at 31 December 2024.

In detail, the following companies are involved:

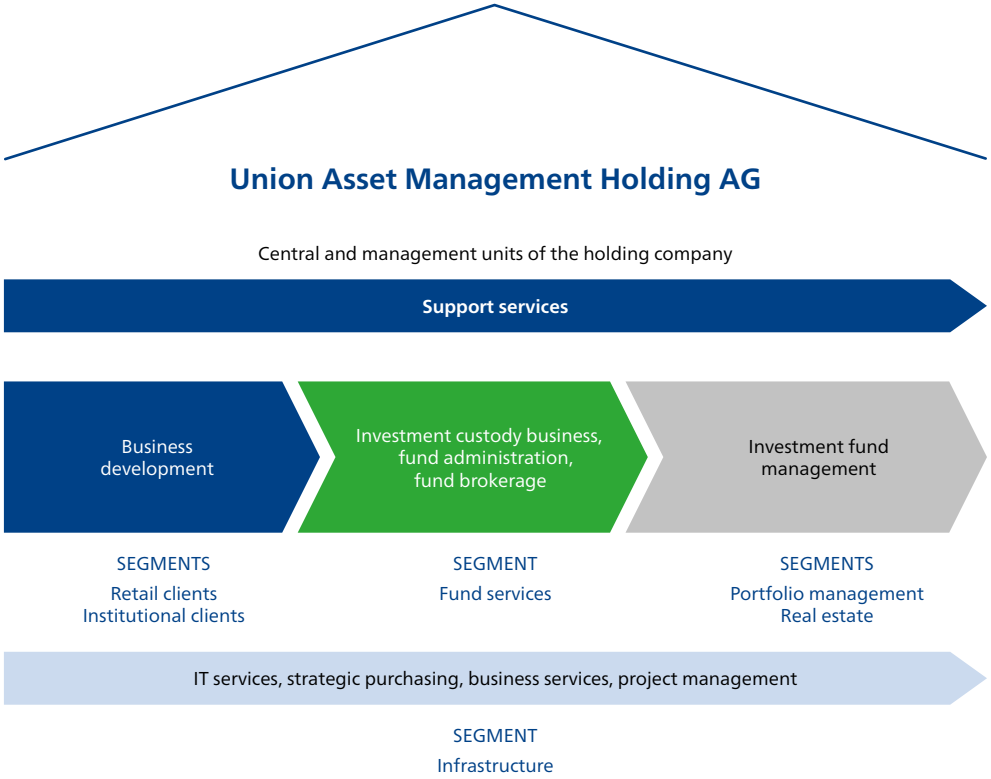
Union Asset Management Holding AG

Germany

Asset management companies	Investment firms	Providers of ancillary services
Union Investment Privatfonds GmbH	Quoniam Asset Management GmbH	Union IT-Services GmbH
Union Investment Institutional GmbH	VisualVest GmbH	Union Service-Gesellschaft mbH
Union Investment Real Estate GmbH	Union Investment Service Bank AG	ZBI Immobilien-management GmbH
Union Investment Institutional Property GmbH	**Finance companies**	ZBVV Zentral Boden Vermietung und Verwaltung GmbH
ZBI Fonds-management GmbH	ZBI GmbH	

Rest of world

Asset management companies	Investment firms
Union Investment Luxembourg S.A., Luxemburg	Attrax Financial Services S.A., Luxembourg
Union Investment Real Estate Austria AG, Vienna	**Finance companies**
BEA Union Investment Management Ltd., Hong Kong	Union Investment Austria GmbH, Vienna



Externally, the Union Investment Group is managed by the individual companies as legal entities. Internally, Union Investment's management concept is characterised by a consistent cross-company and cross-location organisation by segment. The core areas of expertise of Market Development and Portfolio Management are each organised into two segments: the Private Clients and Institutional Clients segments and the Portfolio Management and Real Estate segments. In addition, there are the Fund Services (fund administration, investment custody business, fund brokerage) and Infrastructure (IT, strategic purchasing, business services, project management) segments.

The individual group companies are generally allocated to the segments. In some cases, individual units of a company are allocated to different segments. Due to their ownership structure, exceptions to this are non-integrated companies such as joint ventures (e.g. BEA Union Investment) and Union Investment investments for which independent management is advantageous due to their business model or other criteria (e.g. the companies of the ZBI Group). These companies are managed via the respective supervisory body.

The corporate purpose of UMH as a management company essentially comprises the acquisition, management and sale of investments, in particular in asset management companies in Germany and the rest of the world, for its own account. The purpose of the company also includes the provision of other services exclusively for subsidiaries, unless these require special authorisation by law, as well as the performance of legal transactions and actions that are directly or indirectly necessary or useful for achieving the purpose of the company.

The companies included in the consolidated group regularly undergo changes in company law or significant changes in business policy. In the 2024 reporting year, the business of Union Investment Real Estate Digital GmbH was reversed after a test phase of around three years and the company shell was merged with Union IT-Services GmbH.

B Economic report

I. General economic and industry conditions

1. Capital markets

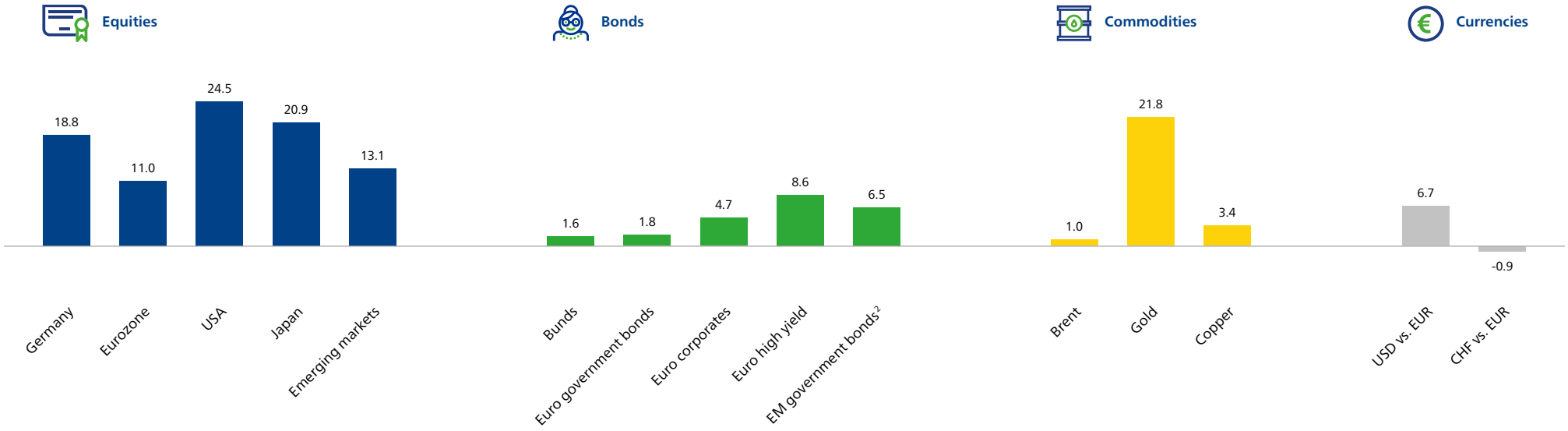
The market environment brightened at the start of 2024. The US economy in particular, the most important driver for the capital markets, remained robust despite signs of a slight slowdown over the summer months. In the eurozone, the expected stagnation in economic output was initially confirmed in the first few months of the year. Tighter financing conditions weighed on investment activity and global trade also provided little positive impetus. The hoped-for stabilisation of economic development began in the spring, almost simultaneously with an improved economy in China and Japan.

Inflation continued its downward trend, while in the US the favourable economic situation prevented a further decline. US inflation fluctuated between 3.1 and 3.7 % and only recently broke through this band to the downside. Core inflation in the US, which does not take into account the more volatile components of food and energy prices, continued to fall earlier, as did inflation in the eurozone.

After raising interest rates until the summer of 2023, the central banks stood on the sidelines for a long time, observing the effect of their hikes. At the beginning of the second quarter of 2024, the US Federal Reserve (Fed) was still concerned about persistent US inflation and initially postponed the first interest rate cut in this cycle, which had originally been discussed for the spring, to a later date. In mid-September, it then kicked off the rate cut cycle with a 50 basis point cut, followed by

Gains in all asset classes

Performance 1 January – 31 December 2024 (in %)



[2] Hard currencies.

Source: LSEG. As at 31 December 2024. indices: DAX, EURO STOXX 50, S&P 500, Nikkei 225, MSCI EM, each in the net return variant; JPM GBI EMU Germany 1-10, iBOXX Euro Sov., ICE BofA Euro Corp, ICE BofA Euro High Yield, JPM EMBI Global Div., each in the total return variant; S&P GSCI Brent Crude Dyn. Roll, S&P GSCI Gold Dyn. Roll and S&P GSCI Copper Dyn. Roll, each in the excess return variant.
The information on performance is based on past values and does not allow any reliable conclusions to be drawn about future performance.

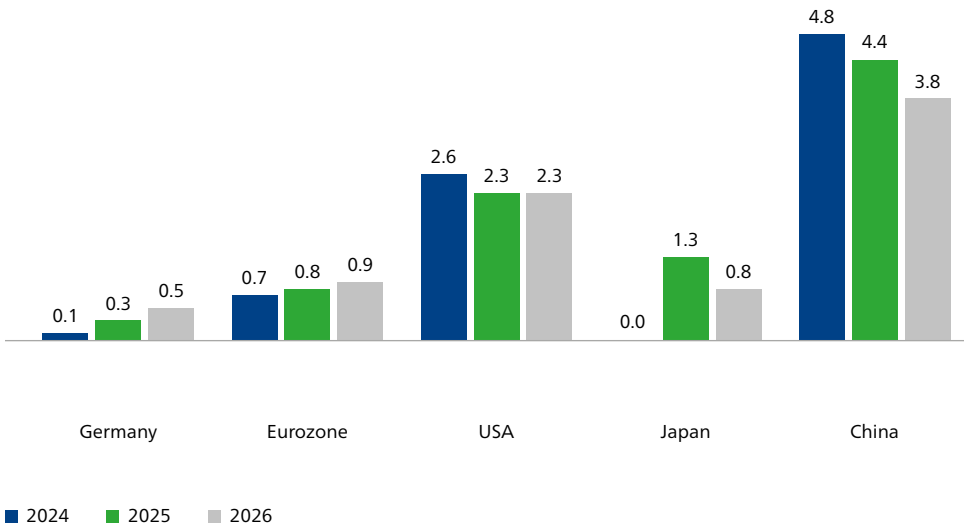
two further cuts of 25 basis points by the end of the year. The European Central Bank (ECB), on the other hand, decided to cut interest rates by 25 basis points at the beginning of June and assumes that inflation will fall to its target range over the course of 2025. It has confirmed this with three further interest rate cuts in the second half of 2024.

While geopolitical tensions (great power competition between the USA and China, war in Ukraine, conflict in the Middle East) had little impact on the capital markets in the first half of the year, the results and consequences of elections caused uncertainty, at least temporarily and locally (e.g. in India, Mexico and South Africa). The "shift to the right" in the European elections and the associated announcement of early parliamentary elections in France also led to falling prices on European stock exchanges, as international investors reduced their positions in European investments. The yield premiums (spreads) on French and peripheral bonds increased noticeably. By contrast, falling yields on safe government bonds such as US Treasuries and Bunds as a result of the initiated cycle of interest rate cuts ensured that all segments of the bond markets were able to make gains in 2024.

Phases of heightened uncertainty were also quickly overcome on the stock markets. After an initially rather subdued start to the year, share prices rose on the back of positive economic data from the US and good reports from companies. Overall, technology stocks once again stood out with convincing results. The boom in artificial intelligence (AI) continued and the technology heavyweights Apple, NVIDIA, Meta and Co. also helped the broad-based US indices to another positive performance with significant price gains, despite a temporary change in favourites during the summer months, when lagging stocks such as real estate and utilities were in demand. The European stock markets were able to keep pace for a long time, but the political uncertainties following the European elections – particularly in France – caused them to fall behind noticeably in June. The emerging markets initially lagged significantly behind again due to weak growth in China, but were able to make up some of the ground lost since the start of the second quarter as the economy in China recovered. The election of Donald Trump as the 47th US president led to a significant rise in prices on the US equity markets due to hopes of falling corporate taxes. By contrast, concerns about the introduction of tariffs weighed on the other stock markets, allowing the US indices to significantly extend their lead over other markets.

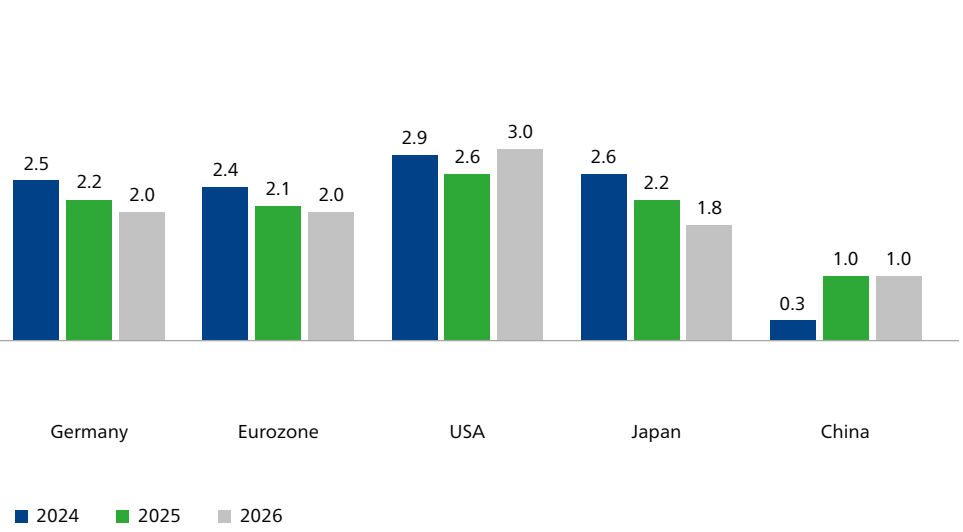
Trump 2.0 weighs on growth – decline in inflation slows

GDP forecasts (in %)



Source: Union Investment; as at 31 December 2024

Inflation forecasts (in %)



Source: Union Investment; as at 31 December 2024

In commodities, oil prices initially overcame the weak phase at the end of 2023 and rose significantly until April. However, they then gave up all their gains in view of a well-supplied global market and at times fell to their lowest level since the end of 2021. They recovered somewhat towards the end of the year. After the fundamental environment for the metal markets improved with the stabilising economic data in China, the rising demand for energy in connection with AI applications also caused the prices of industrial metals such as copper to rise further. Gold was supported by high demand from investors and central banks and rose to new all-time highs. Following the US presidential election, Bitcoin and other cryptocurrencies reached new record highs.

From a global perspective, the capital market environment remains promising overall, but is becoming more of a balancing act between positive fundamentals and political uncertainties. Global economic growth continues to be an important support factor. The USA remains the economic engine thanks to the government stimulus programmes of recent years. The expected course of the new Trump administration will have a growth-promoting effect through the planned tax cuts and deregulation intentions on the one hand, and a growth-dampening effect on the other in view of a more restrictive immigration policy, a tougher trade policy and higher debt: it can be assumed that the restrictive measures will increase over the legislative period and are likely to slow down overall economic growth. Economic output in the US is expected to increase by 2.3 % in 2025, followed by another 2.3 % in 2026. The expected changes to trade and security policy by the new US government are not expected to be without consequences for other regions of the world and will have a negative impact on growth. The economy in the eurozone will remain weak in 2025 with growth of 0.8 % and will be held back primarily by Germany (+0.3 %). Our economists expect growth rates to rise only slightly in 2026.

Global inflation will not fall further in 2025, but it will not rise again across the board either. In the US, inflation should be 2.6 % in the coming year and thus remain above the Federal Reserve's inflation target. Higher import tariffs and a more restrictive immigration policy by the new US government should have a moderate inflationary effect from the second half of the year onwards. In the eurozone, on the other hand, inflation should fall to the two % threshold as early as the first quarter of 2025. Now that inflation has calmed down, the central banks can continue on their path of interest rate cuts. The Fed is likely to reduce key interest rates by a total of 50 basis points until the spring and then pause for a while to weigh up whether the growth-dampening effects of the new economic policy outweigh the inflation-promoting effects or vice versa. In the eurozone, on the other hand, weak growth dominates, meaning that the ECB is likely to decide on five further key interest rate cuts in 2025.

The shifts in (economic) policy conditions are also changing the outlook for individual asset classes. In the case of government bonds, rising government debt in the USA is likely to drive yields in the longer term, especially for longer maturities. In general, the increasing levels of government debt relative to GDP in many countries will tend to increase the risk premiums for longer-term government bonds. The end of the decline in inflation in the USA should also have an effect in this direction. At the same time, the slowdown in growth momentum is supporting the bond market. The yield curves are therefore likely to steepen as a result of slightly rising yields at the long end and declines at the short end. In view of moderate yields for euro government bonds and a generally well-positioned corporate sector, it is also worth looking at securities with yield premiums such as corporate bonds with good credit ratings in 2025, whereby sector allocation and individual stock selection are particularly important.

With a growing global economy, falling key interest rates and an expected double-digit rise in corporate profits, there is a solid foundation for further price increases on the stock markets. At the same time, earnings growth should spread to more sectors and companies. On the other hand, valuations should no longer provide a tailwind, meaning that a mid-single-digit increase in the price of global equities should be realisable in 2025. Selection as a key success factor on the equity side will become even more of a focus than before under a renewed Trump legislature.

The outlook for commodities is mixed, although they should be in demand as important diversifiers in times of heightened uncertainty. Weak demand is likely to weigh on the oil price, while geopolitical tightening such as sanctions could repeatedly lead to price spikes. Despite the already significant increases, gold should have a stabilising effect in a diversified portfolio in view of the uncertain global situation. Industrial metals should be well supported in the medium to long term as part of the decarbonisation of the economy and the cyclical stabilisation of the Chinese economy. In the short term, a stronger shift by the new US government towards fossil fuels could weigh on demand for industrial metals.

Overall, after a very good year on the capital markets in 2024, there is a good chance that 2025 will also promise solid income. However, growth on the stock markets should be somewhat lower due to increased susceptibility to fluctuations. Investing in 2025 is likely to be a balancing act between minimising risk and focusing on returns, which could well be worthwhile due to the slight preponderance of opportunities.

2. Real estate markets

Inflation rates tended to fall over the course of 2024, which enabled central banks to slowly lower key interest rates again. Since mid-2024, this has led to a gradual stabilisation of the volume of real estate transactions at a historically low level. At the same time, the end of the price discovery phase and thus the end of price corrections on almost all real estate markets became apparent in the second half of the year. Rents remained largely stable in 2024. Rents for good properties in the central locations of major cities continued to rise. Existing portfolios continue to benefit from index-linked rental agreements.

Office real estate market

Many international office markets saw a slight improvement in demand for space and consequently in letting performance over the course of 2024. Nevertheless, an increase in the general vacancy rate was observed in many places, as the high volume of new construction in some cases could not be fully absorbed by the market. In good city centre locations, however, demand for modern office space continued to outstrip supply. Against this backdrop, a further increase in prime rents was observed in most metropolises. In the USA, the environment remained challenging in 2024 because the high vacancy rates had a dampening effect on rental price development.

Commercial real estate market

After a subdued start to the year, a noticeable upturn in the logistics market was observed in the second half of 2024 in particular. Despite the persistently challenging economic environment, there was a significant increase in demand from companies in the manufacturing, automotive and food production sectors across Europe, which focussed primarily on high-quality, modern space. Although the strong rental growth of recent years has slowed, the upward trend has nevertheless continued over the course of 2024.

Consumer sentiment has slowly improved against the backdrop of falling inflation rates over the course of 2024. Although the savings rate is still high, retail sales are also rising moderately. Prime rents remained stable in many cases. However, moderately rising rents have already been registered again on some markets.

Hotel real estate market

Driven by very good demand from tourists and strong trade fair business, the European hotel markets continued their upward trend. Both the number of overnight stays and the key hotel indicators once again improved across the board compared to the very strong previous year. While occupancy rates for hotel rooms remained slightly below the 2019 level, both average room rates and room revenues reached new record levels almost everywhere.

Residential real estate market

The fall in prices on the residential real estate market is expected to have bottomed out in 2024 compared to previous years. Significant devaluations are also no longer expected. At the same time, there have already been a few larger portfolio transactions again. The proportion of major transactions over EUR 100 million in 2024 was around 63 %, significantly higher than the previous year's figure (around 39 %). A-cities in particular are in high demand with around 54 % of residential investments, confirming the declining uncertainty among investors. In addition, the fundamentals in the residential segment remain positive. Rents are rising, especially for new contracts. This trend is also being intensified by the lack of newly created living space.

It can currently be assumed that moderate economic growth will be seen in all regions of the world in 2025. Subject to geopolitical uncertainties, the rise in prime rents in most types of use and markets is therefore likely to continue at a somewhat slower pace. The US office markets in particular face challenges in terms of rental price development. As further interest rate cuts are forecast for 2025, the adjustment process for real estate yields should also be complete. Recently, a sideways movement has already been observed in many places. In some cases, initial yields may already fall slightly again. The transaction market should also have bottomed out and the investment volume is likely to increase moderately again.

3. Sales and fund assets

Sector situation: mutual funds

The German investment industry recorded net inflows totalling EUR 41.9 billion for mutual funds with securities up to and including December 2024. Fixed-income funds (EUR 27.4 billion) and equity funds (EUR 14.7 billion) recorded particularly high inflows, while mixed funds were the first to record noticeable net outflows of EUR -9.7 billion. The other asset classes in the area of mutual securities funds recorded net inflows totalling EUR 9.5 billion. Open-ended real-estate funds recorded net cash outflows of EUR -5.7 billion. (Source: BVI investment statistics December 2024).

Sector situation: special funds

In 2024, the German investment industry generated net inflows of EUR 33.6 billion in the open-ended special securities funds it manages (as at 31 December 2024), which was on a par with the previous year (31 December 2023: EUR 33.7 billion). At EUR 2,183.0 billion at the end of December 2024, the volume managed in open-ended special securities funds was higher than in the previous year (EUR 2,079.5 billion as at 31 December 2023) (source: BVI statistics).

Sector situation: real estate funds

According to BVI, the 60 open-ended real-estate funds (excluding open-ended special funds) on the German market had a fund volume of EUR 123.5 billion as at November 2024 (November 2023: EUR 132.0 billion). A total of EUR 5.2 billion in net funds had flowed out of the sector by the end of November 2024 (net inflow as at November 2023: EUR 439.5 million).

II. Specific business performance

1. Assets under management and performance at a glance

1.1 Fund business/assets under management

At 1,171 products[3] (previous year: 1,177), the number of products launched or assumed as management mandates at UMH's portfolio companies in 2024 was on a par with the previous year.

The volume of assets under management increased from EUR 455.2 billion (as at 31 December 2023) to EUR 504.7 billion (EUR +49.5 billion) in 2024. The increase resulted from the positive performance on the international capital markets and the positive net inflows of funds.

The development of assets under management in 2024 can be summarised as follows:

- The volume of mutual funds increased by EUR +35.6 billion to EUR 299.0 billion.
- The volume of special funds increased by EUR +9.1 billion to EUR 162.9 billion.
- At EUR 42.8 billion, the volume of other formats (advisory mandates and asset management) less third-party mandates was above the previous year's level (EUR 37.9 billion).

Consolidated net income increased significantly in the reporting year compared to the previous year. This was mainly due to a noticeable increase in net commission income. In summary, consolidated net income improved by EUR +155.4 million to EUR 839.9 million compared to 2023 (previous year: EUR 684.5 million).

Volume of assets under management

The volume of assets under management of the Union Investment Group as at the reporting date was as follows:

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Fund assets	**461,954,619**	**417,220,674**	**44,733,945**
Volume in other formats	**59,290,618**	**53,887,879**	**5,402,739**
Of which fund-linked asset management	9,554,134	7,499,428	2,054,706
Of which institutional asset management	7,747,478	7,196,270	551,208
Of which Advisory and Outsourcing	41,989,006	39,192,181	2,796,825
Third-party mandates	**-16,538,165**	**-15,956,528**	**-581,637**
Total	**504,707,072**	**455,152,025**	**49,555,047**

Under the umbrella of UMH, the Union Investment Group managed a total of EUR 504,707,072 thousand in assets under management as at the reporting date (previous year: EUR 455,152,025 thousand). The fund assets are divided between equity funds, fixed-income funds, money-market funds, mixed funds, other securities funds, capital preservation funds, real estate funds, alternative investment funds and hybrid funds.

In addition, the Union Investment Group manages assets as part of fund-linked asset management, institutional asset management, advisory and outsourcing and private banking. The fund volume of those funds that are launched by the Union Investment Group but whose portfolio management is outsourced is taken into account as a deductible item. The definition of assets under management is based on the overall statistics of BVI Bundesverband Investment und Asset Management e.V. (BVI), Frankfurt am Main.

Net inflows of assets under management

Net inflows of the Union Investment Group's assets under management break down as follows:

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Net inflows (fund assets)	**15,994,086**	**18,287,289**	**-2,293,203**
Net inflows (other formats)	**555,167**	**-2,001,929**	**2,557,096**
Of which institutional asset management	-161,308	502,983	-664,291
Of which advisory and outsourcing	-638,024	-3,307,874	2,669,850
Net change in third-party mandates	**785,760**	**522,744**	**263,016**
Total	**17,335,013**	**16,808,104**	**526,909**

Net inflows of assets under management are calculated as the balance of inflows and outflows in the product formats categorised as assets under management. It totalled EUR 17,335,013 thousand in the financial year (previous year: EUR 16,808,104 thousand).

[3] Includes mutual funds, special funds, advisory mandates, asset management less third-party mandates

Volume of fund assets

The volume of the Union Investment Group's fund assets as at the reporting date was as follows:

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Mutual funds	**299,019,791**	**263,381,965**	**35,637,826**
Equity fund	111,465,299	90,272,412	21,192,887
Fixed-income fund	54,822,961	43,219,851	11,603,110
Money-market fund	1,866,773	1,526,599	340,174
Mixed fund	82,062,095	74,867,567	7,194,528
Target fund	171,307	—	171,307
Other securities fund	384,517	1,363,324	-978,807
Capital preservation fund	1,296,865	1,725,580	-428,715
Real assets mutual fund [4]	43,699,461	47,129,293	-3,429,832
Alternative investment funds	2,259,944	2,121,279	138,665
Hybrid fund	990,569	1,156,060	-165,491
Special funds	**162,934,827**	**153,838,709**	**9,096,118**
Equity funds	481,318	510,825	-29,507
Fixed-income funds	20,936,019	20,466,979	469,040
Mixed funds	97,106,307	88,650,328	8,455,979
Other securities funds	312,274	328,972	-16,698
Capital preservation funds	13,590,473	16,348,189	-2,757,716
Special real estate funds [4]	18,334,339	16,718,120	1,616,219
Alternative investment funds	12,174,097	10,815,296	1,358,801
Total	**461,954,618**	**417,220,674**	**44,733,944**

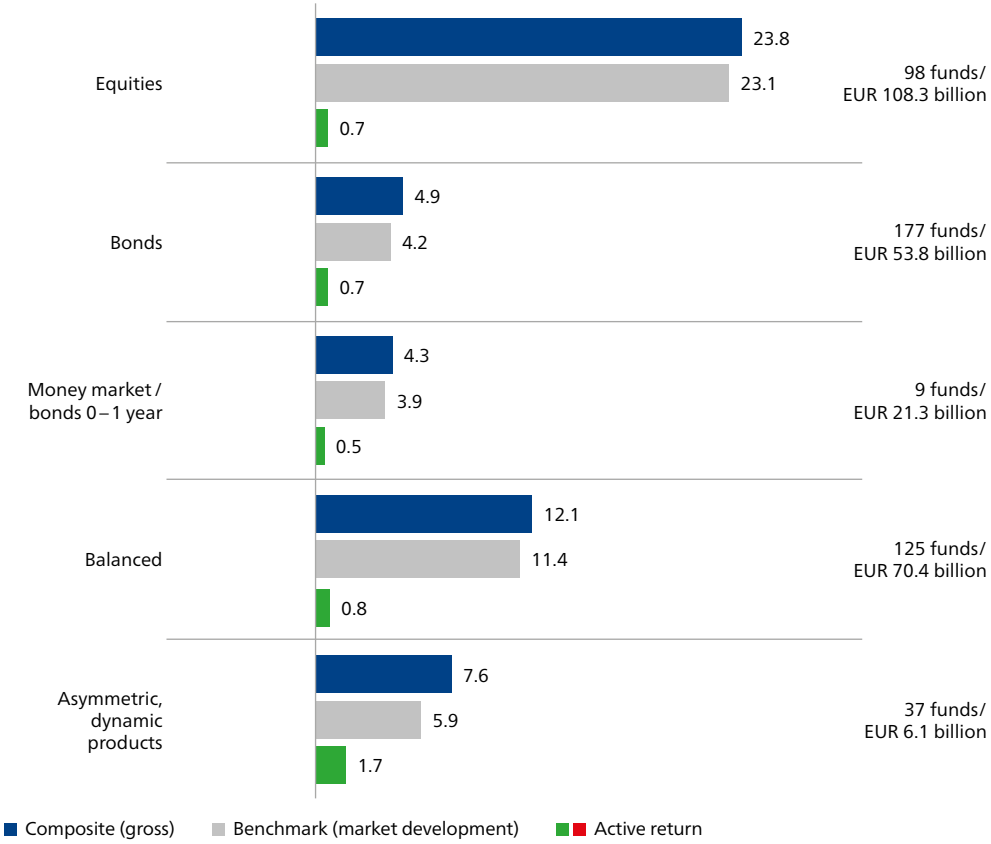
[4] Real asset funds incl. real estate funds

1.2 Performance of the Union Investment Group's funds [5]

In 2024, all main composites rose against the benchmark indices in both absolute and relative terms due to the positive performance on the equity and bond markets and good active management. The volume-weighted outperformer ratio across all funds was 79.7 % last year.

Union Composites in benchmark comparison (1 year) [6]

(figures in %)



Source: Union Investment on the basis of PEARL; as at 29 December 2024.

[5] Source: PFA GIPS composites and outperformer rates. All performance figures below are gross performance figures, i.e. on a cost-adjusted basis, and relate to the year 2024.
[6] Performance since 1 January 2024; rounding differences possible.

The equity funds under management gained an average of 23.8 % in absolute terms, 0.7 percentage points above the average of their benchmark indices. The funds with the investment focus on North American Blend Equities (+30.7 %) and Global Equities (+26.7 %) recorded the highest gains. The high-volume composites Equities Germany, Equities Eurozone and Equities Europe Global lagged well behind with gains of between 6.9 and 12.8 %. Equity funds with an investment focus on Asia and emerging markets recorded gains of 21.3 % and 16.7 % respectively. Compared to their benchmark indices, the composites Equities Asia (+2.4 percentage points), Equities Global (+1.0 percentage points), Equities Germany (+0.8 percentage points) and Equities Emerging Markets (+0.6 percentage points) achieved a positive alpha. The other composites were unable to beat their benchmarks.

Among fixed-income funds, the important composite bonds EUR government bonds and bonds EUR aggregates gained 2.9 % and 4.0 % respectively year-on-year. Due to falling risk premiums, the gains in the composite bond EUR corporate bonds IG (without maturity limitation) were even more significant at +5.2 %. All three were thus between 0.3 and 0.9 percentage points ahead of their benchmarks. Fixed-income funds with a focus on emerging markets hard currencies also recorded gains in both absolute (+2.7 %) and relative terms (+0.9 percentage points). Money market and fixed-income funds with a remaining term of up to one year benefited from the high interest rates in the short-term segment at the beginning of the year and falling risk premiums and gained 4.3 % over the year, outperforming their benchmark by 0.5 percentage points.

The mixed mandates gained an average of 12.1 % and were therefore 0.8 percentage points ahead of their benchmark indices. The asymmetric-dynamic capital preservation products rose by 7.6 %, 1.7 percentage points more than their benchmarks.

Real estate funds for retail investors

Union Investment used the high quality of its real estate portfolio in the past financial year to expand its liquidity reserves through sales in a persistently difficult market environment, thus creating room for manoeuvre for the further development of the portfolios. Sales also stabilised the fund performance.

Against the backdrop of increased risks on the real estate markets, the investor mandate currently requires a cautious investment approach. The development of global economies and their relevant real estate markets are analysed and evaluated on an ongoing basis. In total, Union Investment (excluding the ZBI Group) realised a record sales volume of EUR 2.75 billion in 2024, spread across 28 individual transactions. In almost all transactions, attractive returns were realised over the holding period with sales proceeds at or above the most recently determined appraisal values. The successful sales track record demonstrates the exceptional quality of the portfolio. In the current phase, in which pricing in individual real estate markets is not yet functioning again, the fact that Union Investment's commercial portfolios are broadly positioned and have therefore been able to realise sales in asset classes that are well consolidated and are once again in demand from investors is paying off in particular. No new acquisitions were made for the commercial real estate funds in 2024.

All of Union Investment Real Estate GmbH's commercial real estate funds for retail investors increased their distributions in 2024 and paid out a total of EUR 677 million. Investors continued to utilise the option of automatic reinvestment of distributions with the custodian UnionDepot. The investment funds recorded net cash outflows in 2024.

The performance of the real estate funds managed by the ZBI Group in the past year was strongly influenced by the ongoing effects on the German residential real estate market. Despite the positive development of key operating figures – such as occupancy rates and average rent levels – market factors were reflected negatively in real estate valuations.

As at 23 June 2024, a special valuation of the properties held by the UniImmo: Wohnen ZBI investment fund was carried out due to significant changes in the valuation factors in accordance with section 251(1) sentence 3 KAGB. This special valuation led to a reduction in the unit value.

Fund (31. Dec. 2024)	Fund volume	Net average sales	Purchase volume (number of objects	TOP locations	Sales volume (number of objects)	TOP locations
PK funds[1]	38,355	-1,582	—[2]	D	3,595 (497)	D, AT, JP, P, SE, USA

All figures in EUR million

[1] Here: UniImmo: Deutschland, UniImmo: Europa, UniImmo: Global, immofonds 1, UniImmo: Wohnen ZBI.
[2] 2 purchases of minority interests in the "Köln Arcaden" and "Rhein-Galerie Ludwigshafen" properties (transfer of limited partner shares) with a total investment of EUR 64 thousand (UID: EUR 30 thousand / UIE: EUR 34 thousand)

Fund performance (31. Dec. 2024)	in %	Comparative period (31. Dec. 2023)
Ø Mutual funds	-0.8	1.8

Property funds for institutional investors

Union Investment's institutional real estate funds have remained stable in the current financial year. Nevertheless, the active special funds recorded total cash outflows in the reporting period. However, the KVG service mandates recorded capital growth. Union Investment's range of solutions for institutional real estate clients currently comprises 38 products, including 22 service KVG mandates.

Fund (31. Dec. 2024)	Fund volume	Net sales	Purchase volume (number of objects	TOP locations	Sales volume (number of objects)	TOP locations
IK Funds	10,380	-619	—	—	249 (7)	D. P
SKVG mandates	9,235	209	403 (26)	D	129 (6)	D
Total	**19,615**	**-410**	**403 (26)**	**—**	**378 (13)**	**—**

All figures in EUR million

Fund performance (31. Dec. 2024)	in %	Comparative period (31. Dec. 2023)
Ø Special funds	2.5	2.5

1.3 Awards, rankings and ratings[7]

Union Investment was once again awarded the top rating in the Capital Fund Compass in February 2024. This means that Union Investment remains the only provider to have received the top rating without interruption since the competition was launched in 2002. Rating agency Scope honoured Union Investment with Scope Investment Awards in the Global Equities and ESG Universal Provider categories and Scope Alternative Awards in the Retail Real Estate Germany category.

In Scope's ranking of asset management companies, Union Investment was in 13th place as at 31 December 2024 with a ratio of 44.4 % of top-rated funds, making it the second-best German asset management company (Deka: 4th place, 50.0 %; DWS: 21st place, 37.9 %; Allianz Global Investors: 46th place, 25.2 %).

As at 31 December 2024, the Morningstar rating agency ranked Union Investment first over one year, third over three years and fourth over five years compared to its main domestic competitors. The ratios of the funds in the top half of the respective peer group were 57.9 % over the year and 51.3 and 49.0 % over the longer observation periods.

[7] Sources: PFA competitive comparisons Morningstar and Scope; Union Rating Portal

2. Development of sales and fund assets

2.1 Sales and fund assets Union Investment Group[8]

As at 31 December 2024, the Union Investment Group had assets under management of EUR 504.7 billion (2023: EUR 455.2 billion). According to the investment statistics of the Bundesverband Investment und Asset Management e.V. (BVI), it had a market share of 15.3 % of industry-wide assets under management as at the end of 2024 (December 2023: 14.8 %). Union Investment thus took the lead in the overall market in 2024 (2023: 2nd place). The assets are divided between the two business divisions Private Clients and Institutional Clients.

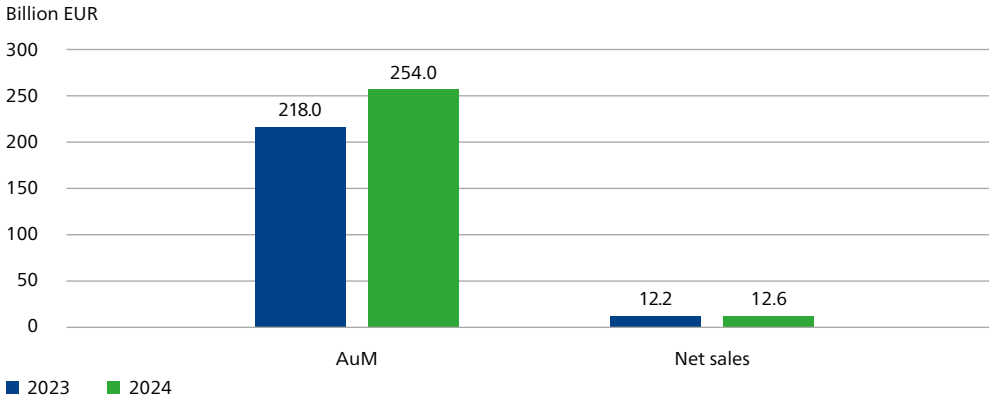
Sales and asset development in business with retail investors

All funds under the Union Investment brand are offered to private customers exclusively via the cooperative partner banks. This approach sets Union Investment apart from most of its competitors.

The strategy focussed purely on the local cooperative banks was already the basis for the successful development of the Union Investment Group in the past. The trusting cooperation within the Cooperative Financial Network also proved its worth in 2024.

Gross sales in the private customer business reached EUR 43.3 billion (2023: EUR 36.9 billion). After taking reflows into account, net sales totalled EUR 12.6 billion (2023: EUR 12.2 billion). This flowed into the bond and equity fund asset classes in particular. Mixed funds and open-ended real-estate funds recorded net outflows.

Assets under management in business with private clients increased by 16.5 % to EUR 254.0 billion as at 31 December 2024 (2023: EUR 218.0 billion).



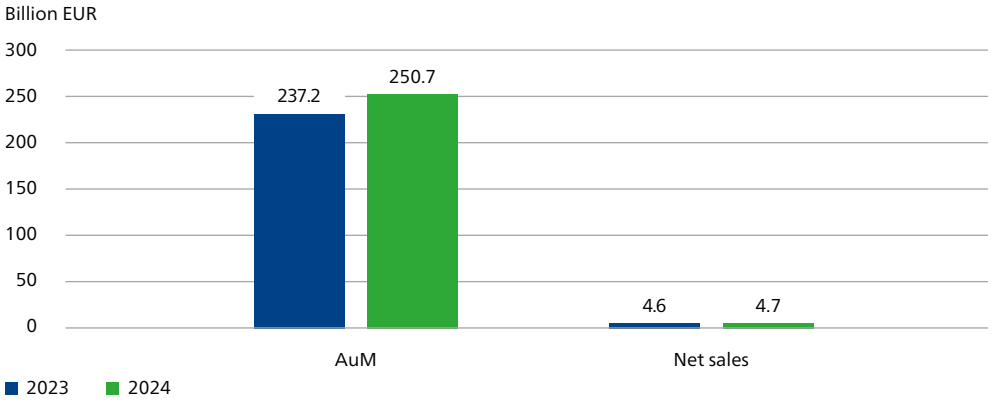
[8] Sources: Investment statistics of the Bundesverband Investment und Asset Management e.V. as at 31 December 2024 and 31 December 2023; internal calculations.

According to the BVI's investment statistics, the Union Investment Group had a market share of 24.4 % of managed mutual funds at the end of 2024 (December 2023: 23.2 %). Union Investment thus continued to rank first among the largest mutual fund managers in Germany (2023: first place).

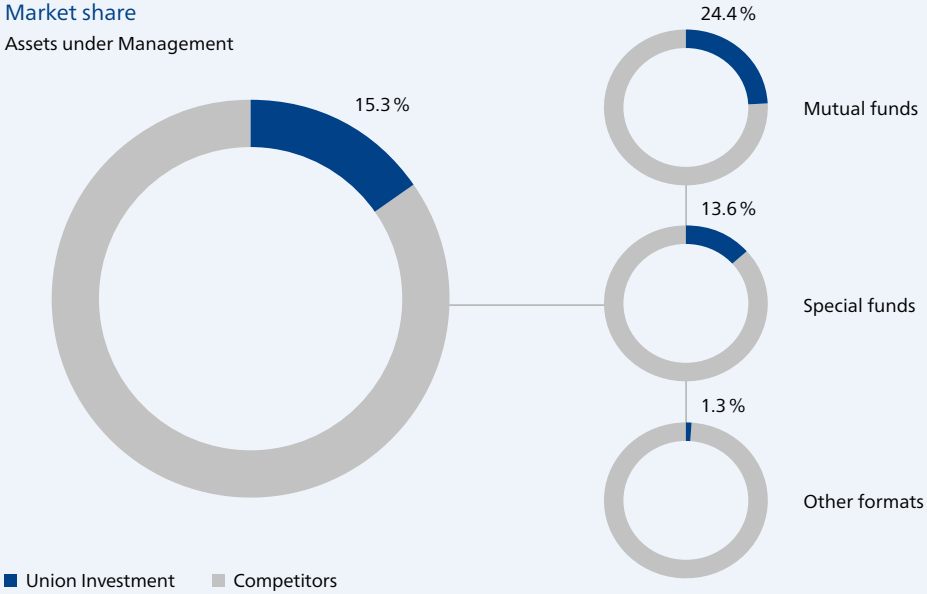
Sales and asset development in business with institutional investors

Assets under management with institutional investors increased to EUR 250.7 billion in 2024 (2023: EUR 237.2 billion). The assets in special funds included in this figure totalled EUR 155.6 billion (2023: EUR 146.6 billion). Assets under management in the other institutional customers formats (mutual funds, advisory and institutional asset management) totalled EUR 95.1 billion (2023: EUR 90.6 billion).

In 2024, net inflows to institutional customers totalled EUR 4.7 billion (2023: EUR 4.6 billion). Net sales were largely concentrated on special funds. Advisory services and institutional mutual funds, on the other hand, were reduced in net terms.



According to BVI investment statistics, the Union Investment Group had a market share of 13.6 % (2023: 13.7 %) of the special funds portfolio at the end of 2024. This makes it the second-largest special fund manager in Germany (2023: 2nd place).



2.2 Custody business and fund brokerage

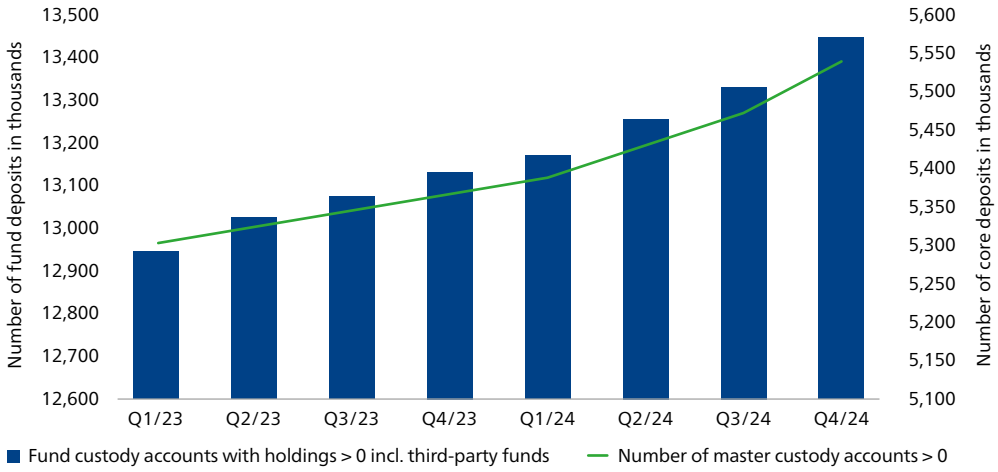
Union Investment Service Bank AG (USB), which acts as the custodian within the Union Investment Group, had 5.5 million (previous year: 5.4 million) customer custody accounts in its portfolio as at the end of 2024. As at 31 December 2024, 13.5 million (previous year: 13.1 million) fund custody accounts with a portfolio were managed for these customers.[9] The number of fund custody accounts with holdings of the Group's own investment funds totalled 12.8 million (previous year: 12.5 million).[9] The number of managed fund custody accounts with third-party funds from non-Group investment companies amounted to around 641,000 custody accounts in 2024 (previous year: 624,000).

In the Fund Brokerage division, the portfolio volume held in custody for Attrax Financial Services S.A. (attrax) customers totalled EUR 89.7 billion at the end of the reporting period (previous year: EUR 81.9 billion).

The volume of commission paid out in 2024 from continuity commission (disbursement) totalled EUR 175.3 million (previous year: EUR 161.8 million).

The increase in commission volume is the result of higher average portfolios at attrax.

Development of master and fund custody accounts with portfolio Investment custody business Germany



[9] Due to adjusted criteria for the consideration of fund portfolios with holdings, the values currently stated differ from the values published in the 2023 financial year.

III. Position of the company

1. Result of operation

	2024 EUR million	2023 EUR million	Change EUR million
Interest-based business			
Interest income from lending and money market transactions and fixed-interest securities	38.9	30.3	8.6
Current income from non-fixed-interest securities and profit transfer agreements	66.4	44.4	22.0
Interest expenses	-5.5	-5.0	-0.5
Allowances for losses on loans and receivables	-0.1	-0.6	0.5
Net interest income after allowances for losses on loans and receivables	**99.7**	**69.1**	**30.6**
Commission-based business			
Fee and commission income	3,881.6	3,410.9	470.7
Fee and commission expenses	-1,572.4	-1,392.5	-179.9
Net commission income	**2,309.2**	**2,018.4**	**290.8**
Net income from investment securities	**14.2**	**-30.6**	**44.8**
Other net remeasurement income on financial instruments	**85.3**	**196.5**	**-111.2**
Net income from companies accounted for using the equity method	**1.2**	**1.1**	**0.1**
Administrative expenses			
Personnel expenses	-599.5	-595.4	-4.1
Operating expenses	-563.2	-535.9	-27.3
Depreciation and amortisation	-100.1	-99.8	-0.3
Administrative expenses	**-1,262.8**	**-1,231.1**	**-31.7**
Other operating result	**-6.2**	**-49.9**	**43.7**
Consolidated earnings before taxes	**1,240.6**	**973.5**	**267.1**
Income taxes	**-400.7**	**-289.0**	**-111.7**
Consolidated net income	**839.9**	**684.5**	**155.4**
Attributable to:			
Shareholders of Union Asset Management Holding AG	**832.2**	**678.4**	**153.8**
Non-controlling interests	**7.7**	**6.1**	**1.6**

	2024	2023	Change
Assets under management (final volume) in EUR billion	**504.7**	**455.2**	**49.5**
Cost/income ratio (CIR)	**50.4%**	**55.8%**	**-5.4%**

At EUR 99.7 million, **net interest income after allowances for losses on loans and receivables** was significantly higher in the reporting year than in the previous year. This was mainly due to higher income from investment shares held in own investments and increased interest income.

Net commission income is broken down as follows:

	2024 EUR million	2023 EUR million	Change EUR million
Fee and commission income	**3,881.6**	**3,410.9**	**470.7**
from sales commissions	278.3	294.2	-15.9
from management fees	3,397.7	2,919.6	478.1
from securities investment assets	2,855.2	2,351.4	503.8
of which performance-related management fees	42.5	12.3	30.2
from real estate investment assets	542.5	568.2	-25.7
from securities custody accounts	49.2	45.7	3.5
Other	156.4	151.4	5.0
Fee and commission expenses	**-1,572.4**	**-1,392.5**	**-179.9**
for volume-based commissions	-1,189.9	-1,017.2	-172.7
Other	-382.5	-375.3	-7.2
Total	**2,309.2**	**2,018.4**	**290.8**

The main driver of net commission income is the assets under management in the respective financial year. Their development is largely determined by net new business and capital market developments. In 2024, assets under management increased noticeably by EUR 49.5 billion to EUR 504.7 billion by the end of the year. The increase resulted from the positive performance on the international capital markets and positive net inflows of funds.

Over 90 % of net fee and commission income was dependent on the volume of assets under management, in particular the significant share of fee and commission income from management fees (excluding performance-based management fees and transaction fees from real estate investment assets) and fee and commission expenses for volume-based commissions (consisting of continuity commission, sales commission and other). On balance, these two items increased significantly (EUR +275.1 million). This was due to both the increase in the average volume of assets under management (12.5 % compared to the previous year) and the improved structure of assets under management from an earnings perspective.

Management fees from real estate investment assets were slightly below the previous year's level.

At 42.5 million, income from performance-related management fees was significantly higher than in the previous year (12.3 million).

Fee and commission income from sales commissions essentially includes the gross amount of the issue premium realised. The resulting shares paid to distribution partners as sales commission are included in other fee and commission expenses. On balance, these were moderately below the previous year's level.

The increase in **Net income from investment** by EUR 44.8 million to EUR 14.2 million (previous year: EUR -30.6 million) was mainly due to the elimination of the impairment recognised in 2023 on the equity carrying amount of BEA Union Investment Management Limited, Hong Kong. In addition, the realised result from the sale of investment units from Union Investment's own investments had a strong positive effect.

The **other net remeasurement income on financial instruments** totalled EUR 85.3 million after EUR 196.5 million in the previous year. This was due to the sharp decline in positive valuation effects from the valuation of guarantee promises for investment products. Furthermore, the result from the valuation of investment units of Union Investment's own investments fell significantly.

At 1.2 million, the **net income from companies accounted for using the equity method** was moderately higher than in the previous year (1.1 million) and includes the share of earnings of BEA Union Investment Management Limited, Hong Kong.

At EUR -1,262.8 million, **administrative expenses** were slightly higher than the previous year's figure (EUR -1,231.1 million) at EUR -31.7 million:

At EUR -599.5 million, **personnel expenses** were on a par with the previous year (EUR -595.4 million).

At EUR -563.2 million, **operating expenses** were noticeably higher than the previous year's figure (EUR -535.9 million) by EUR -27.3 million. The deviation was mainly due to increased expenses for IT costs and consulting.

	2024 EUR million	2023 EUR million	Change EUR million
Total	**-563.2**	**-535.9**	**-27.3**
IT expenses	-178.2	-167.0	-11.2
Public relations/marketing	-72.5	-71.1	-1.4
Counselling	-121.3	-111.3	-10.0
Office expenses	-42.0	-42.8	0.8
Property and occupancy costs	-26.5	-24.8	-1.7
Other	-122.7	-118.9	-3.8

At EUR -100.1 million, **depreciation and amortisation** was on a par with the previous year (EUR -99.8 million).

The **other operating result** totalled EUR -6.2 million in the reporting period and was therefore significantly higher than the previous year's figure (EUR -49.9 million). This improvement was mainly due to the discontinuation of impairment losses on capitalised customer bases in accordance with IFRS 3 and lower restructuring expenses.

With a Group tax rate of 31.365 %, the UMH Group's tax rate is 32.30 % (previous year: 29.69 %). **Income tax expenses** increased by EUR -111.7 million to EUR -400.7 million in the reporting year compared to the previous year. It is made up of EUR -364.2 million in current tax expenses (previous year: EUR -255.1 million) and EUR -36.5 million in deferred tax expenses (previous year: EUR -33.9 million). The increase in current taxes is mainly due to the increase in consolidated earnings before taxes. Deferred tax expenses result from the reversal of deferred tax assets for negative fair values from derivative financial instruments as well as the reversal of deferred tax assets and the recognition of deferred tax liabilities for investment securities held as current assets.

Overall, the developments described above led to a significant year-on-year increase in **consolidated net income** of EUR 155.4 million to EUR 839.9 million (previous year: EUR 684.5 million).

Furthermore, the low **cost/income ratio (CIR)** of 50.4 % is evidence of the Union Investment Group's continued efficient use of resources. The CIR fell by -5.4 percentage points compared with the previous year.

Comparison with the originally forecast result for 2024

The original expectations for the Group result for 2024 were significantly exceeded. This was due in particular to the marked increase in net commission income. This development was mainly due to the significant increase in volume-based net commission income and the sharp rise in income from performance-based management fees. There was also a strong increase in net financial income – consisting of net interest income, net income from investment securities and other net remeasurement income on financial instruments. This was mainly due to the significant change in the valuation of guarantee promises for investment products and the sharp rise in the value contribution from own investments. The administrative expenses remained constant compared to the original planning. Personnel expenses also remained constant compared to the forecast result for 2024. Operating expenses decreased slightly, mainly due to lower expenses for consulting and office operations, while IT costs increased. Depreciation and amortisation increased slightly. The other operating result fell sharply, mainly due to restructuring expenses and impairment losses recognised in connection with customer bases capitalised under IFRS 3. On balance, this led to a strong increase in earnings and a significant improvement in the CIR compared to the original planning.

Distribution

A dividend of EUR 12.92 per share will be proposed to the Annual General Meeting in May 2025. The distribution volume therefore amounts to EUR 375.2 million. The Supervisory Board of UMH AG approved the proposal for the appropriation of profits at its meeting on 28 February 2025.

2. Liquidity management and financial position

2.1 Liquidity management

The aim of liquidity management is both to ensure that the companies in the Union Investment Group are solvent at all times and to invest available funds in a return- and risk-oriented manner.

Management is based on the ongoing monitoring and analysis of all cash flows and cash and cash equivalents. Based on this, the financial development of the next 15 months is derived as part of regular liquidity planning, which forms the basis for the investment of funds.

The investment strategy follows a conservative approach and provides for ongoing risk monitoring of all cash and cash equivalents. Scheduled stress tests to assess interest rate risks are included in the investment decisions.

Funds are allocated to the following four classes of funds as part of liquidity management.

- Liquidity (investments for short-term liquidity management):
  Liquidity investments comprise financial resources with an expected investment period of less than three years. In addition to holdings in bank accounts, these include investments in money-market funds, investments in fixed-income funds that invest in short-term bonds and other products suitable for short-term investment.

- Strategic positions (long-term investments):
  Strategic positions have an expected investment term of at least three years and comprise fund or securities investments that are selected on the basis of risk/return considerations. The respective investment horizon is determined when the specific transaction is concluded.

- Endowments:
  Investments as endowments are regularly made as initial endowments in newly launched funds of the Union Investment Group in order to successfully place a new investment product on the market. Initial allocations are generally repaid within six months.

- Employee facilities:
  Employee investments comprise all funds invested for employees of the companies as part of retirement pensions and employee loyalty programmes.

2.2 Group financial position

The total amount of financial resources can be seen in the table below:

	31. Dec. 2024		31. Dec. 2023		Change
	EUR million	%	EUR million	%	EUR million
Securities holdings	2,776.0	60.9	2,477.7	65.1	298.3
Bank balances	1,785.0	39.1	1,330.8	34.9	454.2
Total financial resources	**4,561.0**	**100.0**	**3,808.5**	**100.0**	**752.5**

The securities portfolio is made up of the four classes of financial assets as follows:

	31. Dec. 2024		31. Dec. 2023		Change
	EUR million	%	EUR million	%	EUR million
Short-term investments for liquidity management	**855.6**	**30.8**	**728.6**	**29.4**	**127.0**
of which fixed-income funds	855.6	30.8	728.6	29.4	127.0
Strategic investments	**1,799.7**	**64.8**	**1,658.9**	**67.0**	**140.8**
of which fixed-income funds	1,301.7	46.8	1,284.1	51.8	17.6
of which money-market funds	323.8	11.7	321.2	13.0	2.6
of which equity funds	135.3	4.9	41.2	1.7	94.1
of which alternative investment funds	25.4	0.9	7.7	0.3	17.7
of which mixed funds	9.0	0.3	0.3	0	8.7
of which real estate funds	4.3	0.2	4.3	0.2	0.0
of which hybrid funds	0.2	0	0.1	0	0.1
Funding	**116.0**	**4.2**	**85.9**	**3.5**	**30.1**
of which mixed funds	36.0	1.3	23.6	1.0	12.4
of which real asset funds	34.9	1.3	10.4	0.5	24.5
of which equity funds	20.9	0.8	28.0	1.1	-7.1
of which alternative investment funds	15.2	0.5	20.9	0.8	-5.7
of which fixed-income funds	9.0	0.3	3.0	0.1	6.0
of which real estate funds	0	0	0	0	0.0
of which other funds	0	0	0	0	0.0
Employee investments	**4.7**	**0.2**	**4.3**	**0.2**	**0.4**
of which fixed-income funds	3.3	0.1	3.1	0.1	0.2
of which mixed funds	1.0	0.1	0.1	0	0.9
of which equity funds	0.4	0	0.3	0	0.1
of which other funds	0	0	0.8	0.1	-0.8
Total securities	**2,776.0**	**100.0**	**2,477.7**	**100.0**	**298.3**
of which fixed-income funds	2,169.6	78.1	2,018.8	81.4	150.8
of which money-market funds	323.8	11.6	321.2	13.0	2.6
of which equity funds	156.6	5.6	69.5	2.8	87.1
of which mixed funds	46.0	1.7	24.0	1.0	22.0
of which alternative investment funds	40.6	1.5	28.6	1.2	12.0
of which real asset funds	34.9	1.3	10.4	0.4	24.5
of which real estate funds	4.3	0.2	4.3	0.2	0.0
of which hybrid funds	0.2	0	0.1	0	0.1
of which other funds	0	0	0.8	0	-0.8

Taking into account the level of available financial resources as at the reporting date and the expected development of liquidity based on the rolling 15-month liquidity plan, the companies of the Union Investment Group are in a position at all times at the time of preparation of the group management report to be able to meet their financial obligations falling due in the aforementioned planning period from cash and cash equivalents if business develops as planned.

3. Net assets

3.1 Overview of net assets

The following overview summarises the individual items of the consolidated statement of financial position from a financial perspective.

Assets	31. Dec. 2024		31. Dec. 2023		Change
	EUR million	Per cent	EUR million	Per cent	EUR million
Loans and advances to					
Banks	1,826.5	31.2	1,358.2	26.7	468.3
Customers	106.0	1.8	91.2	1.8	14.8
Investment securities	2,776.2	47.4	2,449.7	48.2	326.5
Shares in companies accounted for using the equity method	29.7	0.5	26.7	0.5	3.0
Property, plant and equipment and intangible assets	293.7	5.0	304.5	6.0	-10.8
Income tax assets	127.8	2.2	152.7	3.0	-24.9
Right of use assets	323.4	5.5	364.2	7.2	-40.8
Other assets	348.0	6.0	281.8	5.6	66.2
Assets held for sale	20.8	0.4	48.4	1.0	-27.6
Total assets	**5,852.1**	**100.0**	**5,077.4**	**100.0**	**774.7**

Equity and liabilities	31. Dec. 2024		31. Dec. 2023		Change
	EUR million	Per cent	EUR million	Per cent	EUR million
Liabilities towards					
Banks	219.6	3.8	128.9	2.5	90.7
Customers	6.3	0.1	4.0	0.1	2.3
Liability derivatives	57.2	1.0	103.2	2.0	-46.0
Provisions	255.4	4.4	254.6	5.0	0.8
Income tax liabilities	89.2	1.5	104.4	2.1	-15.2
Lease liabilities	343.9	5.9	378.9	7.5	-35.0
Other equity and liabilities	1,335.1	22.7	1,116.2	22.0	218.9
Equity	3,545.4	60.6	2,987.2	58.8	558.2
Total equity and liabilities	**5,852.1**	**100.0**	**5,077.4**	**100.0**	**774.7**

The **consolidated balance sheet total** increased by 15.3 % year-on-year to 5,852.1 million. The assets managed for Union Investment Group clients – investment assets and other asset management formats – are not reflected in the balance sheet as is typical for the industry.

The assets side of the consolidated statement of financial position is characterised by **cash and cash equivalents**, bank balances and securities. Total cash and cash equivalents increased by EUR 752.5 million to EUR 4,561.0 million. Bank balances are included in the balance sheet item loans and advances to banks and increased by EUR 454.2 million to EUR 1,785.0 million. Securities are mainly included in the balance sheet item **investment securities**. The securities portfolio increased by EUR 298.3 million to EUR 2,776.0 million. The composition of cash and cash equivalents is explained in the "Financial position" section.

Investments in property, plant and equipment totalling EUR 5.5 million were offset by depreciation of EUR -7.2 million. Including other changes, the residual carrying amount of property, plant and equipment fell by EUR -2.9 million from EUR 46.9 million in the previous year to EUR 44.0 million.

EUR 45.4 million was spent **on investments in intangible assets** in the reporting year, which was offset by amortisation of EUR -46.6 million and impairment losses of EUR -7.7 million. Including other changes, the residual carrying amount of intangible assets decreased by EUR -7.9 million from EUR 257.6 million in the previous year to EUR 249.7 million.

Other assets include loans and advances to special funds totalling EUR 264.6 million (previous year: EUR 208.0 million) and EUR 23.2 million in receivables from other taxes (previous year: EUR 24.4 million). The loans and advances to special funds mainly relate to accrued receivables from management fees and flat-rate fees for the month of December.

Rights of use assets decreased by EUR 40.8 million to EUR 323.4 million.

Liabilities to banks increased by EUR 90.7 million to EUR 219.6 million and mainly result from commission liabilities from the unit certificate business and service fees.

The **negative fair values from liability derivatives** include EUR 57.2 million (previous year: EUR 103.2 million) in underfunding amounts from capital maintenance commitments in accordance with AltZertG and from minimum payment commitments as part of genuine guarantee funds. The sharp decline is due to the positive performance of the capital markets, and in particular the UniGlobal Vorsorge equity fund.

	31. Dec. 2024 EUR million	31. Dec. 2023 EUR million	Change EUR million
Provisions for employee benefits	**229.5**	**224.4**	**5.1**
Provisions for defined benefit obligations	85.6	91.5	-5.9
Provisions for other long-term employee benefits	115.2	114.6	0.6
Provisions for termination benefits	28.7	18.3	10.4
Other provisions	**25.9**	**30.2**	**-4.3**
Total	**255.4**	**254.6**	**0.8**

Provisions increased by EUR 0.8 million from EUR 254.6 million to EUR 255.4 million. Provisions for defined benefit obligations decreased by EUR -5.9 million from EUR 91.5 million to EUR 85.6 million. The actuarial interest rate is 3.4 % (previous year: 3.2 %). Provisions for other long-term employee benefits increased by EUR 0.6 million from EUR 114.6 million to EUR 115.2 million. The provisions for termination benefits are attributable to restructuring provisions created as part of the "FitFor-Future", "ProWachs" and "Laser" programmes. In the reporting year, restructuring provisions of EUR 17.5 million were recognised for the "ProWachs" and "Laser" programmes.

Other provisions decreased by EUR -4.3 million from EUR 30.2 million to EUR 25.9 million. The decrease of EUR 4.2 million is due to lower provisions for interest on back tax payments.

Other equity and liabilities increased in particular due to higher accrued liabilities for commissions to the broker banks. These increased by EUR 169.0 million to EUR 972.2 million. Furthermore, other tax liabilities increased by EUR 27.9 million to EUR 93.9 million.

Equity increased by EUR 558.2 million from EUR 2,987.2 million to EUR 3,545.4 million. The increase is mainly due to the dividend paid in the financial year for the previous year (EUR 300.0 million) compared to the overall Group result for the year under review (EUR 866.4 million). The **equity ratio** is 60.6 % and is 1.8 percentage points higher than the previous year's figure of 58.8 %.

From the Group's perspective, the financial position is in order.

3.2 Non-financial performance indicators

Employees

Employees are the key success factor for the development and future viability of the Union Investment Group and for its competitive position. The performance and employability of employees are optimally promoted in line with their tasks and potential as part of an innovative and needs-based HR development programme. In the 2024 financial year, a total of around EUR 4.1 million (previous year: EUR 4.3 million) was invested in personnel development measures. Goal-oriented employee management and the use of performance-based remuneration instruments ensure that employees at all hierarchical levels develop an entrepreneurial way of thinking and acting. Variable salary components based on individual performance targets also support employees' motivation and goal-orientation.

As at 31 December 2024, UMH employed 371 employees (previous year: 354 employees) with an average age of 44.0 years (previous year: 44.2 years) and an average length of service of 11.7 years (previous year: 11.8 years). The Union Investment Group employed 4,324 employees (previous year: 4,371 employees) at the end of 2024. The average age across the Group was 43.8 years (previous year: 43.4 years) and the average length of service was 11.0 years (previous year: 10.5 years).

Brand performance

The values of the traditional parameters for measuring brand performance in 2024 remained at the level of previous years. Aided awareness of the Union Investment brand rose from 60.7 % of the population in December 2023 to 63.2 % in November 2024, while aided advertising recall rose from 31.7 % in November 2023 to 37.6 % in November 2024 and willingness to buy fell slightly from 35.9 to 34.3 % in the same period. The latter KPI should not be assessed too directly, as the information on willingness to buy fluctuates from month to month and is non-binding in an anonymous interview. The rate of actual sales correlates only slightly with the willingness to buy. This is particularly true as the influence of the bank advisor in the purchase decision is high, but this influence cannot be mapped in the survey situation.

As part of the strategic brand management carried out by UMH, the so-called brand strength index has been collected from all brand-relevant target groups since 2013. It is formed from the usual brand management parameters and can take on values between 0 and 100. The current value of the brand strength index, weighted across all target groups, is 77.9 points in the current reporting year.

The target group-specific value for bank advisors in the private customer business fell slightly by 0.6 points year-on-year to 87.0 points. The brand strength index score for retail investors in 2024 was 7.7 points lower than in 2023, at 65.7 points.

The survey of brand strength values among institutional investors is conducted every two years as part of the customer satisfaction survey in years with odd-numbered years. The last index value determined for institutional investors was 89.2 points in 2023. The last previous brand strength index value was recorded in 2021, when 87.5 points were measured.

The index value for real estate market participants, which is surveyed every two years, was 82.2 points in 2021. It was not surveyed in 2022. The current index value is based on a market survey with an external study by the European Real Estate Brand Institute. This means that real estate market participants with whom UIR does not have a business relationship were also surveyed. The survey wave took place from 10 January to 3 February 2023 among 261 brand experts in Germany. The index value in 2023 was 84.3 points and was 2.1 points higher than in the last survey year 2021 with 82.2 points. The brand index for tenants was not surveyed in 2020, 2021 and 2022 due to the difficult situation for the core tenant groups – tenants of large office spaces, hotels and retail shops

in shopping centres – as a result of the coronavirus pandemic. The value of the brand strength index for tenants in UIR/UII properties was 68.4 index points in the last survey in 2023. In the previous survey (2018), the value for this target group was 72.2 points.

As brand is becoming more important in the wake of digitalisation, is highly valued at Union Investment and numerous measures are being pursued to strengthen the brand, we expect the values to continue to consolidate at this level in the future.

From a competitive perspective, the picture of recent years remains stable: Union Investment stands out from most of its competitors in terms of brand strength. The brand is therefore a clear long-term asset of the Union Investment Group.

Customer satisfaction

Among the customer groups for which the Union Investment Group provides services, new figures on overall satisfaction with the business relationship were only available for intermediary banks and retail investors in the year under review, but not for institutional clients and tenants.

The average score for satisfaction with Union Investment measured in the 2024 reporting year was 2.2 for cooperative bank managers and bank advisors. These results can be classified as stable for both target groups of the cooperative sales partner banks. As in the previous year, the average customer satisfaction score for retail investors in 2024 was 2.2 on a scale of 5 from 1= 'extremely satisfied' to 5 = 'dissatisfied'.

For the 2025 financial year, it can be assumed that, as in previous years, it will be ambitious but quite possible to maintain the good figures with distribution partners and retail investors. Experience has shown that all customer groups may be affected by the capital market situation. On a positive note, the challenging conditions for the fund business over the course of 2024 with rising interest rates and inflation have not yet led to any significant deterioration in sentiment – neither among sales partner banks and retail investors nor among institutional investors.

Union Investment conducts its own satisfaction surveys of institutional clients every two years. The surveys are conducted in years with odd-numbered years, which is why there was no survey wave in the reporting year. On a scale of 1 = 'extremely satisfied' to 5 = 'dissatisfied', the overall satisfaction score for institutional investors with the business relationship in 2023 was 1.72. This was a slight improvement on the already very high level of the 2021 survey, where the overall satisfaction score was 1.75.

The satisfaction of tenants in German properties of Union Investment Real Estate GmbH / Union Investment Institutional Property GmbH in 2023/2024 is 2.5 on a scale of 1 = 'extremely satisfied' to 5 = 'dissatisfied' – compared to 2.3 in the last survey in 2018. Due to the long period between the two surveys caused by the coronavirus and the major current challenges in the commercial real estate business (e.g. sharp increase in flexibility requirements as a result of the effects of digitalisation, challenges in the construction industry for new builds and conversions), the trend should not necessarily be interpreted as a deterioration.

It is difficult to predict how tenant satisfaction will develop in the 2025 financial year.

In our opinion, Union Investment should remain a valued contractual partner for tenants through a wide range of measures to increase energy efficiency and the pronounced quality orientation of its properties and thus have an impact on stable tenant satisfaction.

Sustainability management in the Union Investment Group

Sustainability is firmly anchored in the Union Investment Group's values and structures. Sustainability is part of our self-image, which we express in our values. The basic principles and guiding principles according to which sustainability is reflected in our thoughts and actions are anchored in our company-wide Sustainability Code.

Sustainability strategy

In the year under review, the Entire Board of Managing Directors of the Union Investment Group adopted short- and medium-term sustainability strategy targets as part of a Roadmap 2030. The strategic goals are focused on the dimensions of "performance" and "credibility" and relate to both our investments in securities and real estate and our business operations.

Union Investment's climate strategy aims to achieve climate neutrality in its business operations by 2045 and in the emissions financed by its products by 2050.

An oil and gas strategy for securities portfolio management and interim targets for the climate path of commercial real estate portfolio management were adopted in the 2024 reporting year.

3.3 Statement of cash flows

The statement of cash flows is used to determine and present the cash flows generated or utilised by the Union Investment Group in the financial year from operating activities, investing activities and financing activities.

For investment companies, the informative value of the statement of cash flows is considered to be low. The statement of cash flows does not replace liquidity or financial planning in the Union Investment Group, nor is it used as a management tool.

		2024 EUR million	2023 EUR million
	Cash flow from operating activities	643.0	1,324.6
	Cash flow from investing activities	-291.7	-1,020.5
	Cash flow from financing activities	-351.3	-304.1
=	Changes in cash and cash equivalents	0.0	0.0
+	Cash and cash equivalents at the beginning of the year	0.1	0.1
=	**Cash and cash equivalents at the end of the year**	**0.1**	**0.1**

Cash and cash equivalents are defined as the cash reserve balance sheet item, which consists of cash on hand, balances with central banks and public-sector debt instruments and bills of exchange that are eligible for refinancing with central banks if the remaining term is less than three months and the holdings are to be regarded as liquidity holdings. Loans and advances to banks due on demand, which we allocate to operating activities, are not included.

The cash flow from operating activities was calculated using the indirect method and reflects the cash flows from the main revenue-generating activities and changes in balance sheet items from the Union Investment Group's operating activities that are not attributable to investing or financing activities. It characterises the Union Investment Group's ability to generate cash from its own operating activities in order to meet obligations, maintain business operations, pay dividends and make investments without having to resort to external financing.

The cash flow from investing activities in the reporting year was characterised by proceeds of EUR 672.3 million from the sale and payments of EUR 913.3 million for the acquisition of investment securities. In addition, payments totalling EUR 45.4 million were made for the acquisition of intangible assets and payments totalling EUR 5.5 million were made for the acquisition of property, plant and equipment.

The cash flow from financing activities (as defined in IAS 7.17) comprises cash flows from transactions with equity providers and other shareholders of consolidated subsidiaries as well as changes in funds from other capital, the repayment of lease liabilities, cash inflows and outflows from loans and other loans. The cash flow from financing activities is primarily attributable to the dividend payments made by UMH for the 2023 financial year totalling EUR 300.0 million and the distributions from UMH subsidiaries attributable to non-controlling interests in the amount of EUR 8.2 million. Payments for the repayment portion of lease liabilities amounted to EUR 43.1 million.

IV. Report of the Board of Managing Directors on relationships with cooperative financial services networks

In the legal transactions and measures listed in the report on relationships with cooperative financial services networks, UMH received appropriate consideration for each legal transaction according to the circumstances known to the Board of Managing Directors at the time the legal transactions were carried out or the measures were taken. The company has not been disadvantaged by the measures taken.

No measures were omitted at the instigation of or in the interests of DZ BANK AG Deutsche Zentral-Genossenschaftsbank (DZ BANK AG), Frankfurt am Main, or one of its cooperative financial services networks, which could have had an advantage for the company according to the circumstances known to the Board of Managing Directors.

C Forecast, report on risks and opportunities

I. Report on opportunities

Union Investment pursues a value-oriented corporate policy, i.e. the goal of steadily increasing the value of the company. This increase is to be achieved through sustainable and profitable growth, taking risk/return considerations into account. Specifically, Union Investment sees its mission as increasing its customers' assets and gaining their trust. To this end, it faces up to the key challenges on the capital markets and develops needs-based investment solutions. The business performance of the Union Investment Group is reflected in the expenses, income and earnings in the UMH consolidated financial statements. The following opportunities are seen in this context:

In the coming year, the capital market environment as a key framework is seen as a balancing act between good fundamental data on the one hand and political risks on the other. The moderate expected global economic growth, declining inflation and expected key interest rate cuts tend to support opportunity-orientated investments. Together with the continuing and new geopolitical risks, particularly as a result of the change of US presidency, this results in a heterogeneous overall situation for 2025 and beyond.

In this environment, the need for security when investing remains high among both retail investors and institutional investors. For retail investors, it remains necessary to take controlled risks and utilise the above-average return opportunities offered by equity-oriented investments, especially with a view to securing their standard of living in old age. Union Investment sees an opportunity to further consolidate its position as a solution provider and expand its retail fund business. For institutional investors, the current geopolitical risks are causing uncertainty and a growing need for information. Selective new investment activities, such as in alternative investments, are expected from cooperative banks, which have recently shown considerable restraint due to ongoing liquidity requirements. Union Investment is gradually expanding its product range and services in the area of illiquid alternative investments, among other things. For non-cooperative investors, who have recently favoured low-interest investment instruments, higher yields are increasingly becoming a driver for portfolio reallocations again. At the same time, Union Investment is working to strengthen the resilience of its business model in order to enable further growth regardless of market phases. Overall, Union Investment is also positive about the outlook for institutional customers.

The trend towards digitalisation also offers further potential, particularly for the private customer business. Digital solutions help to improve processes at all stages of the value chain, thereby increasing overall customer benefit. Supporting the local cooperative banks in advising and acquiring customers is particularly important in this context.

Changes in legislative measures that affect the securities business are also expected in the future. In this context, Union Investment sees an opportunity to develop customised, solution-oriented products for both private and institutional investors and to strengthen customer loyalty.

As a result of the opportunities identified, the Union Investment Group is aiming for a higher average level of assets under management in the 2025 financial year. New business is expected to be clearly positive, but slightly below the level of the reporting year, and average performance in the 2025 financial year is forecast to be in the low single-digit percentage range. Union Investment sees the prospect of further increasing the Group's net fee and commission income as a result. Union Investment is also working continuously on improving processes and the associated time and cost savings. All in all, this creates opportunities for positive earnings growth in terms of both expenses and income.

II. Report on risks

In this report on risks, Union Asset Management Holding implements the risk-related transparency requirements applicable to the Union Investment Group in accordance with section 315 of the German Commercial Code (HGB). This report also implements the requirements of IAS 1.134 – 136 and IFRS 7.31 – 42, with the exception of individual disclosures that are already made in the notes to the consolidated financial statements. This applies in particular to the disclosures on equity management in the notes to the consolidated financial statements, on credit risk in accordance with IFRS 7.35A – 38 of the notes to the consolidated financial statements and on liquidity risk in accordance with IFRS 7.39 of the notes to the consolidated financial statements.

The quantitative disclosures in this report on risks are based on information submitted to the Board of Managing Directors and used for internal management purposes (so-called management approach). In order to ensure a holistic view of the Group's risk situation, this includes non-financial risks as well as financial risks. The disclosure of this information, which is material for a reasonable addressee, is intended to ensure that external reporting is useful for decision-making.

1. Proven systems for identifying and managing risks

As an asset manager, the Union Investment Group is highly dependent on the performance of the capital and real estate markets and the investment behaviour of fund investors. It acts in the interests of fund investors and pursues a value-oriented corporate policy with the long-term goal of sustainably increasing the value of the company while taking risk and return into account.

Among other things, the internal management systems are designed to identify, regularly monitor and actively manage risks. The aim is to recognise risks that could lead to negative deviations from the forecast business performance as early as possible and initiate measures to reduce risk. At the same time, the aim is to ensure that business opportunities can be utilised while taking risk-bearing capacity and profitability into account.

The Union Investment Group's risk management system (RMS) is an ongoing process that encompasses all organisational measures and regulations for identifying, assessing, monitoring and managing risks. The RMS is organised in accordance with regulatory requirements. As a group company of the DZ BANK Group, UMH is integrated into the Group's risk management system.

The Board of Managing Directors of UMH is responsible for the Union Investment Group's risk management. The Board of Managing Directors makes the main statements on risk appetite in the risk appetite statement (RAS). In addition to describing the business model and risks, it contains in particular qualitative guidelines for taking risks (risk policy guidelines) and guidelines for their quantitative management. The risk strategy defines the main types of risk identified, sets out the basic procedures for risk measurement and provides specific guidelines for dealing with the respective risk. The risk strategy is in line with the DZ BANK Group's risk strategies. Procedures for risk measurement and management have been developed for all material risk types, risk concentrations and interactions with investment assets identified as part of the risk inventory. The Risk and Data Quality Management Committee, as the central risk committee of the Union Investment Group, discusses the Group's risk situation at its meetings and prepares decisions for the Board of Managing Directors of UMH. The Chief Risk Officer and the central Risk Management & BCM unit are tasked by the Board of Managing Directors with ensuring the functionality of the Group-wide RMS. As part of the regular reporting system, quarterly reports on risks are prepared for UMH and the main Group companies for the Executive Board and Supervisory Board.

The details of the RMS, including all guidelines and specialised concepts, are documented in the Union Investment Group's risk manual.

Internal Audit reviews the functionality of the RMS on an annual basis.

The key elements of the Union Investment Group's RMS are presented below:

Risk-bearing capacity analysis

To ensure the continued existence of the companies and the Group, the risk-bearing capacity is regularly monitored as part of economic risk and capital management. The main risk types are limited and backed with risk capital in accordance with the specifications of the risk strategy and taking into account the available risk cover funds. In accordance with the risk appetite, the maximum permissible risk is limited by an overall limit so as not to jeopardise the existence of UMH and the Union Investment Group. Diversification effects between risk types are taken into account. Risk capital requirements are calculated and limits are monitored by an independent body in accordance with market standards and methods. Regular stress tests are carried out for the main risk types. The methods used are subject to an annual appropriateness review.

Early warning system

The early warning system regularly collects risk indicators and aggregates them into various categories. If the predefined tolerance limits are exceeded or the risk is categorised as increased, an early warning signal is triggered, which triggers a root cause analysis and risk management measures for those responsible for risk management. The control impulses generated by the system thus ensure early control measures. The risk indicator system comprises operational risks, business risks, market price risks and risks that may arise from outsourced activities. This is supplemented by an ad hoc reporting system for the early detection of extraordinary risk situations requiring short-term action.

Risk reporting

The Board of Managing Directors of UMH is informed in writing on a quarterly basis about the development of the risk situation in the reporting period. The overall risk situation is presented and assessed in the report on risks. Critical potential risks are identified and, if necessary, recommendations for action are made to manage the critical potential risks. The Board of Managing Directors informs the Supervisory Board on the basis of this report. Outside of the regular reports on risks, critical information from a risk perspective is escalated immediately to the Board of Managing Directors and, if necessary, to the Supervisory Board.

2. Presentation of material risks[10]

The risks identified in the annual risk inventory and assessed as material are the subject of the Union Investment Group's risk strategy. These risks are regularly monitored and managed using the risk management system on the basis of the guidelines set out in the strategy.

Operational risk

Operational risk refers to the risk of losses due to human behaviour, technological failure, process or project management weaknesses or external events. Legal risk is included in this definition. This risk is of great importance compared to the other risks, as the focus of the Group's business activities is on providing services for third parties and not on assuming risks for its own account.

Operational risk is quantified centrally by DZ BANK AG using an economic portfolio model. As at 31 December 2024, a risk contribution of EUR 200.6 million (previous year: EUR 178.4 million) was calculated for UMH. The limit totalled EUR 206.0 million (previous year: EUR 193.0 million). The risk contribution was below the limit at all times during the year.

As intended, the supplementary risk indicator system used provided impetus through various risk indicators. Risk management measures were derived from these indicators. There were no indications of a business-critical situation over the course of the year.

In the internal loss data collection, the Group records all gross losses of EUR 1,000 or more that arise when operational risks materialise. In addition to the losses incurred, the occurrence of a risk can also lead to delays or interruptions in operations or subsequently to reputational risks. The collection of loss events makes it possible to analyse the operational risks that have occurred and to identify trends and concentrations. This means that the measures described below to minimise or avoid the occurrence of risk can be designed in a more targeted manner. A standardised action management process is initiated for losses of EUR 500,000 gross or more. Due to the very low probability of major losses occurring in individual cases, there are regular fluctuations in the course of losses over time. During the reporting period, the claims experience was not critical at any time with regard to the limit.

In the annual risk self-assessment, scenario-based analyses are used to sharpen the risk profile from operational risks. Worst-case scenarios play a particularly important role here. They provide management-relevant information on how to deal with extreme forms of risk. A quarterly review ensures that the scenarios are up to date.

The Group has taken various organisational precautions to mitigate or avoid the effects of operational risks:

Guidelines and processes exist for all significant business transactions in the business process map, in which responsibilities and procedures are described. The appropriateness and up-to-dateness of the guidelines and processes are subject to regular review by the internal audit department.

The Union Investment Group's practice of cooperative financial services networks and the associated specialisation in individual stages of the value chain makes a fundamental contribution to reducing operational risk. For example, IT services and related tasks are outsourced to a specialised IT service provider within the Group. Back-office activities are also pooled organisationally.

In addition to the internal bundling of tasks, services are outsourced to specialised external providers, for example in IT operations. The main IT service providers for UMH are T-Systems, Atruvia AG, Ratiodata and Computacenter AG & Co. oHG. Other activities, for example in the investment custody business or portfolio management, have also been outsourced.

All planned outsourcing goes through a standardised outsourcing process, which also includes a risk analysis of the outsourcing project. Depending on the results of the analysis, outsourced activities and processes are taken into account in the risk management system. Existing outsourcing activities are monitored and regularly reported to the management. Necessary measures are initiated if required.

In addition, various organisational, technical and personnel measures have been implemented to improve process stability and reduce risks. These include, for example, the implementation of an internal control system, the establishment of a central office for the prevention of criminal offences, the implementation of the separation of functions up to the level of the Board of Managing Directors, the establishment of an appropriate technical infrastructure, the qualification of employees and the provision of sufficient human resources.

The structure of the remuneration systems in the Union Investment Group is the responsibility of Group Human Resources and is set out in the remuneration policy. The aim of the remuneration systems is to appropriately reward employees' performance and provide effective performance incentives. It is expressly stipulated that no targets should be agreed that incentivise employees to take disproportionately high risks. This helps to minimise operational risks. The remuneration systems are designed in such a way that they comply with the applicable regulatory requirements.

Insurance policies are taken out for certain risks, some of which are beyond our control.

A Group-wide emergency and crisis preparedness concept is in place to minimise the impact of externally caused risks with very high or even existence-threatening loss potential.

[10] Source: own calculations or calculations by DZ BANK AG in accordance with the methods described in the risk manual, as at 31 December 2024.

Market risk
Market risk is made up of market price risk in the narrower sense and market liquidity risk.

Market risk in the narrower sense refers to the risk of losses from financial instruments or other assets caused by a change in market prices or price-influencing parameters (e.g. interest rate risk, spread and migration risk, currency risk, equity risk, fund price risk or asset management risk). Market liquidity risk is the risk of a loss that may occur due to unfavourable changes in market liquidity, for example due to a deterioration in market depth or market disruptions. Market liquidity risk is only of minor significance.

The categories of fund price risk and asset management risk are of particular significance for UMH and the Union Investment Group. Fund price risk arises from the investment of the companies' own funds. In terms of their structure, own funds are predominantly invested conservatively, primarily in Union Investment Group funds. Increased volatility on the financial markets can lead to changes in the value of fund investments that are reflected in the income statement. In monitoring and managing its own investments through a planning committee, UMH does not pursue a short-term profit motive through targeted trading activities. In addition to the fund price risk, the general market price risk also includes interest rate risks in connection with the measurement of pension obligations. The general market price risk is determined centrally by DZ BANK AG.

Asset management risk is the risk arising from contractually agreed obligations to make additional payments to fund investors or customers. The relevance of this risk category results from possible additional payments for subsidised retirement pension products (Riester pension products, in particular UniProfiRente) and guarantee funds. Such additional payments to investors would be reflected as expenses for the company. The risk quantification of the retirement pension products is based on a simulation of the expected future additional funding obligations. The risk quantification of possible additional payments of guarantee funds is carried out using suitable models and statistical methods depending on the product design. The development of the retirement pension products and the guarantee funds are subject to ongoing monitoring.

UMH's market price risk is managed directly at the level of risk capital requirements and limited by a limit that covers both the general market price risk and the asset management risk. The quantification of the economic risk capital requirement for the general market price risk and asset management risk resulted in a risk capital requirement of EUR 159.9 million as at 31 December 2024 (previous year: EUR 325.8 million). The limit totalled EUR 600.0 million (previous year: EUR 700.0 million). The risk was below the limit at all times during the year.

Investment risk
Investment risk refers to the risk of losses due to negative changes in value for that part of the investment portfolio for which the risks are not taken into account as part of the other risk types. Only those investments that are not integrated into the differentiated risk measurement with a review of the individual risks are included in the investment risk. If the risk materialises, the carrying amounts of the relevant investments may be written down. The investment risk is quantified centrally by DZ BANK AG. As at 31 December 2024, a risk contribution of EUR 20.5 million (previous year: EUR 29.0 million) was calculated for UMH. The limit totalled EUR 70.0 million (previous year: EUR 70.0 million). The risk contribution was below the limit at all times during the year.

Business risk
Business risk refers to the risk of loss from fluctuations in earnings that may arise from a given business strategy and that are not covered by other types of risk. In particular, this includes the risk that losses cannot be countered purely operationally due to changes in key framework conditions (e.g. economic and product environment, customer behaviour, competitive situation). This means that the companies would report an operating loss if the risk materialised.

The economic risk capital requirement is calculated centrally by DZ BANK AG using an earnings-at-risk approach as value-at-risk in a one-year horizon at a confidence level of 99.9 %. As at 31 December 2024, a risk contribution of EUR 0 (previous year: EUR 0) was reported for UMH. The limit totalled EUR 5.0 million (previous year: EUR 0). The supplementary risk indicator system used provided impetus as intended through various risk indicators. Risk management measures were derived from these indicators. There were no indications of a business-critical situation over the course of the year.

Reputational risk
Reputational risk is the risk of losses arising from events that damage trust in the companies of the Union Investment Group or in the products and services offered, particularly among customers, distributors, shareholders, employees, the labour market, the general public and regulators.

The management of the investment assets may result in reputational risks for the Group and the companies. The materialisation of reputational risks could lead to an outflow of customer funds and thus to lower future income. The effects of reputational risks are taken into account in the risk measurement of business risk.

In addition, reputational risk in the Union Investment Group is recorded and managed using a stakeholder-based approach. The level of reputational risk is assessed for each stakeholder using quantitative and qualitative indicators. The assessment of the reputation for the relevant stakeholders and potential reputational events is reported to the Board of Managing Directors on a quarterly basis as part of the report on risks.

There were no critical reputational events over the course of the year that led to a significant long-term decline in reputation.

Liquidity risk
Liquidity risk is the loss that can arise if funds are not sufficiently available to fulfil payment obligations at the time they fall due (liquidity risk in the narrower sense) or if funds can only be procured at higher conditions if required (refinancing risk). The items from which liquidity risks can arise are essentially the payment obligations of the companies. The occurrence of liquidity risks could lead to delays in the fulfilment of the companies' payment obligations. To avoid this, the liquidity positions are subject to ongoing liquidity management. The active planning and management of liquidity positions is aimed at ensuring the solvency of the companies at all times. Solvency was not jeopardised at any time during the reporting period.

Credit risk
Credit risk refers to the risk of unexpected losses due to the default of counterparties. UMH's credit risk arises primarily from own investments in funds, bank deposits/term deposits, loans and

advances to customers and other items. The risk is currently not limited at UMH level, but is taken into account in the central buffer capital requirement (zPKB) at DZ BANK level. The credit risk is quantified every six months by UMH on the basis of the capital requirements in accordance with the Credit Risk Standardised Approach (CRSA). All credit risk-relevant items are used for the capital buffer calculation. As at 31 December 2024, the central buffer capital requirement for credit risk amounted to EUR 178.7 million (previous year: EUR 163.1 million).

Longevity risk

The longevity risk results from commitments to pension payments upon retirement. The risk is that the value of the provisions for pension obligations may increase due to a change in life expectancy. Longevity risk is currently not limited at UMH level, but is recognised in the central buffer capital requirement (zPKB) at DZ BANK level. Longevity risk is calculated using standard actuarial methods and mortality tables. As at 31 December 2024, the central buffer capital requirement for longevity risk amounted to EUR 14.3 million (previous year: EUR 12.1 million).

Sustainability risk

Sustainability risks are not considered as an independent type of risk in the sense of environmental, social or governance risks, but rather as drivers of existing types of risk, the occurrence of which can have an actual or potential significant negative impact on a company's net assets, financial performance and reputation. This includes climate-related risks in the form of physical risks and transition risks, as well as risks arising from regulatory requirements relating to climate or sustainability.

As part of the annual risk inventory, sustainability risks are taken into account as drivers of financial and non-financial risk types and an impact analysis is carried out.

For example, sustainability risk drivers can influence operational risks by resulting in financial losses from sustainability-related legal claims or, in the case of climate and environmental events, from the impairment of business continuity due to extreme weather events. In connection with governance risks, inadequately functioning internal control and risk management systems can have an impact on operational risk.

Sustainability risk drivers can also lead to a change in financial performance and reputational risk if, for example, products or business relationships that are viewed controversially by stakeholders in terms of their impact on the climate and environment have a negative effect on the company's reputation. Reputational risk can also arise as a result of active unsustainable behaviour or if the Union Investment Group is perceived by its stakeholders as being too passive and fails to act sustainably.

Like other risk drivers, sustainability risk drivers are implicitly taken into account in risk measurement. For example, sustainability-driven operational risks are taken into account in the loss data collection, scenario-based risk self-assessment and risk indicators tools and are managed and monitored using these. Various risk indicators that take sustainability aspects into account are also recorded in business risk and reputational risk.

The nature and scope of the processes for taking sustainability risks into account in the risk management system are continuously developed and supplemented against the backdrop of current environmental conditions.

Total risk

The overall risk is calculated on the basis of the individual risk types. Diversification effects are taken into account during aggregation. The central buffer capital requirement is added to the correlated value on both the limit and the risk side. As at 31 December 2024, the total capital requirement amounted to EUR 550.3 million (previous year: EUR 673.4 million). The total limit as at 31 December 2024 was EUR 1,017.9 million (previous year: EUR 1,078.5 million). Over the course of the year, the total capital requirement was below the overall limit at all times.

The aggregate risk cover is calculated quarterly in accordance with DZ BANK's specifications. As at 31 December 2024, the aggregate risk cover amounted to EUR 2,823.0 million (previous year: EUR 2,310.2 million). This means that the utilisation of the aggregate risk cover by the total limit as at 31 December 2024 was 36.1% (previous year: 46.7%). The Union Investment Group's risk-bearing capacity was ensured at all times during the year.

3. Summary of the risk situation in the year under review

The results of risk monitoring were discussed at the regular meetings of the Risk and Data Quality Management Committee and measures were derived where necessary. The Board of Managing Directors of UMH was informed about risk-relevant issues in the quarterly reports on risks and, if necessary, through the ad hoc escalation of critical issues. Based on this information, the Board of Managing Directors took risk management measures and informed the UMH Supervisory Board of the risk situation. Individual risky developments were countered by targeted risk management measures.

The analysis of risk-bearing capacity shows no conspicuous developments that could not be managed with the measures introduced. The Union Investment Group's risk-bearing capacity was ensured at all times. The overall limit was adhered to at all times during the reporting period. Provisions for business and tax risks were recognised in the annual financial statements in accordance with prudent business judgement. The solvency of UMH and the companies in the Union Investment Group was not jeopardised at any time.

For information:[11] On 21 February 2025, the Regional Court of Nuremberg-Fürth delivered its judgement in the legal dispute between Verbraucherzentrale Baden-Württemberg and ZBI Fondsmanagement GmbH (ZBI). The Regional Court followed the consumer protection organisation's argument that an open-ended real-estate fund should be classified in category 1 for determining the market risk value (MRM) in accordance with No. 4 c notes to the consolidated financial statements of the PRIIPs Delegated Regulation and that a risk indicator of "6" must therefore be shown in the key information document.

[11] For information purposes, as it does not relate to the reporting period.

The ruling is not yet final and ZBI has already lodged an appeal with the Nuremberg Higher Regional Court on 25 February 2025. If the judgement becomes final, this could have an industry-wide impact on the risk classification of open-ended real-estate funds. In this case, the risk categorisation of such funds may have to be adjusted, which could have an impact on the future distribution of these funds. The judgement is also likely to lead to public reporting that could potentially unsettle private customers and sales not only of UniImmo: Wohnen ZBI, but of the entire open-ended real-estate fund sector. Declining sales figures or increased redemptions of fund units could lead to lower management fees. This would result in an increased risk for the net commission income forecast in the forecast section. Further effects will have to be analysed.

III. Forecast

With regard to the non-financial performance indicators, please refer to the explanations in chapter B V. 3.2.

Due to the overall economic conditions, UMH believes that the 2025 investment requires a special sense of proportion in order to ensure a balance between risk minimisation and return orientation. Overall, however, the opportunities outweigh the risks, meaning that this approach should prove worthwhile. In this environment, UMH plans to continue on its profitable growth path in the 2025 financial year. In addition to a successful sales strategy, the company is increasingly investing in a robust and future-proof organisation. UMH has therefore dealt extensively with the strategic issues of the coming years and addressed them in the "FitForFuture" programme in order to lay a very good foundation for the coming years. Five key strategic growth areas were identified for Union Investment: "Master Plan", "Active Asset Manager", "Sustainability", "Digitalisation" and "Organisational Model". Among other things, these are intended to increase the profitability and robustness of the business model and the company's brand awareness.

Alongside the capital market, regulation remains the most important environmental influence on UMH. Increasing regulatory requirements are leading to a significant rise in the associated expenditure on projects, personnel and systems. From UMH's perspective, there is no sign of this trend easing. It will therefore be continued and is taken into account in the planning – as far as recognisable at the time of planning.

In order to achieve our goals described above, in particular to ensure competitiveness and also to fulfil the increasing regulatory requirements, considerable investments are required, which are already included in the budget.

UMH is aiming for a constant average level of assets under management in the 2025 financial year. New business is expected to be moderately below the level of the reporting year and the performance in the 2025 financial year is expected to be slightly positive.

Net commission income for the 2025 financial year is expected to be noticeably below the level of the reporting year. This is due to the sharp fall in income expectations for the performance-based management fee and a moderate decline in volume-based net commission income.

The financial result – consisting of net interest income, net income from investment securities and other net remeasurement income on financial instruments – is expected to fall sharply in the 2025 financial year. This is mainly due to the expected decline in earnings from the valuation of guarantee promises for investment products and the sharp decline in the value contribution from the investment units held in own investments.

Administrative expenses are expected to increase slightly in the 2025 financial year. UMH's personnel expenses are also expected to increase slightly. From today's perspective, operating expenses will increase noticeably, mainly due to higher expenses for consulting and public relations & marketing. Depreciation and amortisation are expected to be slightly below the level of the reporting year.

A strong increase is expected in other operating result. Essentially, the planning no longer includes any one-off effects, such as one-off write-downs or restructuring expenses.

Due to the effects described above, earnings before taxes are expected to be significantly lower in the financial year 2025 compared to the reporting year.

From today's perspective, the cost/income ratio is expected to increase moderately.

If the judgement of the Nuremberg-Fürth Regional Court in the legal dispute between Verbraucherzentrale Baden-Württemberg e. V. and ZBI Fondsmanagement GmbH (case reference: 4 HK O 5879/24) becomes legally binding and has to be adopted by the entire industry, this would likely have a negative impact on sales of open-ended real-estate funds. The further development currently depends on too many imponderables, so that valid quantitative effects cannot be derived at present.

D Non-financial statement [12]

UMH is included in the group management report and the non-financial group statement of DZ BANK AG Deutsche Zentral-Genossenschaftsbank, Frankfurt am Main, (DZ BANK AG) contained therein, and is therefore exempt from the obligation to add a non-financial statement to the management report in accordance with Section 289b (2) HGB. The group management report of DZ BANK AG is disclosed in accordance with section 325 HGB (inclusion in the company register).

The Union Investment Group also publishes a voluntary, separate sustainability report outside the group management report.

[12] In accordance with German legal requirements, the content of the declaration pursuant to Section 289b (2) sentence 3 HGB is not audited.
[13] In accordance with German legal requirements, the content of the declaration on corporate governance pursuant to Section 289f (4) HGB (disclosure on the proportion of women) is not audited.

E Corporate governance declaration [13]

Report in accordance with section 289f (4) in conjunction with (2) no. 4 HGB

In accordance with Section 111 (5) AktG, the Supervisory Board of Union Asset Management Holding AG (UMH) has set targets for the proportion of women on the Supervisory Board and Board of Managing Directors of UMH until 31 December 2026.

The target proportion for the Supervisory Board is 26.7 % (4 out of 15). In the reporting period, the proportion of women on the Supervisory Board was 26.7 % (4 out of 15).

The target proportion adopted for the Board of Managing Directors is (1 out of 5). In the reporting period, the proportion of women on the Board of Managing Directors was 20 % (1 out of 5).

In addition, the Board of Managing Directors of UMH has set targets until 31 December 2026 for the two management levels below the Board of Directors in accordance with Section 76 (4) AktG.

At divisional management level (first level after the Board of Managing Directors), the target figure is 25 %. The total number of divisional heads was reduced from four to three as at 1 May 2024. Since then, the proportion of women at divisional management level has been 33 % (1 out of 3). The target figure was therefore met in the reporting period.

At department management level (second level after the Board of Managing Directors), the target figure is 7.14 % by 31 December 2026. In the reporting period, the proportion of women was 0 % (0 out of 13). The target is currently not being met. Due to a lack of vacancies, the targeted increase in the proportion of women at department management level could not be realised in 2024.

Frankfurt am Main, 10 March 2025

Union Asset Management Holding AG

Hans Joachim Reinke
Chief Executive Officer

Sonja Albers
Member of the Board
of Managing Directors

Dr, Frank Engels
Member of the Board
of Managing Directors

Giovanni Gay
Member of the Board
of Managing Directors

André Haagmann
Member of the Board
of Managing Directors

Consolidated financial statements

2024 financial year

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Consolidated financial statements of Union Asset Management Holding AG for the financial year from 1 January to 31 December 2024

Consolidated income statement for the financial year from 1 January to 31 December 2024

UMH Group	Note	2024 EUR thousand	2023 EUR thousand
Net interest income	[26]	**99,719**	**69,686**
Interest income		38,887	30,304
Calculated using the effective interest method		37,063	26,396
Not calculated using the effective interest method		1,824	3,908
Current income		66,289	44,361
Interest expenses		-5,457	-4,979
Allowances for losses on loans and receivables	[27]	**-74**	**-575**
Net interest income after allowances for losses on loans and receivables		**99,645**	**69,111**
Net commission income	[28]	**2,309,224**	**2,018,360**
Fee and commission income		3,881,613	3,410,823
Fee and commission expenses		-1,572,389	-1,392,463
Net income from investment securities	[29]	**14,171**	**-30,593**
Other net remeasurement income on financial instruments	[30]	**85,343**	**196,504**
Net income from companies accounted for using the equity method	[31]	**1,205**	**1,114**
Administrative expenses	[32]	**-1,262,796**	**-1,231,078**
Other operating result	[33]	**-6,235**	**-49,894**
Consolidated earnings before taxes		**1,240,557**	**973,524**
Income taxes	[24], [34]	**-400,621**	**-289,053**
Consolidated net income		**839,936**	**684,471**
Of which attributable to:			
Shareholders of Union Asset Management Holding AG		**832,260**	**678,385**
Non-controlling interests		**7,676**	**6,086**

Statement of comprehensive income for the financial year from 1 January to 31 December 2024

UMH Group	Note	2024 EUR thousand	2023 EUR thousand
Consolidated net income		**839,936**	**684,471**
Other comprehensive income		**26,484**	**-32,328**
Amounts reclassified to profit or loss		**1,911**	**-1,640**
Share of other comprehensive income of joint ventures and associates accounted for using the equity method	[36], [55]	1,911	-1,640
Income taxes relating to components of other comprehensive income	[36]	–	–
Amounts not reclassified to profit or loss		**24,573**	**-30,688**
Gains and losses from equity instruments, for which the fair value OCI option was exercised	[36], [55]	-426	-19,374
Actuarial gains and losses on defined benefit plans	[36], [55]	10,090	-16,989
Income taxes relating to components of other comprehensive income	[36]	14,909	5,675
Total comprehensive income		**866,420**	**652,143**
Attributable to:			
Shareholders of Union Asset Management Holding AG		**858,608**	**647,284**
Non-controlling interests		**7,812**	**4,859**

Consolidated statement of financial position as at 31 December 2024

Assets	Note	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand
Cash reserve	[9], [37]	**19**	**16**
Loans and advances to banks	[10], [38]	**1,826,504**	**1,358,161**
Loans and advances to customers	[10], [39]	**105,989**	**91,169**
Investment securities	[12], [40]	**2,776,155**	**2,449,715**
Shares in companies accounted for using the equity method	[13], [41]	**29,685**	**26,725**
Property, plant and equipment	[14], [42]	**43,972**	**46,894**
Intangible assets	[15], [43]	**249,710**	**257,607**
Income tax assets	[24], [44]	**127,762**	**152,704**
Other assets	[45]	**348,068**	**281,799**
Right of use assets	[46]	**323,443**	**364,191**
Assets held for sale	[17], [47]	**20,789**	**48,366**
Total assets		**5,852,096**	**5,077,347**

Equity and liabilities	Note	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand
Liabilities to banks	[18], [48]	**219,598**	**128,919**
Liabilities to customers	[18], [49]	**6,270**	**3,982**
Liability derivatives	[19], [50]	**57,197**	**103,236**
Provisions	[20], [21], [51]	**255,418**	**254,557**
Income tax liabilities	[24], [52]	**89,221**	**104,368**
Other liabilities	[53]	**1,335,028**	**1,116,176**
Lease liabilities	[54]	**343,949**	**378,874**
Equity	[55]	**3,545,415**	**2,987,235**
Issued capital		87,130	87,130
Capital reserves		18,617	18,617
Retained earnings		2,563,414	2,160,228
Fair value OCI reserve		-2,194	-1,810
Currency translation reserve		15,926	14,014
Consolidated net profit		832,260	678,385
Non-controlling interests		30,262	30,671
Total equity and liabilities		**5,852,096**	**5,077,347**

Statement of changes in equity for the financial year from 1 January to 31 December 2024

UMH Group	Note	Issued capital	Capital reserves	Retained earnings	Fair value OCI reserve	Currency translation reserve	Consolidated net profit	Equity before non-controlling interests	Non-controlling interests	Total equity
		EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand
1 Jan. 2023		**87,130**	**18,617**	**1,943,584**	**14,244**	**15,654**	**482,323**	**2,561,552**	**33,143**	**2,594,695**
Consolidated net income		—	—	—	—	—	678,385	678,385	6,086	684,471
Over comprehensive income	[55]	—	—	-11,314	-18,147	-1,640	—	-31,101	-1,227	-32,328
Total comprehensive income		**—**	**—**	**-11,314**	**-18,147**	**-1,640**	**678,385**	**647,284**	**4,859**	**652,143**
Acquisition/disposal of non-controlling interests		—	—	-2,208	—	—	—	-2,208	-631	-2,839
Dividends paid	[55]	—	—	-250,064	—	—	—	-250,064	-6,700	-256,764
Appropriation to retained earnings		—	—	482,323	—	—	-482,323	—	—	—
Reclassifications within equity	[55]	—	—	-2,093	2,093	—	—	—	—	—
31 Dec. 2023		**87,130**	**18,617**	**2,160,228**	**-1,810**	**14,014**	**678,385**	**2,956,564**	**30,671**	**2,987,235**
1 Jan. 2024		**87,130**	**18,617**	**2,160,228**	**-1,810**	**14,014**	**678,385**	**2,956,564**	**30,671**	**2,987,235**
Consolidated net income		—	—	—	—	—	832,260	832,260	7,676	839,936
Over comprehensive income	[55]	—	—	24,820	-384	1,912	—	26,348	136	26,484
Total comprehensive income		**—**	**—**	**24,820**	**-384**	**1,912**	**832,260**	**858,608**	**7,812**	**866,420**
Dividends paid	[55]	—	—	-300,019	—	—	—	-300,019	-8,221	-308,240
Transfer to revenue reserves		—	—	678,385	—	—	-678,385	—	—	—
31 Dec. 2024		**87,130**	**18,617**	**2,563,414**	**-2,194**	**15,926**	**832,260**	**3,515,153**	**30,262**	**3,545,415**

Statement of cash flows for the financial year from 1 January to 31 December 2024

UMH Group	2024 EUR thousand	2023 EUR thousand
Consolidated net income	**839,936**	**684,471**
Non-cash items included in the consolidated result and reconciliation to cash flows from operating activities		
Depreciation, amortisation, impairment losses and reversals of impairment losses on assets and measurement changes on financial assets and liabilities	-37,551	-74,154
Non-cash changes in provisions and deferred liabilities	1,293,935	1,122,861
Other non-cash income and expenses	343,176	216,135
Gains and losses on the disposal of assets and liabilities	-2,782	19,623
Other adjustments (net)	-97,808	-69,699
Subtotal	**2,338,906**	**1,899,237**
Cash changes in assets and liabilities arising from operating activities		
Loans and advances to banks	-468,343	543,899
Loans and advances to customers	-14,842	2,780
Other assets	-25,520	20,501
Liabilities to banks	90,679	32,280
Liabilities to customers	2,288	580
Asset/liability derivatives	-9,070	-17,149
Other liabilities	-1,056,336	-994,561
Interest and dividends received	106,230	77,454
Interest paid	-5,092	-5,117
Income taxes paid	-315,873	-235,328
Cash flow from operating activities	**643,027**	**1,324,576**

UMH Group	2024 EUR thousand	2023 EUR thousand
Proceeds from the sale of:		
Investment securities	672,345	220,976
Property, plant and equipment	197	54
Payments for the acquisition of:		
Investment securities	-913,312	-1,194,216
Property, plant and equipment	-5,495	-4,956
Intangible assets	-45,433	-42,403
Cash flow from investing activities	**-291,698**	**-1,020,545**
Dividend payments to the shareholders of UMH AG and other shareholders	-308,240	-256,764
Payments for the redemption component of lease liabilities	-43,086	-42,819
Changes in cash from other capital	—	-4,479
Cash flow from financing activities	**-351,326**	**-304,062**
Cash and cash equivalents at the beginning of the year	**16**	**47**
Cash flow from operating activities	643,027	1,324,576
Cash flow from investing activities	-291,698	-1,020,545
Cash flow from financing activities	-351,326	-304,062
Cash and cash equivalents at the end of the year	**19**	**16**

Cash and cash equivalents are defined as the balance sheet item cash and cash equivalents consisting of cash on hand, balances with central banks and public-sector debt instruments and bills of exchange eligible for refinancing with central banks if the remaining term is less than three months and the holdings are to be regarded as liquidity holdings. Loans and advances due on demand from banks, which are allocated to operating activities, are not included.

The statement of cash flows shows the composition of and changes in cash and cash equivalents during the financial year. It is divided into the items operating activities, investing activities and financing activities.

Cash flows from operating activities include cash transactions (cash inflows and outflows) from loans and advances with banks and customers, other assets, positive and negative fair values from derivatives, liabilities to banks and customers and other liabilities. Interest and dividend payments as well as current income tax payments are also allocated to the cash flow from operating activities.

Cash flow from investing activities shows payment transactions relating to investment securities, real estate, plant and equipment and intangible assets. Effects from changes in the scope of consolidation are also taken into account.

Cash flow from financing activities includes proceeds from capital increases, proceeds from the raising or repayment of loans, dividend payments, the repayment of lease liabilities and changes in cash related to other capital.

For companies in the asset management sector, the informative value of the cash flow statement is considered to be low. It does not replace liquidity or financial planning in the UMH Group, nor is it used as a management tool.

Notes to the consolidated financial statements

Basis of preparation

[1] Principles of group accounting

Union Asset Management Holding AG (UMH AG) is the holding company of the Union Investment Group. It is a subsidiary of DZ BANK AG Deutsche Zentral-Genossenschaftsbank, Frankfurt am Main (DZ BANK). The main purpose of the investment companies held by UMH AG is to issue, distribute and hold investment units in custody and to provide related services. At the same time, the Union Investment Group is the competence centre for asset management in the Genossenschaftliche FinanzGruppe.

The registered office of UMH AG is located in the Federal Republic of Germany at Weißfrauenstraße 7, 60311 Frankfurt am Main. The company was entered in the Commercial Register of the Local Court of Frankfurt am Main on 16 June 1999 under the number HRB 47289. The shares of UMH AG are not traded on a public market.

The consolidated financial statements of UMH AG are included in the consolidated financial statements of DZ BANK. The latter prepares the consolidated financial statements for the largest group of consolidated companies and is entered in the Commercial Register of the Local Court of Frankfurt am Main under the number HRB 45651. The consolidated financial statements of DZ BANK and UMH AG are published in the company register.

These consolidated financial statements comprise the consolidated income statement, the statement of comprehensive income, the consolidated statement of financial position, the statement of changes in equity, the statement of cash flows and the notes to the consolidated financial statements. They summarise the financial statements of UMH AG and its subsidiaries (hereinafter also referred to as the "UMH Group" or "Union Investment Group"). The consolidated financial statements have been prepared as at the balance sheet date of UMH AG, 31 December 2024. The balance sheet dates of the consolidated subsidiaries are the same. The fully consolidated special fund UI Vario: 2, whose fund financial year ends on 31 May, was included with interim financial statements as at 31 December 2024.

In accordance with standard international practice, the consolidated income statement and consolidated balance sheet are presented in a summarised form that complies with the provisions of IAS 1 and is supplemented by additional disclosures in the notes to the consolidated financial statements.

The consolidated financial statements are presented in euros (EUR). For reasons of clarity and transparency, the consolidated financial statements are presented in thousands of euros (EUR thousand) unless otherwise indicated. Rounding differences may occur in the tables for computational reasons.

Recognition and measurement are based on the assumption that the company is a going concern. Income and expenses are recognised pro rata temporis and recognised in profit or loss in the period to which they are economically attributable.

The disclosures on the nature and extent of risks arising from financial instruments (IFRS 7.31-42), with the exception of the disclosures on credit risk in accordance with IFRS 7.35A-38 (notes [6], [57] and [58]) and the disclosures on liquidity risk in accordance with IFRS 7.39 (note [62]), are included in the report on risks in the group management report.

[2] Accounting policies

The consolidated financial statements and the group management report for the financial year from 1 January to 31 December 2024 have been prepared in accordance with IFRS, as adopted by the EU, and the additional requirements of German commercial law pursuant to Section 315e (1) HGB in conjunction with Section 315e (3) HGB.

The financial statements of the companies included in the UMH Group are prepared using standardised accounting policies.

Changes in accounting policies

Amendments to IFRS recognised for the first time in the 2024 financial year

The following new accounting standard and the listed amendments to IFRS are taken into account for the first time in the UMH consolidated financial statements for the 2024 financial year:

- Amendments to IFRS 16 Leases – Lease Liabilities in a Sale and Leaseback Transaction,
- Amendments to IAS 1 Presentation of Financial Statements – Classification of liabilities as current or non-current and non-current liabilities with ancillary conditions,
- Amendments to IAS 7 Statement of Cash Flows and IFRS 7 Financial Instruments – Disclosures: Supplier Financing Arrangements.

The amendments to IFRS 16 clarify that the leaseback liability from a sale and leaseback transaction with variable payments that are not based on an index or interest rate is a lease liability in accordance with IFRS 16, that the initial measurement requirements in IFRS 16.100(a) apply to the recognition of the right of use asset and the gain or loss on the sale and leaseback and that the seller/lessee subsequently measures the right of use asset from the leaseback using IFRS 16.29-35. These amendments to IFRS 16 have no direct impact on the UMH Group due to the lack of corresponding transactions.

The amendments to IAS 1 specify how an entity should recognise liabilities and other liabilities for which the settlement date is uncertain in its balance sheet. Accordingly, such liabilities or other liabilities are to be classified either as current if they are expected to be settled within one year or as non-current. The amendments also improve the disclosures that an entity should make when its right to defer settlement of a liability for at least 12 months is subject to contingencies. The amendments to IAS 1 have no impact on the consolidated financial statements, as they do not distinguish between current and non-current liabilities.

The amendments to IFRS 16 and IAS 1 are effective for financial years beginning on or after 1 January 2024, with earlier application permitted.

The amendments to IAS 7 Statement of Cash Flows and IFRS 7 Financial Instruments set out additional disclosure requirements regarding supply chain financing. This is intended to make their effects on liabilities, cash flows and liquidity risks more visible. In future, IAS 7 and IFRS 7 will require an entity to describe the contractual terms of such financing transactions, disclose the balance sheet items and the carrying amounts at the beginning and end of the period, state the range of payment terms for such transactions and, in comparison, for other liabilities and disclose concentrations of risk. These amendments are mandatory for financial years beginning on or after 1 January 2024. The amendments to IAS 7 and IFRS 7 have no impact on the consolidated financial statements.

Amendments to IFRS adopted by the EU and not applied early

Voluntary early adoption of the listed amendments to IFRS accounting standards is not permitted:
- Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability.

The amendment standard addresses when a currency is exchangeable for another currency and when it is not; how an entity determines the exchange rate to apply when a currency is not exchangeable; and what information an entity is required to disclose when a currency is not exchangeable.

The amendments to IAS 21 are to be applied for financial years beginning on or after 1 January 2025. These amendments have no impact on the consolidated financial statements.

Adopted amendments to IFRS not yet adopted by the EU

The following amendments to accounting standards have not yet been endorsed by the EU:
- IFRS 18 Presentation and Disclosure in Financial Statements,
- IFRS 19 Subsidiaries without Public Accountability – Disclosures,
- Amendments to IFRS 9 and IFRS 7 – Amendments to the Classification and Measurement of Financial Instruments,
- Amendments to IFRS 9 and IFRS 7 – Contracts Referencing Nature-dependent Electricity,
- Annual Improvements to IFRS Accounting Standards – Volume 11.

The effects of the above-mentioned amendments to IFRS on the UMH consolidated financial statements are currently being examined.

Voluntary changes to accounting policies

There were no voluntary changes to accounting policies in the financial year.

Change in the presentation

In order to provide users of the financial statements with a quicker overview, we have included detailed information on the composition of the previous interest income and current income reporting line in the consolidated income statement in these financial statements, which was previously included in the notes to the consolidated financial statements (note [26]). The previous year's column has been adjusted accordingly.

[3] Consolidated group

In addition to UMH AG as the parent company, the UMH consolidated financial statements include 17 subsidiaries (previous year: 18) in which UMH AG directly or indirectly holds more than 50 % of the shares or voting rights. Of these subsidiaries, 13 (previous year: 14) are based in Germany and four (previous year: four) are based in the rest of the world.

Union Investment Real Estate Digital GmbH, Hamburg, was merged with Union IT-Services GmbH, Frankfurt am Main, in the financial year with retroactive effect from the merger date of 1 January 2024.

21 subsidiaries (previous year: 21), which are of minor importance for an insight into the net assets, financial position and financial performance of the UMH Group, were not consolidated but recognised as investments in subsidiaries under investment securities.

The UMH consolidated financial statements do not include any subgroups that prepare their own subgroup financial statements in accordance with IFRS.

In the financial year, one investment fund (previous year: one) is included in the consolidated financial statements as a consolidated structured entity in accordance with IFRS 10.

One joint venture (previous year: one) – including one in the rest of the world (previous year: one) – is accounted for using the equity method.

One associated company (previous year: one), which is of minor significance for the UMH Group's net assets, financial position and financial performance, is not accounted for using the equity method, but is recognised as shares in associated companies under investment securities.

As at the reporting date, three investment funds (previous year: seven) over which UMH AG is in a position to exercise control were classified as "held for sale".

A complete list of the subsidiaries, joint ventures and investment funds included in the UMH consolidated financial statements as at the reporting date can be found in the list of shareholdings (Note [67]).

[4] Principles of consolidation

Subsidiaries and investment assets are consolidated using the purchase method. Accordingly, all assets and liabilities of the subsidiary are recognised at their fair value at the time of acquisition or at the time when control is obtained.

Any difference resulting from offsetting the acquisition costs against the fair value of the assets and liabilities is recognised as goodwill under intangible assets. The carrying amount of goodwill is tested for impairment at least once a year, or during the year if there are indications of possible impairment. If an impairment of goodwill is identified, an impairment loss is recognised.

Negative differences are recognised immediately in profit or loss.

Intragroup assets and liabilities as well as income and expenses are offset against each other. Intercompany profits due to intra-Group sales are eliminated unless they are of minor significance.

Joint ventures and associates are accounted for using the equity method and recognised as shares in companies accounted for using the equity method. The acquisition costs of these investments and the goodwill amortised in subsequent periods in an auxiliary calculation are determined at the time of initial inclusion in the consolidated financial statements. The same rules are applied as for subsidiaries.

The equity carrying amount is updated on the basis of the financial statements of associates and joint ventures prepared in accordance with local accounting standards and reconciled to IFRS.

From time to time, the UMH Group holds endowment holdings in a number of investment funds over which it is in a position to exercise control. These holdings are fully consolidated if control exists. If the endowment holdings fulfil the criteria of IFRS 5, they are reported as described in Note [17].

Shares in subsidiaries, joint ventures and associated companies that are not consolidated due to their immateriality, as well as shares and other shareholdings, are recognised at fair value under investment securities.

[5] Estimates

Assumptions and estimates must be made in accordance with the relevant accounting standards to determine the carrying amounts of assets and liabilities as well as income and expenses recognised in the consolidated financial statements. These are based on historical experience, planning and expectations or forecasts of future events.

Assumptions and estimates are primarily used to determine the fair values of financial assets and financial liabilities and to recognise impairment losses on financial assets. In addition, estimates have a significant influence on the determination of the recoverability of goodwill and intangible assets acquired as part of business combinations. Assumptions and estimates also affect the measurement of provisions for employee benefits and other provisions, as well as the recognition and measurement of income tax assets and income tax liabilities.

Fair values of financial assets and financial liabilities

The determination of the fair values of financial assets and financial liabilities is associated with estimation uncertainties if no prices are available on active markets for the respective financial instruments. Estimation uncertainties arise in particular when fair values are determined using valuation techniques that incorporate significant valuation parameters that are not observable on the market. This applies both to financial instruments that are measured at fair value and to financial instruments that are measured at amortised cost and whose fair values are disclosed in the notes to the consolidated financial statements. The assumptions underlying the determination of fair values regarding the valuation parameters and valuation methods used are presented in the financial instruments disclosures in Note [60].

Impairment of financial assets

When determining the need for impairment of financial assets in the categories "Financial assets measured at amortised cost" and "Financial assets measured at fair value through other comprehensive income" as well as loans and advances from finance leases, the expected future cash flows from interest and principal repayments and from the realisation of collateral must be determined. Uncertainties arise from the necessary estimates and assumptions regarding the amount and timing of future cash flows. The factors influencing the need for impairment, which are determined on the basis of judgement, include, for example, economic conditions, the financial performance of the counterparty and the value of collateral held. When determining the impairment requirement for portfolios, parameters determined using statistical models, such as the probability of default, are also included in the estimates and assumptions.

Goodwill and intangible assets

Goodwill is recognised primarily on the basis of expected future positive income and synergy effects as well as non-recognisable intangible assets resulting from business combinations or acquired as part of business combinations. Impairment is tested using planning calculations that are essentially based on estimates. Identifiable intangible assets acquired as part of business combinations are recognised on the basis of their future economic benefit. This is assessed by management on the basis of reasonable and substantiated assumptions.

Right of use

When measuring rights of use assets, estimates and assumptions are used, particularly with regard to the expected future cash flows, the term and the discount rate. In addition, estimates have a significant influence on the determination of the recoverability of rights of use assets.

Provisions for employee benefits and other provisions

Estimation uncertainties in connection with provisions for employee benefits arise primarily from defined benefit pension obligations, the measurement of which is significantly influenced by actuarial assumptions. The actuarial assumptions include numerous long-term, forward-looking factors such as salary and pension trends or average future life expectancies.

Actual future cash outflows due to circumstances for which other provisions have been recognised may differ from the expected utilisation.

The measurement principles and the assumptions and estimates used to calculate the provisions are presented in Note [51].

Please refer to Note [51] for information on the sensitivities relating to changes in the discount rate for pension obligations.

Income tax assets and liabilities

The calculation of deferred income tax assets and liabilities is based on estimates of future taxable income of the taxable entities, which have a particular impact on the assessment of the recoverability of deferred income tax assets. Furthermore, the calculation of current income tax assets and liabilities at the time of preparing the financial statements in accordance with commercial law requires estimates of income tax-relevant matters (Note [24]).

Climate-related issues

When determining the fair values of financial assets and financial liabilities and for impairments of financial assets, no explicit adjustments were made in the financial year due to climate-related issues.

Estimates as to whether variable consideration is limited within the meaning of IFRS 15

The fee for the asset management service, which is made up of an ongoing fee, parts of the flat fee and the performance-related management fee, is generally recognised in equal amounts over the term for the term intervals of the service series. As the ongoing fee and the flat fee are variable fees depending on the assets under management, there is uncertainty regarding the total amount of the fee payable over the term of the investment fund or an asset management agreement. The development of the assets under management depends on the development of the fair values of the assets under management,

payments to or from unit certificate holders and payments to or from asset management mandates. Due to the provisions of IFRS 15 on limiting the receipt of variable consideration, the variable remuneration is not included in the transaction price in full from the outset in this case. It is only included at the time when the uncertainty reverses, which is the case at the respective settlement dates (usually monthly).

Insofar as performance-related remuneration components have been agreed, these are influenced, among other things, by market developments and therefore by factors outside the company's control. As this income is subject to a large number and a wide range of possible outcomes due to the possibility of significant setback risks on the capital markets, it can only be included in the transaction price once the agreed outperformance criteria in relation to a defined benchmark and the agreed assessment period have been met, taking into account the provisions of IFRS 15 on limiting the receipt of variable consideration, as only at this point is there no longer a significant risk of cancellation.

If investment fees have been agreed for real estate investment assets or other AIF investment assets, these can only be included in the transaction price once the transfer of benefits and encumbrances has taken place or, in the case of portfolio developments, as soon as payments are settled in the investment assets in accordance with the progress of construction.

[6] Financial instruments

Categories of financial instruments

Financial assets measured at fair value through profit or loss (Fair Value PL)

Financial assets that are not measured at amortised cost or at fair value through other comprehensive income are to be categorised as "Financial assets measured at fair value through other comprehensive income". This category is made up of the following sub-categories:

Financial assets mandatorily categorised at fair value through profit or loss (financial assets mandatorily measured at fair value through profit or loss)

The sub-category "Financial assets categorised at fair value through profit or loss" comprises financial assets that do not meet the cash flow condition under IFRS 9 or are acquired with the intention of being resold in the short term. For this purpose, these financial assets must be part of a portfolio of clearly identified and jointly controlled financial instruments for which there are indications of short-term profit realisation in the recent past, or they must be derivatives that are not designated as hedging instruments in effective hedging relationships.

The UMH Group allocates investment shares and some loans and advances to banks and customers to this category. This category also includes debt instruments that are held in a hold or hold and sell business model but do not fulfil the cash flow criterion. Derivative financial instruments also fall into this category.

Financial assets from contingent considerations in the context of business combinations (contingent considerations)

This sub-category includes contingent considerations that the acquirer has classified as financial assets as part of a business combination or by analogous application of IFRS 3 for transactions based on IAS 28.

There are currently no use cases in the UMH Group.

Financial assets designated at fair value through profit or loss (fair value option)

Financial assets may be allocated to the sub-category "Financial assets designated at fair value through profit or loss" by exercising the fair value option if this eliminates or significantly reduces recognition or measurement inconsistencies (accounting mismatches).

The UMH Group does not utilise the fair value option.

Financial assets measured at fair value through other comprehensive income (fair value OCI)

The category is made up of the following subcategories:

Financial assets mandatorily measured at fair value through other comprehensive income (financial assets mandatorily measured at fair value through other comprehensive income)

A financial asset is classified in this category if it is held as part of a business model whose objective is both to collect contractual cash flows and to sell financial assets. In addition, the contractual terms of the financial asset must give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

These financial assets consist exclusively of debt instruments due to the cash flow condition. They are recognised at fair value. Interest income, impairment losses and effects from currency translation are recognised in the income statement. Differences between amortised cost and fair value are recognised in other comprehensive income. The amounts recognised in other comprehensive income are reclassified to the income statement upon disposal (so-called recycling).

In the UMH Group, no debt instruments are measured at fair value through other comprehensive income as at the balance sheet date.

Financial assets designated at fair value through other comprehensive income (fair value OCI option)

For equity instruments, there is an irrevocable option to designate them as "financial assets at fair value through other comprehensive income" (fair value OCI option). Changes in fair value are recognised in other comprehensive income, with the exception of non-cash dividends. A subsequent reclassification (recycling) of the accumulated other comprehensive income to the income statement – for example due to the disposal of the instrument – does not take place. After the disposal of these equity instruments, the accumulated other comprehensive income is reclassified to retained earnings. The general option to exercise the fair value OCI option only applies to equity instruments that are neither held for trading nor represent contingent consideration that is recognised by an acquirer as part of a business combination in accordance with IFRS 3.

The UMH Group examines whether the option should be exercised for each new addition of equity instruments. The option is currently exercised for all equity instruments.

Financial assets measured at amortised cost (financial assets measured at amortised cost)

A financial asset is classified in this category if it is held as part of a business model whose objective is to hold financial assets in order to collect contractual cash flows. The contractual terms of

the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding (so-called cash flow condition). Financial assets in this category consist exclusively of debt instruments due to the cash flow condition. They are measured at amortised cost using the effective interest method. Interest income, impairment losses and effects from currency translation must be recognised in the income statement.

The UMH Group allocates the majority of its loans and advances to banks and customers as well as the trade receivables recognised under other assets to this category.

Financial liabilities measured at fair value through profit or loss (Financial liabilities measured at fair value through profit or loss)

Financial liabilities that are not measured at amortised cost are to be categorised as "Financial liabilities measured at fair value through profit or loss". This category is made up of the following sub-categories:

Financial liabilities mandatorily measured at fair value through profit or loss (financial liabilities mandatorily measured at fair value through profit or loss)

The sub-category "Financial liabilities categorised at fair value through profit or loss" comprises financial liabilities that are issued with the intention of being repaid in the short term. For this purpose, these financial liabilities must be part of a portfolio of clearly identified and jointly controlled financial instruments for which there are indications of short-term profit realisation in the recent past, or they must be derivatives that are not designated as hedging instruments in effective hedging relationships.

In the UMH Group, only derivatives are required to be measured at fair value through profit or loss.

Financial liabilities from contingent considerations in the context of business combinations (contingent considerations)

This sub-category includes contingent consideration that the acquirer has classified as financial liabilities as part of a business combination or, by analogous application of IFRS 3, in transactions based on IAS 28.

Financial liabilities designated at fair value through profit or loss (fair value option)

Financial liabilities may be allocated to the sub-category "Financial liabilities designated at fair value through profit or loss" by exercising the fair value option if this eliminates or significantly reduces recognition or measurement inconsistencies (accounting mismatches), if they are managed as a portfolio on a fair value basis or if they contain one or more embedded derivatives that must be separated.

The UMH Group does not classify any financial liabilities at fair value through profit or loss.

Financial liabilities measured at amortised cost (AC)

Financial liabilities are to be categorised as "Financial liabilities measured at amortised cost" for subsequent measurement. This does not apply to "Financial liabilities measured at fair value through profit or loss", financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or is accounted for on the basis of continuing involvement, financial guarantee contracts, loan commitments with a below-market interest rate and contingent consideration recognised by an acquirer in a business combination in accordance with IFRS 3.

The UMH Group allocates its liabilities to banks and customers as well as the trade payables recognised under other liabilities to this category.

Initial recognition and derecognition of financial assets and liabilities

Derivatives are initially recognised on the trade date. Regular way purchases and sales of non-derivative financial assets are recognised on the settlement date. Changes in fair value between the trade date and the settlement date are recognised in accordance with the categorisation of the financial assets.

With the exception of trade receivables that arise within the scope of IFRS 15 and are recognised for the first time in accordance with its criteria, all financial instruments are measured at fair value on initial recognition. Financial assets and financial liabilities that are not recognised at fair value through profit or loss are recognised taking into account the transaction costs directly attributable to the acquisition.

Differences between transaction prices and fair values are recognised in profit or loss on initial recognition if the fair values correspond to the price quoted in an active market for an identical asset or liability or are based on a valuation technique that uses only data from observable markets. If the fair value at the time of addition is derived from transaction prices and this is also used as a measurement standard in subsequent measurement, changes in the fair value are only recognised in profit or loss if they can be attributed to changes in observable market data. Differences not recognised on initial recognition are spread over the term of the financial instruments concerned and recognised accordingly.

Financial assets are derecognised when the contractual rights to cash flows from them expire or they have been transferred to third parties and no substantial risks and rewards from the financial assets remain. If the derecognition criteria for financial assets are not met, the transfer to third parties is recognised as collateralised borrowing. Financial liabilities are derecognised when the contractual obligations have been settled or cancelled or have expired.

Impairment losses and reversals of impairment losses on financial assets

Impairment losses in accordance with IFRS 9 are only recognised for financial assets that are debt instruments. Equity instruments do not fall within the scope of IFRS 9 impairment losses. Impairment losses must be recognised for the following financial assets:

- Financial assets in the IFRS 9 category "Financial assets measured at amortised cost",
- Financial assets (only debt instruments) in the IFRS 9 category "Financial assets at fair value through other comprehensive income",
- Open loan commitments with a currently existing legal obligation to grant loans (irrevocable loan commitments), insofar as these are not measured at fair value through profit or loss,
- Financial guarantees, unless they are measured at fair value through profit or loss,
- Loans and advances from leases and
- Trade loans and advances and contract assets that fall within the scope of IFRS 15.

Upon addition, the aforementioned financial assets are generally allocated to Level 1 if they are recognised in the standardised approach for determining impairment losses in accordance with

IFRS 9. Another exception is financial assets that are credit-impaired at the time of acquisition or origination, so-called "purchased or originated credit-impaired assets" (POCI). The 12-month expected credit loss is the minimum measurement for allowances for losses on loans and receivables for level 1 assets.

At each balance sheet date, the default risk of the respective instruments is determined and checked to see whether it has increased significantly since the last balance sheet date. Important objective indications for debt instruments are financial difficulties of the issuer or debtor, defaults or delays in interest and principal payments, non-compliance with contractually agreed ancillary agreements and the contractually agreed provision of collateral as well as significant downgrades of the rating or categorisation of the business partner in a default rating. Macroeconomic factors are not taken into account here, as the volume of loans and advances not due on demand is of secondary importance.

Assets for which the default risk has increased significantly since initial recognition, but for which there is no objective evidence of impairment, are allocated to stage 2. The impairment losses for these assets are measured in the amount of the lifetime expected credit losses.

To simplify matters, it can be assumed that the default risk for a financial instrument has not increased significantly since initial recognition if it is determined that the financial instrument in question has a low default risk as at the reporting date (so-called low credit risk exemption). We consider this to be the case for all financial instruments with an investment rating.

Financial assets that are categorised as impaired on the basis of objective evidence are allocated to level 3 accordingly. The impairment losses for these assets are to be measured in the amount of the expected credit losses over the term.

Financial assets that are credit-impaired at the time of acquisition or origination (POCI) are initially recognised at their carrying amount reduced by the expected credit losses for the entire term and amortised accordingly using a risk-adjusted effective interest rate. As at the reporting date, only the cumulative changes in lifetime expected credit losses since initial recognition are recognised as impairment losses. A step transfer is not provided for these assets.

The UMH Group uses a standardised definition of default to assess the "credit-impaired" status of a financial asset. The definition of default is based on Article 178 CRR. According to this definition, a default event is deemed to have occurred after 90 days of payment arrears.

If a financial asset is more than 30 days overdue, we consider there to be a significant increase in the risk of default. For loans and advances without a rating, expert estimates are used in the assessment. Otherwise, the available rating of the counterparty is included in the assessment.

For stage 1 and 2 portfolios managed under the standardised approach of IFRS 9, the expected credit losses are calculated on a collective basis using parameters, while discounted cash flow scenarios are used for stage 3 portfolios.

When calculating the expected credit losses, the probabilities of default to be applied are derived on the basis of publicly available ratings from Moody's, S&P or Fitch. The available external ratings are mapped to a master scale (VR Note) specified by DZ BANK. Matrices with specific probabilities of default are used for each of the rating classes contained therein. If it is determined on the reporting date that there is no longer a significant increase in the default risk compared to previous reporting dates, the financial assets concerned are transferred back to stage 1 and the allowances for losses on loans and receivables are reduced to the amount of the expected 12-month credit loss. For a retransfer from stage 3, the default status is only cancelled after a corresponding good conduct period in accordance with the regulatory definition.

The UMH Group applies the simplified approach in accordance with IFRS 9.5.5.15, according to which the expected credit loss over the entire term is determined upon initial recognition for trade loans and advances, including those with a significant financing component, as well as for contract assets within the scope of IFRS 15.

For loans and advances within the scope of the simplified approach, the impairment rates to be recognised are based on the UMH Group's past experience. Commission receivables are predominantly short-term loans and advances in accordance with IFRS 15, the recoverability of which is not influenced by macroeconomic factors in the UMH Group's experience.

Directly recognised impairment losses directly reduce the carrying amounts of assets. Direct write-downs are recognised if it is assumed that the loans and advances have become uncollectible. As a rule, this involves insignificant amounts.

If substantial contract modifications are made to financial assets, these are derecognised and recognised as additions to a new asset. In addition to various qualitative criteria, a quantitative criterion is also used to assess whether a substantial modification exists. The threshold value here is a change in the present value of the renegotiated contractual cash flows compared to the present value of the original contractual cash flows of more than 10 %. We consider a substantial modification to be present if one of the following types of contractual adjustments is present: Currency change, inclusion or adjustment of equity conversion rights, change of debtor, inclusion of ancillary agreements with which the cash flow criterion of IFRS 9 is no longer met. We also consider a substantial modification to exist if, taking into account the overall circumstances, the character of a financial asset has been changed by other contractual adjustments to such an extent that a new financial instrument within the meaning of IFRS 9 exists. The rules for POCI apply to impaired assets (Level 3). If contractual modifications to financial assets do not have a substantial impact, they are reviewed for a significant increase in the default risk compared to the original date of addition. In the case of modifications that do not lead to the derecognition of the financial asset (non-substantial contract modifications), the adjustments to the contractually agreed cash flows are recognised as modification gains or losses in the amount of the difference between the originally agreed cash flows and the modified cash flows discounted at the original effective interest rate.

In the current financial year, no changes were made to the assumptions for calculating or the input factors for expected credit losses for financial instruments within the scope of the impairment provisions of IFRS 9.

Embedded derivatives

An embedded derivative is a component of a hybrid contract that also contains a non-derivative host contract, with the result that part of the cash flows of the compound financial instrument are subject to similar fluctuations as a stand-alone derivative. A derivative that is linked to a financial instrument but is contractually transferable independently of it or has been concluded with

another contracting party is not an embedded derivative but a stand-alone financial instrument.

If a hybrid contract contains a host contract that is a financial asset within the scope of IFRS 9, the provisions on the categorisation of financial assets must be applied to the entire hybrid contract.

If a hybrid contract contains a host contract that is not a financial asset within the scope of IFRS 9, an embedded derivative must be separated from the host contract and recognised separately if:

- the economic characteristics and risks of the derivative are not closely related to the economic characteristics and risks of the host contract,
- an independent instrument with the same conditions would fulfil the definition of a derivative and
- the hybrid contract is not measured at fair value through profit or loss.

If these conditions are not cumulatively met, the embedded derivative may not be separated from the host contract. If an embedded derivative is separated, the host contract must be recognised in accordance with the relevant standards.

If a contract contains one or more embedded derivatives and the host contract is not a financial asset within the scope of IFRS 9, the entire hybrid contract can be classified as measured at fair value through profit or loss. This does not apply to cases in which embedded derivatives only insignificantly change the contractually stipulated cash flows, or it is clear on initial assessment with comparable hybrid instruments with little or no analysis that separation of the embedded derivatives is not permitted.

Classes of financial instruments

The classes of financial instruments correspond to the balance sheet items (Note [56]).

[7] Fair value measurement of financial instruments

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value of financial instruments is determined on the basis of market prices or observable market data on the reporting date and recognised valuation models. Investment units are valued at the redemption price, less a redemption discount if such a discount is unavoidable for the investor under the terms of the contract and the return to the fund-issuing asset management company is the main market for this class of security. If securities and derivatives with sufficient liquidity are traded on active markets – i.e. stock exchange prices are available – or tradable prices are provided by active market participants, these prices form the basis for determining the fair value. In cases where no prices from liquid markets are available, methods are used whose valuation parameters are based on observable market data. Daily or short-term maturing financial instruments are recognised at their nominal value. These instruments include cash on hand, current account balances and loans and advances.

[8] Currency translation

All monetary assets and liabilities are translated into the respective functional currency of the UMH Group companies at the corresponding closing rate on the reporting date. The translation of non-monetary assets and liabilities is based on the measurement standards applied to them. If non-monetary assets are measured at amortised cost, they are translated at the historical exchange rate. Non-monetary assets measured at fair value are translated at the closing rate. Income and expenses as well as gains and losses are generally translated at the closing rate at the time they are recognised in or outside profit or loss.

If the functional currency of the subsidiaries included in the UMH Group's financial statements differs from the Group reporting currency, the euro, all assets and liabilities are translated at the exchange rate on the reporting date. Equity is translated at historical exchange rates. The resulting difference is recognised in the currency translation reserve. Income and expenses are translated at the average exchange rate. The functional currency of the companies included in the consolidated financial statements is predominantly the Group reporting currency, the euro.

[9] Cash reserve

Cash in hand and balances with central banks and other government institutions are recognised as cash reserves. They are recognised at nominal value.

[10] Loans and advances to banks and customers

All registered loans and advances to banks and customers that are categorised as either "Financial assets measured at amortised cost", "Financial assets measured at fair value through other comprehensive income" or "Financial assets measured at fair value through other comprehensive income" are recognised as loans and advances to banks and customers.

Loans and advances to banks and customers are measured at amortised cost using the effective interest method if they meet the cash flow criterion of IFRS 9 and are managed under the "hold to collect" business model. The fair value option for receivables is not utilised in the UMH Group.

Interest income from loans and advances to banks and customers is recognised under interest income from lending and money market transactions.

Premiums and discounts as well as incidental acquisition costs are recognised in the income statement under net interest income. Accrued interest on loans and advances as well as premiums and discounts are recognised with the respective loans and advances under the corresponding balance sheet items. Premiums and discounts are recognised using the effective interest method.

[11] Allowances for losses on loans and receivables

Allowances for losses on loans and advances to banks and customers, investment securities and other assets categorised at amortised cost or classified as finance leases are deducted from assets as a separate balance sheet item. Additions to and reversals of allowances for losses on loans and receivables for these balance sheet items are recognised as allowances for losses on loans and receivables in the income statement.

Uncollectible loans and advances are written off directly, whereby recoveries on loans and advances already written off are recognised in profit or loss.

Risk provisioning also includes changes in provisions for financial guarantees. Additions to and reversals of provisions for financial guarantees are also recognised in the income statement under allowances for losses on loans and receivables.

[12] Investment securities

Bearer bonds and other fixed-interest securities, shares and other non-fixed-interest securities as well as other bearer or registered shareholdings in companies over which there is no significant

influence are recognised as investment securities, provided that these securities or shares are not held for trading purposes. Investment securities also include shares in non-consolidated subsidiaries and shares in companies accounted for using the equity method and associates.

This balance sheet item mainly contains investment fund units. These include short-term investments for liquidity management (liquidity), initial endowments for newly launched investment funds (endowments), investments in retirement pensions and employee loyalty programmes (employee investments) and longer-term investments (strategic positions).

Investment securities are initially recognised at fair value. The subsequent measurement of these financial assets is based on the categories to which they were allocated at the time of acquisition in accordance with IFRS 9. Valuation results from investment securities that are to be measured at fair value through profit or loss are recognised in other net remeasurement income on financial instruments.

If these holdings are equity instruments, they are generally measured at fair value through profit or loss. In the UMH Group, the option to use the fair value OCI option was applied to all investments and non-consolidated subsidiaries held as at 1 January 2018. For new additions of equity instruments after 1 January 2018, a decision is made on a case-by-case basis as to whether to use the fair value OCI option. If holdings in this item are debt instruments, which is regularly the case for our own investments in investment units, they must be measured at fair value through profit or loss, as the cash flow criterion of IFRS 9 is generally not met for these holdings.

[13] Shares in companies accounted for using the equity method

Investments in associates and joint ventures are recognised at cost in the consolidated statement of financial position at the time significant influence is obtained or at the time of formation. In subsequent years, the equity carrying amount is adjusted by the pro rata changes in equity. Dividend payments received reduce the equity carrying amount. The pro rata net income for the year recognised in profit or loss is included in the consolidated income statement as net income from companies accounted for using the equity method; the pro rata net income for the year not recognised in profit or loss is recognised in other comprehensive income. Gains and losses realised on disposals as well as impairment losses and reversals of impairment losses on investments in associates and investments in joint ventures accounted for using the equity method are recognised in net income from investment securities.

[14] Property, plant and equipment

Property, plant and equipment includes land and buildings used for own purposes that are expected to be used for more than one period, as well as operating and office equipment.

Property, plant and equipment are recognised at cost, which is reduced in subsequent financial years by accumulated depreciation and accumulated impairment losses. Depreciation is recognised on a straight-line basis over the useful life. Land is not depreciated or amortised.

The useful life is determined on the basis of expected physical wear and tear, technical obsolescence and legal and contractual restrictions.

If there are indications of impairment of assets, the recoverable amount is determined. An impairment loss is recognised if the recoverable amount is lower than the carrying amount at which the asset is recognised. The recoverable amount is measured as the higher of the fair value less costs to sell and the value in use.

Depreciation of real estate, plant and equipment is recognised as administrative expenses. Impairment losses and reversals of impairment losses are recognised in other operating result (Note [33]).

[15] Intangible assets

In addition to purchased and internally generated software, intangible assets also include distribution and exclusivity rights, acquired customer bases and brands as well as goodwill.

Intangible assets are recognised at acquisition or production cost. Software, acquired customer relationships and other intangible assets with a finite useful life are subsequently reduced by accumulated amortisation and accumulated impairment losses.

If there are indications of impairment (triggering events) as at the reporting date, intangible assets with a finite useful life are tested for impairment. Intangible assets with an indefinite useful life, intangible assets not yet ready for use and goodwill are not subject to amortisation. They must be tested annually for impairment losses by means of an impairment test. In addition, these assets are tested for impairment if there are indications impairment.

Amortisation of intangible assets is included in administrative expenses (Note [32]), impairment losses and reversals of impairment losses as well as gains and losses from the disposal of intangible assets are recognised in other operating result (Note [33]).

[16] Rights of use assets

This item includes the rights of use assets from rental and lease agreements capitalised in accordance with IFRS 16 (right of use assets).

In the UMH Group, the right-of-use assets are initially measured at the amount of the lease liabilities (note [22]), adjusted if necessary by the amount of the lease payments made in advance or deferred for the lease. As part of subsequent measurement, the right of use assets are measured at amortised cost less accumulated depreciation and (impairment) write-downs, taking into account any revaluations of the lease liabilities.

Depreciation is recognised in accordance with IAS 16 and is calculated on a straight-line basis over the expected term of the lease. Depreciation is recognised under administrative expenses (Note [32]).

For short-term leases with a term of no more than one year and for leases of low-value assets, the option to refrain from capitalising such rights of use assets was exercised.

If there are indications of impairment of assets, the recoverable amount is determined. An impairment loss is recognised if the recoverable amount is lower than the carrying amount at which the asset is recognised. The recoverable amount is measured as the higher of the fair value less costs to sell and the value in use. Impairment losses and reversals of impairment losses are recognised in other operating result (Note [33]). The provisions of IAS 36 Impairment of Assets are applied to determine impairment losses.

[17] Assets and liabilities held for sale

Non-current assets or groups of assets and liabilities whose sale is planned realise their carrying amount primarily through the sale transaction and not through their continued use. They are therefore classified as "held for sale" if the following conditions are met.

Classification as "assets held for sale" requires that the assets or groups of assets and liabilities are available for sale in their present condition subject to normal terms and conditions and that the sale is highly probable. A sale is highly probable if the plan for the sale has been agreed, the search for a buyer and the implementation of the plan have actively begun, the asset or disposal group is actively offered at a price that is reasonable in relation to the current fair value and the sale is expected to be completed within one year from the date of classification.

Assets held for sale are measured at the lower of carrying amount and fair value less costs to sell. From the date of classification as assets held for sale, depreciation and amortisation of the assets is discontinued. Financial instruments are measured in accordance with IFRS 9.

Assets or disposal groups classified as "held for sale" are recognised separately in the balance sheet items "Assets held for sale" and "Liabilities held for sale". The result from measurement at the lower of carrying amount and fair value less costs to sell and the result from the sale of these assets or disposal groups with business segment quality is recognised in the consolidated income statement under result from discontinued operations. The result from the measurement and disposal of assets or disposal groups without business segment quality is recognised in the consolidated income statement under other operating result (Note [33]).

From time to time, the UMH Group holds endowment holdings in a number of investment funds over which it is in a position to exercise control. These holdings are fully consolidated if control exists. If the endowment holdings fulfil the criteria of IFRS 5, they are classified as a disposal group in the "held for sale" category and recognised on the basis of IFRS 5. This is the case if the UMH Group is directly endeavouring to reduce the holdings by actively selling them and it is highly probable that these fund holdings will no longer be under the control of the UMH Group within one year of their initial acquisition. They are measured at fair value using IFRS 9 in accordance with IFRS 5.5(c).

[18] Liabilities to banks and customers

All registered liabilities that are not classified as "held for trading" are recognised as liabilities to banks and customers. Liabilities to banks and customers are generally measured at amortised cost using the effective interest method. The fair value option for financial liabilities is not applied in the UMH Group.

Interest expenses for liabilities to banks and customers are recognised separately in net interest income.

[19] Asset and liability derivatives

Derivative financial instruments with positive and negative fair values are allocated to the balance sheet items positive fair values from derivative financial instruments or negative fair values from derivative financial instruments, even if the requirements for hedge accounting are not met despite the economic hedging intention. Valuation results from these financial instruments are recognised in other net remeasurement income on financial instruments.

The balance sheet item Negative fair values from derivative financial instruments also includes the shortfall in cover from capital maintenance commitments in accordance with section 1(1) no. 3 of the German Retirement Pensions Certification Act (AltZertG) for the UniProfiRente product from Union Investment Privatfonds GmbH. The amounts recognised as liabilities are the difference between the present value of the pension contributions guaranteed in accordance with section 1 (1) no. 3 AltZertG and the market value of the customer custody account, provided the difference is positive.

In addition, the balance sheet item negative fair values from derivative financial instruments includes the shortfall risks from guarantee funds issued by Group asset management companies. They are recognised in the amount of the difference between the present value of the guarantee commitment at the next guarantee date of an investment fund and the net asset value of this investment fund, provided the difference is positive.

Where necessary, valuation discounts for the counterparty credit risk (CVA) or own credit risk (DVA) are taken into account when determining the recognised fair values of derivatives.

[20] Provisions for employee benefits

Provisions for employee benefits are recognised in accordance with IAS 19.

A distinction is made between defined contribution and defined benefit pension schemes for occupational pension provision. In the case of defined contribution plans, the company does not enter into any further obligations beyond the payment of contributions to an external pension provider.

Together with other financial institutions in Germany, the Union Investment Group is a member of BVV Versicherungsverein des Bankgewerbes a.G., Berlin (BVV), BVV Versorgungskasse des Bankgewerbes e.V., Berlin (BVVeV) and R+V Pensionsfonds Aktiengesellschaft, Wiesbaden (RVP). In addition to the UMH Group's direct commitments, these pension funds provide retirement benefits to eligible employees in Germany. Both employers and employees make regular contributions, which are generally calculated by applying a percentage contribution rate to the gross monthly income of active employees. The pension providers' tariffs provide for both fixed pension payments with profit participation and capital payments.

The member companies are subsidiarily liable for the fulfilment of these promised benefits of the pension providers, both in the case of entitlements of active employees and entitlements of employees who have already left the company. The Union Investment Group is not liable for commitments made by other member companies of the respective pension provider. Overall, however, it is currently considered unlikely that the subsidiary liability will be utilised. The assets and pension obligations relating to current and former employees are not allocated to the individual member companies. This is mainly due to the fact that the pension funds do not fully allocate their assets to either the beneficiaries or the member companies. There is currently no information on underfunding that could affect the Group's future contributions. The Union Investment Group therefore classifies the plans listed as multi-employer defined benefit plans and treats them as defined contribution plans for accounting purposes.

In the case of defined benefit plans, the company's obligation is to provide the promised benefits to active and former employees (defined benefit plans), whereby a distinction is made between provision-financed and externally financed pension schemes.

Pension provisions are recognised for obligations arising from vested rights and current benefits to eligible active and former employees of the Union Investment Group and their surviving dependants in accordance with IAS 19 (employer- and employee-funded). Depending on the legal, economic and tax circumstances at the individual Union Investment Group locations, there are different pension schemes, which are generally based on employees' length of service and remuneration.

In the case of employer-financed pension commitments, obligations were funded via Versorgungskasse genossenschaftlich orientierter Unternehmen VGU e.V., Wiesbaden (VGUeV) or RVP as at 1 November 2007. This relates to vested pension rights of active and retired employees as well as entitlements of pensioners. Due to the funding of these obligations via external pension providers, there are no direct payment obligations to the group of people concerned.

The defined benefit obligations of the UMH group companies are measured in accordance with IAS 19 using the projected unit credit method and are based on actuarial reports. The calculation is based on current mortality, disability and fluctuation probabilities, expected salary, entitlement and pension increases and a realistic actuarial interest rate. The actuarial interest rate is based on the interest rates applicable to long-term corporate bonds from issuers with top credit ratings and was set at 3.40 % (previous year: 3.20 %). The 2018 G mortality and disability tables by Klaus Heubeck serve as the basis for the calculation.

The employer-financed pension obligations are offset by the assets of VGUeV and RVP, which may only be used to cover the pension commitments made and are not accessible to any creditors. The assets from VGUeV and RVP are plan assets within the meaning of IAS 19 and are netted against the pension obligations. If the assets exceed the obligations from the pension commitments, an asset item is recognised in accordance with IAS 19. If the assets do not cover the obligation, the net obligation is recognised as a liability under provisions for pension obligations.

In some cases in the past, reinsurance policies were taken out to cover risks arising from pension obligations, some of which are pledged to the employees. The contributions are borne by the Union Investment Group.

The employee-financed obligations resulting from deferred compensation are offset by investments in investment units of the Union Investment Group. Since September 2013, these investment units have been held by R+V Treuhand GmbH, Wiesbaden, as part of a contractual trust arrangement (CTA). They represent plan assets within the meaning of IAS 19 and are netted against the respective pension obligations.

Actuarial gains or losses may arise from increases or decreases in either the present value of the defined benefit obligation or the fair value of the plan assets or the reimbursement rights.

This can be caused, for example, by changes in the calculation parameters, changes in estimates regarding the risk experience of the pension obligations and differences between the actual and expected income from the plan assets and reimbursement rights.

Actuarial gains and losses from defined benefit obligations, plan assets and reimbursement rights are recognised directly in equity in retained earnings in accordance with IAS 19.120(c).

Provisions are recognised for obligations in connection with partial retirement arrangements. Since 2015, the investment shares to secure claims from partial retirement have been held by R+V Treuhand GmbH, Wiesbaden, as part of a contractual trust arrangement (CTA). The provisions for partial retirement schemes are netted against the fair value of the investment shares.

[21] Other provisions

Other provisions are recognised in accordance with IAS 37.

Provisions represent liabilities that are uncertain in terms of their amount or maturity. They are recognised for present obligations resulting from past events if an outflow of resources embodying economic benefits is probable and the amount of the obligation can be reliably estimated.

Provisions are recognised and measured at the best possible estimate of the present value of the expected utilisation. The risks and uncertainties associated with the respective circumstances and future events are taken into account.

Provisions for irrevocable loan commitments and provisions for financial guarantees are recognised in the amount of the impairment losses for expected credit losses on the basis of the same model as for financial assets.

[22] Lease liabilities

The liabilities from rental and lease agreements to be recognised in accordance with IFRS 16 are reported under this balance sheet item. They are measured at the present value of the remaining lease payments, discounted at the interest rate implicit in the lease or, if this interest rate cannot be readily determined, at the lessee's company-specific incremental borrowing rate. The incremental borrowing rates are determined on the basis of observable swap curves (base curve) of the same currency, supplemented by a credit spread, taking into account the term of the lease.

Contractually granted extension options that extend beyond the basic lease term are recognised on initial recognition if it is probable that the extension option will be exercised at the time of initial recognition. Renewal options with renewal rents that are equal to or higher than the rents during the basic lease term are not considered sufficiently certain for the renewal options to be exercised. This assumption can be rebutted in individual cases if the economic consequences for the lessee of not exercising the extension option would be significant, taking into account contractual, asset-specific, company-specific and market-based factors. The likelihood of extension options being exercised is reviewed at regular intervals with the relevant departments on a contract-by-contract basis at the time of initial recognition and for the purposes of subsequent measurement.

Interest expenses from the compounding of lease liabilities are recognised in net interest income (note [26]).

[23] Income

Interest and dividends

Interest is accrued and recognised on an accrual basis. If the effective interest method is used for the accrual of interest income, this is recognised under interest income calculated using the effective interest method.

The cash flows used to calculate the effective interest rate take into account contractual agreements in connection with the respective financial assets and financial liabilities.

Dividend income from non-consolidated subsidiaries and investments as well as distributions on investment units are recognised at the time the legal claim to the payment arises.

Revenue from contracts with customers

The UMH Group concludes contracts that may involve the provision of multiple services. The resulting revenue is recognised separately if a service can be classified as a separate performance obligation.

Revenue from contracts with customers is recognised when the underlying service has been rendered, it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Income is therefore either recognised over the period in which the underlying service is provided or immediately after the service has been provided.

The UMH Group's revenue from contracts with customers is essentially fee and commission income.

Commission earned over the period of service provision includes, in particular, fees for the management of investment funds or for asset management in other formats and for the custody of securities ("UnionDepots").

The UMH Group receives performance-related management fees from some contractual relationships. These are dependent on exceeding agreed absolute or relative outperformance criteria, which differ from product to product and may include monthly, quarterly, annual or longer assessment periods. In the case of performance-based management fees, income is recognised if the amount of this commission can be reliably estimated and it is highly probable that there will be no significant cancellation of the recognised revenue as soon as the uncertainty no longer exists. Due to the risk of setbacks on the capital markets, which cannot be ruled out, these commissions are therefore regularly recognised when the agreed outperformance criteria in relation to the defined benchmark and the measurement period have been met, as there is no longer a significant risk of cancellation until this point in time.

In some contracts with clients, the UMH Group's asset management companies have the option of involving third parties in the provision of services to clients. In these cases, with a few exceptions, the UMH Group is generally regarded as the headmaster of these agreements because it holds the power of disposal over the services promised to the clients.

The practical expedients of not adjusting the consideration for the effects of a financing component (IFRS 15.63), recognising contract initiation costs as an expense (IFRS 15.94) and not disclosing performance obligations (IFRS 15.121) are applied.

[24] Income taxes

Current and deferred income tax assets are recognised in the income tax assets item, while current and deferred income tax liabilities are recognised in the income tax liabilities item.

Current income tax assets and liabilities were calculated using the current tax rates. The corporation tax rate for the German companies is 15.0 % (previous year: 15.0 %) and the solidarity surcharge is 5.5 % (previous year: 5.5 %) of corporation tax. The local trade tax rate applied to the companies in Germany is between 15.4 % and 16.45 % (previous year: 15.4 % to 16.45 %). Deferred tax assets and liabilities arise from the different measurement of a recognised asset or liability under IFRS and the respective tax base. This results in anticipated future income tax burdens or relief (temporary differences). They were measured at the country-specific income tax rates of the respective country of domicile that are expected to apply for the period in which they are realised. Deferred tax assets on unused tax loss carry-forwards are only recognised if it is probable that future taxable profits will be available in the same tax entity. Current income tax assets and liabilities are netted in the balance sheet if they relate to the same tax authority and there is an offsetting situation due to an income tax group.

Deferred income tax assets and liabilities are recognised in profit or loss (income taxes relating to components of other comprehensive income) or directly in equity, depending on the treatment of the underlying item. Deferred income tax assets and liabilities are netted in the balance sheet if they relate to the same tax authority and there is a netting situation due to a tax group for income tax purposes.

Other taxes not related to income are recognised in other operating result (Note [33]).

There were no changes in tax rates or tax regulations after the balance sheet date that have a material impact on the UMH Group's income tax assets and liabilities.

Income tax expense represents the sum of current tax expense and deferred taxes. The current tax expense is calculated on the basis of the taxable income for the year. Taxable income differs from the net profit for the year in the income statement as it excludes expenses and income that are taxable or tax-deductible in later years or never. The Group's liabilities for current tax expenses are calculated on the basis of the tax rates that have been enacted or substantively enacted by the balance sheet date.

The UMH Group is obliged to pay income taxes in various countries according to different assessment bases. The global tax provision is recognised on the basis of a profit calculation carried out in accordance with local regulations and the applicable local tax rates. However, there are business transactions for which the final taxation cannot be conclusively determined in the ordinary course of business. The amount of the provisions for these matters is based on estimates of whether and to what extent additional income taxes will be due. Appropriate provisions are recognised for any risks arising from a different tax treatment. If the final taxation of these transactions differs from that initially assumed, this will have an impact on current and deferred taxes in the period in which the taxation is finally determined.

In addition, estimates must be made in order to determine whether impairment losses need to be recognised on deferred tax assets. The decisive factor in assessing the recoverability of deferred tax assets is the assessment of the probability of the reversal of the valuation differences and the usability of the loss carry-forwards that led to the recognition of deferred tax assets. This depends on the generation of future taxable profits during the periods in which tax valuation differences are reversed and tax loss carry-forwards can be utilised. There are uncertainties regarding the interpretation of complex tax regulations and the amount and timing of future taxable income. Differences between actual results and assumptions or future changes to these assumptions may result in changes to the tax result in future periods, particularly against the background of international interdependencies.

The UMH Group is part of the DZ BANK Group. The DZ BANK Group falls within the scope of the Global Anti-Base Erosion Rules Pillar Two (GloBE regulations to combat base erosion and profit shifting worldwide). In Germany, this was implemented as part of the Act on the Implementation of Council Directive (EU) 2022/2523 to ensure global minimum taxation through the Minimum Tax Act (MinStG). The law came into force for the financial year beginning on 1 January 2024.

The UMH Group is part of the minimum tax group pursuant to Section 3 (1) MinStG with DZ BANK AG as the ultimate parent company and group parent. The head of the group is liable for the minimum tax under the MinStG and must submit the minimum tax report and the corresponding tax return in Germany.

There was no tax burden for the UMH Group under the Minimum Tax Act or rest of world minimum tax laws.

In accordance with the exemption in IAS 12.88A, deferred tax assets and liabilities in connection with the requirements for global minimum taxation are neither recognised nor information about them disclosed.

[25] Contingent liabilities

Contingent liabilities are possible obligations that arise from past events and whose existence will be confirmed by future events that are not under the control of the UMH Group. In addition, current obligations that are based on past events but are not recognised due to an unlikely outflow of resources embodying economic benefits or whose amount cannot be estimated with sufficient reliability represent contingent liabilities.

The amount of contingent liabilities is disclosed in the notes to the consolidated financial statements, unless the probability of an outflow of resources embodying economic benefits is extremely low.

Contingent liabilities are measured using the best possible estimates of possible future utilisation.

Contingent liabilities for litigation risks are recognised if the requirements for recognising a provision are not met, but the possibility that the respective legal dispute will result in a payment obligation for a UMH Group company is not unlikely. Risks from legal disputes are assessed according to their probability of occurrence.

Consolidated income statement disclosures

[26] Net interest income

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Interest income	**38,887**	**30,304**	**8,583**
from lending and money market transactions	38,823	30,255	8,568
from negative interest on financial assets	-1	-4	3
from other loans and advances	65	53	12
Current income	**66,289**	**44,361**	**21,928**
from investment units	64,782	42,633	22,149
from investments	7	7	–
from shares in subsidiaries	1,500	1,600	-100
from profit and loss transfer agreements	–	121	-121
Interest expenses	**-5,457**	**-4,979**	**-478**
for liabilities to banks and customers	-188	-147	-41
for the compounding of lease liabilities	-4,904	-4,966	62
for other liabilities	-309	138	-447
for other financial liabilities	-56	-4	-52
for the compounding of liabilities from rental software	0	0	0
Total	**99,719**	**69,686**	**30,033**

[27] Allowances for losses on loans and receivables

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Allowances for losses on loans and advances to banks	**—**	**—**	**—**
Addition	—	—	—
Reversal	—	—	—
Net income from modification	—	—	—
Directly recognised impairment losses	—	—	—
Recoveries on directly impaired loans and advances	—	—	—
Allowances for losses on loans and advances to customers	**-74**	**-575**	**501**
Addition	—	—	—
Reversal	—	—	—
Result from modification	—	—	—
Direct value adjustment	-74	-588	514
Recoveries on directly impaired loans and receivables	—	13	-13
Allowances for losses on loans and receivables	**—**	**—**	**—**
Feed	—	—	—
Resolution	—	—	—
Result from modification	—	—	—
Direct value adjustment	—	—	—
Recoveries on directly impaired loans and receivables	—	—	—
Total	**-74**	**-575**	**501**

[28] Net fee and commission income

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Fee and commission income	**3,881,613**	**3,410,823**	**470,790**
from sales commissions	278,251	294,233	-15,982
from management fees	3,397,714	2,919,584	478,130
from securities custody accounts	49,231	45,710	3,521
Other	156,417	151,296	5,121
Fee and commission expenses	**-1,572,389**	**-1,392,463**	**-179,926**
for volume-based commissions	-1,189,862	-1,017,190	-172,672
for sales-based commissions	-253,443	-270,555	17,112
for securities custody accounts	-7,642	-6,242	-1,400
Other	-121,442	-98,476	-22,966
Total	**2,309,224**	**2,018,360**	**290,864**

The fee and commission income results from contracts with customers, including investment funds.

The sales commission generated from the sale of investment units with an issue premium, which is dependent on the transaction volume, is used to cover sales and marketing expenses, among other things. The amount of the front-end load is calculated on the basis of a percentage surcharge on the net asset value of the unit certificates issued, as specified in the terms and conditions of investment. The issue premiums are recognised at the time of sale.

Management fees are used to remunerate the management of mutual and special funds as well as individual portfolios or portfolios under institutional advisory contracts. Management fees vary depending on the asset classes managed and in some cases include performance-related components. In the case of performance-based management fees, income is received when the agreed outperformance criteria in relation to a defined benchmark and the agreed assessment period have been met, as only at this point is there no longer any significant risk of cancellation. In some cases, flat-rate fees are charged to cover contractually defined costs.

The ongoing management fees and flat-rate fees contractually agreed as a percentage of the assets under management are recognised over time and are generally invoiced monthly.

Management fees also include the investment fees agreed for the management of real estate investment assets or other alternative investment vehicles. These are recognised at the time of the transfer of benefits and encumbrances or, in the case of project developments, at the time of the payments invoiced to the investment assets in accordance with the progress of construction.

The management fees shown in the table above include fees and commission income that the UMH Group's asset management companies receive for carrying out securities lending transactions for the account of clients. The resulting income is recognised over the period in which the service is provided. The fees and commission income from securities lending transactions are distributed between the Group's asset management companies and the investment funds or the assets managed for clients in other formats from which the securities are lent.

Income from securities custody accounts is mainly attributable to the collection of custody account fees over time for the Union securities accounts held at Union Investment Service Bank AG, Frankfurt am Main. These custody account fees are accrued monthly as a receivable and are generally collected in December. They also include fees for other services provided in the context of securities account management, which are recognised at the time the service is provided.

Other fee and commission income includes income from the brokerage of investment assets of non-Group asset management companies.

[29] Net income from investment securities

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Gains and losses from the disposal of shares and other variable-yield securities (including other shareholdings)	**13,274**	**-2,313**	**15,587**
Result from the sale of investment shares	13,274	-2,313	15,587
Gains and losses from the sale and change in value of shares in joint ventures	**897**	**-28,280**	**29,177**
Impairment losses on shares in joint ventures	—	-28,280	28,280
Reversals of impairment losses on shares in joint ventures	897	—	897
Total	**14,171**	**-30,593**	**44,764**

The reversals of impairment losses (previous year: impairment losses) on shares in joint ventures relate to BEA Union Investment Management Limited, Hong Kong, which is accounted for using the equity method.

[30] Other net remeasurement income on financial instruments

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Gains and losses on derivatives used for purposes other than trading	**36,969**	**140,817**	**-103,848**
Fair value gains and losses on derivatives used for purposes other than trading	46,039	157,966	-111,927
Realised gains and losses on derivatives used for purposes other than trading	-9,070	-17,149	8,079
Net remeasurement income from financial assets mandatorily measured at fair value through profit or loss	**48,374**	**55,687**	**-7,313**
Net remeasurement income from loans and advances to customers mandatorily measured at fair value through profit or loss	52	-51	103
Net remeasurement income from investment units mandatorily measured at fair value through profit or loss	48,322	55,738	-7,416
Total	**85,343**	**196,504**	**-111,161**

[31] Net income from companies accounted for using the equity method

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Joint ventures	**1,205**	**1,114**	**91**
Total	**1,205**	**1,114**	**91**

[32] Administrative expenses

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Personnel expenses	**-599,535**	**-595,326**	**-4,209**
Wages and salaries	-518,953	-519,591	638
Social security contributions	-60,835	-58,784	-2,051
Expenses for retirement benefits	-19,747	-16,951	-2,796
Operating expenses	**-563,157**	**-535,917**	**-27,240**
IT expenses	-178,239	-167,030	-11,209
Counselling	-121,301	-111,305	-9,996
Public relations/marketing	-72,537	-71,089	-1,448
Office operation	-42,010	-42,793	783
Information procurement	-39,529	-38,645	-884
Property and occupancy costs	-26,526	-24,787	-1,739
Other	-83,015	-80,268	-2,747
Depreciation and amortisation expense	**-100,104**	**-99,835**	**-269**
Property, plant and equipment	-7,225	-7,428	203
Intangible assets	-46,012	-44,811	-1,201
Rights of use assets	-46,867	-47,596	729
Total	**-1,262,796**	**-1,231,078**	**-31,718**

[33] Other operating result

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Other operating income	**47,869**	**47,657**	**212**
Income from the reversal of accrued liabilities	14,888	14,538	350
Income from the refund of other taxes	7,170	6,589	581
Income from the reversal of provisions	1,518	1,967	-449
Reversals of impairment losses on intangible assets	1,394	2,002	-608
Rental income	566	767	-201
Income from currency translation differences	157	346	-189
Other income from leasing business	98	—	98
Miscellaneous other operating income	22,078	21,448	630
Other operating expenses	**-54,104**	**-97,551**	**43,447**
Expenses for restructuring measures	-20,075	-26,292	6,217
Impairment losses on intangible assets	-7,702	-55,048	47,346
Expenses for other taxes	-3,205	-885	-2,320
Impairment losses on rights of use assets	-2,120	—	-2,120
Expenses from loss transfers	-1,683	-192	-1,491
Amortisation of acquired customer relationships	-569	-2,348	1,779
Expenses from currency translation differences	-174	-540	366
Other expenses from the leasing business	-33	-13	-20
Impairment losses on property, plant and equipment	-14	-278	264
Miscellaneous other operating expenses	-18,529	-11,955	-6,574
Total	**-6,235**	**-49,894**	**43,659**

Miscellaneous other operating income includes income of EUR 5,090 thousand from bank-specific management (previous year: EUR 3,380 thousand), EUR 2,791 thousand income from the reimbursement of non-cash benefits (previous year: EUR 2,666 thousand) and EUR 2,617 thousand income in connection with IT services (previous year: EUR 3,617 thousand).

In the financial year, UMH AG recognised impairment losses on acquired customer relationships totalling EUR 6,691 thousand (previous year: EUR 51,575 thousand) and no reversals of impairment losses (previous year: EUR 2,002 thousand) on intangible assets identified as part of business combinations in the past as part of updated medium-term planning.

Personnel policy measures as part of the further transformation and reorganisation within the Union Investment Group led to the addition of restructuring provisions of EUR 19,983 thousand in the financial year. In particular, the falling valuation and the decline in the residential real estate portfolio in 2024 led to the launch of a programme to realign and optimise the units concerned. The aim is to secure the profitable growth path in the long term. The programme will be implemented while taking the necessary social responsibility into account.

Miscellaneous other operating expenses include expenses from error corrections totalling EUR 8,615 thousand (previous year: EUR 6,160 thousand).

[34] Income taxes

Income taxes break down as follows:

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Current tax expense	**-364,136**	**-255,138**	**-108,998**
Deferred taxes	**-36,485**	**-33,915**	**-2,570**
Total	**-400,621**	**-289,053**	**-111,568**

Current tax expenses include expenses totalling EUR 22 thousand (previous year: income of EUR 17,289 thousand) relating to previous years. Deferred taxes include expenses totalling EUR 44,842 thousand (previous year: EUR 33,216 thousand) relating to the origination and reversal of temporary differences. This does not include expenses and income from loss carry-forwards and changes in tax rates.

The following reconciliation shows the relationship between consolidated earnings before taxes and income taxes in the financial year:

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Consolidated earnings before taxes	**1,240,557**	**973,524**	**267,033**
× Income tax rate	**31.365 %**	**31.295 %**	**0.070 %**
= Expected income tax expense in the financial year	**-389,101**	**-304,664**	**-84,437**
Tax reduction due to tax-free income	4,139	1,120	3,019
Additional taxes due to non-deductible expenses	-5,254	-4,801	-453
Deviating trade tax	-8,470	-7,181	-1,289
Tax rate differences on components of profit or loss recognised are subject to taxation in other countries	18,917	13,022	5,895
Effects from tax rate changes and new taxes	256	2	254
Current tax expenses/income relating to previous periods	-22	17,289	-17,311
Deferred tax expenses/income relating to previous periods	-13,668	349	-14,017
Change in impairment losses on deferred tax assets	-4,820	-3,543	-1,277
Other effects	-2,598	-646	-1,952
Recognised income taxes	**-400,621**	**-289,053**	**-111,568**

Statement of comprehensive income disclosures

[35] Amounts reclassified to profit or loss

There were no reclassifications from other comprehensive income to the consolidated income statement in the financial year or in the previous year.

[36] Income taxes relating to components of other comprehensive income

The following income taxes relating to components of other comprehensive income are attributable to the components of other comprehensive income:

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Components included in the consolidated income statement reclassified to the income statement (before taxes)	**1,911**	**-1,640**	**3,551**
Income taxes relating to components of other comprehensive income	**—**	**—**	**—**
Components included in the consolidated income statement reclassified to the income statement (after taxes)	**1,911**	**-1,640**	**3,551**
Proportionate income and expenses recognised directly in equity of joint ventures and associates accounted for using the equity method (before taxes)	1,911	-1,640	3,551
Income taxes relating to components of other comprehensive income	—	—	—
Proportional income and expenses recognised directly in equity of joint ventures and associates (after tax)	**1,911**	**-1,640**	**3,551**
Components not included in the consolidated income statement reclassified to the income statement (before taxes)	**9,664**	**-36,363**	**46,027**
Income taxes relating to components of other comprehensive income	**14,909**	**5,675**	**9,234**

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Components not included in the consolidated income statement reclassified to the income statement (after taxes)	**24,573**	**-30,688**	**55,261**
Gains and losses from equity instruments for which the fair value OCI option was exercised (before taxes)	-426	-19,374	18,948
Income taxes relating to components of other comprehensive income	15	260	-245
Gains and losses from equity instruments for which the fair value OCI option was exercised (after taxes)	**-411**	**-19,114**	**18,703**
Actuarial gains and losses from defined benefit plans (before taxes)	10,090	-16,989	27,079
Income taxes relating to components of other comprehensive income	14,894	5,415	9,479
Actuarial gains and losses from defined benefit plans (after tax)	**24,984**	**-11,574**	**36,558**
Consolidated net income (before taxes) recognised directly in equity	**11,575**	**-38,003**	**49,578**
Income taxes relating to components of other comprehensive income	**14,909**	**5,675**	**9,234**
Consolidated net income recognised directly in equity (after taxes)	**26,484**	**-32,328**	**58,812**

Consolidated statement of financial position disclosures

[37] Cash reserve

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Cash on hand	**19**	**16**	**3**
Total	**19**	**16**	**3**

[38] Loans and advances to banks

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Loans and advances to banks in Germany	**1,686,480**	**1,314,286**	**372,194**
Thereof due daily	1,648,720	1,289,885	358,835
Loans and advances to banks in other countries	**140,024**	**43,875**	**96,149**
Thereof due daily	136,247	40,935	95,312
Total	**1,826,504**	**1,358,161**	**468,343**

The carrying amount represents the maximum default risk of the loans and advances.

[39] Loans and advances to customers

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Loans and advances to domestic customers	**55,433**	**46,702**	**8,731**
Loans and advances to foreign customers	**50,556**	**44,467**	**6,089**
Total	**105,989**	**91,169**	**14,820**

The carrying amount represents the maximum default risk for all loans and advances. There are no secured loans and advances (previous year: none).

Loans and advances to customers include loans and advances totalling EUR 4,685 thousand (previous year: EUR 5,006 thousand) from deferred custody fees for investment accounts in accordance with the German Capital Accumulation Act.

[40] Investment securities

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Equities and other variable-yield securities	**2,759,011**	**2,432,122**	**326,889**
Equities	10	10	—
Investment fund units	2,755,261	2,429,354	325,907
Other shareholdings	3,740	2,758	982
Investments in subsidiaries	**17,141**	**17,590**	**-449**
Investments in associates	**3**	**3**	**—**
Total	**2,776,155**	**2,449,715**	**326,440**

Changes in investment securities

	Equities and other variable-yield securities	Investments in subsidiaries	Investments in associates	Total
	EUR thousand	EUR thousand	EUR thousand	EUR thousand
Carrying amount as at 1 Jan. 2023	**1,447,547**	**27,442**	**3**	**1,474,992**
Acquisition costs as at 1 Jan. 2023	**1,483,140**	**17,912**	**3**	**1,501,055**
Additions	1,194,216	—	—	1,194,216
Rebookings	-24,884	—	—	-24,884
Departures	-227,513	-511	—	-228,024
Acquisition costs as at 31 Dec. 2023	**2,424,959**	**17,401**	**3**	**2,442,363**
Cumulative changes from the fair value measurement as at 1 Jan. 2023	**-35,593**	**9,530**	**—**	**-26,063**
Changes from fair value measurement recognised directly in equity in the reporting period	-9,522	-9,852	—	-19,374
Changes from fair value measurement recognised in profit or loss in the reporting period	53,020	—	—	53,020
Reclassifications fair value measurement	-4,965	—	—	-4,965
Disposals fair value measurement	4,224	511	—	4,735
Cumulative changes from the fair value measurement as at 31 Dec. 2023	**7,164**	**189**	**—**	**7,353**
Carrying amount as at 31 Dec. 2023	**2,432,123**	**17,590**	**3**	**2,449,716**

	Equities and other variable-yield securities	Investments in subsidiaries	Investments in associates	Total
	EUR thousand	EUR thousand	EUR thousand	EUR thousand
Acquisition costs as at 1 Jan. 2024	**2,424,959**	**17,401**	**3**	**2,442,363**
Additions	913,312	—	—	913,312
Reclassifications	24,883	—	—	24,883
Departures	-655,999	-22	—	-656,021
Acquisition costs as at 31 Dec. 2024	**2,707,155**	**17,379**	**3**	**2,724,537**
Cumulative changes from the fair value measurement as at 1 Jan. 2024	**7,164**	**189**	**—**	**7,353**
Changes from fair value measurement recognised directly in equity in the reporting period	—	-427	—	-427
Changes from fair value measurement recognised in profit or loss in the reporting period	50,764	—	—	50,764
Reclassifications fair value measurement	-3,022	—	—	-3,022
Disposals fair value measurement	-3,050	—	—	-3,050
Cumulative changes from the fair value measurement as at 31 Dec. 2024	**51,856**	**-238**	**—**	**51,618**
Carrying amount as at 31 Dec. 2024	**2,759,011**	**17,141**	**3**	**2,776,155**

[41] Shares in companies accounted for using the equity method

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Investments in joint ventures	**29,685**	**26,725**	**2,960**
Total	**29,685**	**26,725**	**2,960**

There are no active markets for the companies accounted for using the equity method, nor is it possible to reliably determine the fair values using a valuation technique that is not based on market data. There are no other markets. The shares in companies accounted for using the equity method are intended to serve the UMH Group's business operations on a permanent basis.

Development of shares in companies accounted for using the equity method

	Shares in joint ventures EUR thousand	Total EUR thousand
Carrying amount as at 1 Jan. 2023	**58,316**	**58,316**
Changes from equity valuation	-3,311	-3,311
Thereof changes recognised directly in equity	-4,425	-4,425
Of which changes recognised in profit or loss	1,114	1,114
Impairment losses	-28,280	-28,280
Carrying amount as at 31 Dec. 2023	**26,725**	**26,725**
Changes from equity valuation	2,063	2,063
Thereof changes recognised directly in equity	858	858
Of which changes recognised in profit or loss	1,205	1,205
Reversals of impairment losses	897	897
Carrying amount as at 31 Dec. 2024	**29,685**	**29,685**

EUR 1,912 thousand (previous year: EUR -1,640 thousand) of the changes from the equity valuation of shares in joint ventures recognised directly in equity are attributable to currency translation and EUR -1,054 thousand (previous year: EUR -2,785 thousand) to distributions.

[42] Property, plant and equipment

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Land and buildings	**27,432**	**30,698**	**-3,266**
Operating and office equipment	**16,540**	**16,196**	**344**
Total	**43,972**	**46,894**	**-2,922**

Changes in property, plant and equipment

	Land and buildings EUR thousand	Operating and office equipment EUR thousand	Total EUR thousand
Carrying amount as at 1 Jan. 2023	**33,843**	**16,016**	**49,859**
Acquisition costs as at 1 Jan. 2023	**44,132**	**28,431**	**72,563**
Additions	497	4,461	4,958
Reclassifications	—	-46	-46
Disposals	-283	-2,155	-2,438
Acquisition costs as at 31 Dec. 2023	**44,346**	**30,691**	**75,037**
Depreciation, amortisation and impairment losses as at 1 Jan. 2023	**-10,289**	**-12,415**	**-22,704**
Additions – depreciation and amortisation	-3,477	-3,952	-7,429
Additions – impairment losses	—	-278	-278
Reclassifications – depreciation and amortisation	—	46	46
Disposals – depreciation and amortisation	118	2,104	2,222
Depreciation, amortisation and impairment losses as at 31 Dec. 2023	**-13,648**	**-14,495**	**-28,143**
Carrying amount as at 31 Dec. 2023	**30,698**	**16,196**	**46,894**

	Land and buildings EUR thousand	Operating and office equipment EUR thousand	Total EUR thousand
Acquisition costs as at 1 Jan. 2024	**44,346**	**30,691**	**75,037**
Additions	118	5,377	5,495
Disposals	-1,140	-5,435	-6,575
Acquisition costs as at 31 Dec. 2024	**43,324**	**30,633**	**73,957**
Depreciation, amortisation and impairment losses as at 1 Jan. 2024	**-13,648**	**-14,495**	**-28,143**
Additions – depreciation and amortisation	-3,350	-3,875	-7,225
Additions – impairment losses	—	-14	-14
Disposals – depreciation and amortisation	1,106	3,999	5,105
Disposals – impairment losses	—	292	292
Depreciation, amortisation and impairment losses as at 31 Dec. 2024	**-15,892**	**-14,093**	**-29,985**
Carrying amount as at 31 Dec. 2024	**27,432**	**16,540**	**43,972**

The normal useful life of operating and office equipment is one to 23 years.

The land and buildings item only includes leasehold improvements. Their normal useful life is based on the respective rental period.

[43] Intangible assets

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Goodwill	**115,629**	**115,629**	**—**
Purchased software	**102,310**	**104,343**	**-2,033**
Self-created software	**11,719**	**9,428**	**2,291**
Acquired customer relationships	**2,397**	**9,657**	**-7,260**
Other intangible assets	**17,655**	**18,550**	**-895**
Total	**249,710**	**257,607**	**-7,897**

Other intangible assets include rights for distribution in Austria totalling EUR 17,634 thousand (previous year: EUR 18,520 thousand).

With the exception of goodwill (note [70]), all intangible assets have a finite useful life.

Changes in intangible assets

	Business or company values	Acquired software	Self-created software	Acquired customer relations	Other immaterial assets	Total
	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand
Carrying amount as at 1 Jan. 2023	**115,629**	**108,569**	**7,607**	**59,520**	**24,084**	**315,409**
Acquisition costs as at 1 Jan. 2023	**115,629**	**426,183**	**9,259**	**69,782**	**45,173**	**666,026**
Additions	—	36,471	5,932	—	—	42,403
Departures	—	-2,925	—	—	-2,059	-4,984
Acquisition costs as at 31 Dec. 2023	**115,629**	**459,729**	**15,191**	**69,782**	**43,114**	**703,445**
Reversals of impairment losses as at 1 Jan. 2023	**—**	**—**	**—**	**—**	**2,158**	**2,158**
Additions	—	—	—	2,002	—	2,002
Reversals of impairment losses as at 31 Dec. 2023	**—**	**—**	**—**	**2,002**	**2,158**	**4,160**
Depreciation, amortisation and impairment losses as at 01. Jan. 2023	**—**	**-317,614**	**-1,652**	**-10,262**	**-23,247**	**-352,775**
Additions – depreciation and amortisation	—	-40,698	-1,355	-2,348	-2,758	-47,159
Additions – impairment losses	—	—	-2,756	-49,517	-2,776	-55,049
Disposals – depreciation and amortisation	—	2,926	—	—	—	2,926
Disposals – impairment losses	—	—	—	—	2,059	2,059
Depreciation, amortisation and impairment losses as at 31 Dec. 2023	**—**	**-355,386**	**-5,763**	**-62,127**	**-26,722**	**-449,998**
Carrying amount as at 31 Dec. 2023	**115,629**	**104,343**	**9,428**	**9,657**	**18,550**	**257,607**
Acquisition costs as at 1 Jan. 2024	**115,629**	**459,729**	**15,191**	**69,782**	**43,114**	**703,445**
Additions	—	42,065	3,368	—	—	45,433
Departures	—	-106,245	-5,432	—	—	-111,677
Acquisition costs as at 31 Dec. 2024	**115,629**	**395,549**	**13,127**	**69,782**	**43,114**	**637,201**
Reversals of impairment losses as at 1 Jan. 2024	**—**	**—**	**—**	**2,002**	**2,158**	**4,160**
Additions	—	—	—	—	1,394	1,394
Reversals of impairment losses as at 31 Dec. 2024	**—**	**—**	**—**	**2,002**	**3,552**	**5,554**
Depreciation, amortisation and impairment losses as at 01. Jan. 2024	**—**	**-355,386**	**-5,763**	**-62,127**	**-26,722**	**-449,998**
Additions – depreciation and amortisation	—	-42,647	-1,077	-569	-2,289	-46,582
Additions – impairment losses	—	-1,011	0	-6,691	—	-7,702
Disposals – depreciation and amortisation	—	105,805	2,676	—	—	108,481
Disposals – impairment losses	—	—	2,756	—	—	2,756
Depreciation, amortisation and impairment losses as at 31 Dec. 2024	**—**	**-293,239**	**-1,408**	**-69,387**	**-29,011**	**-393,045**
Carrying amount as at 31 Dec. 2024	**115,629**	**102,310**	**11,719**	**2,397**	**17,655**	**249,710**

The normal useful life for acquired software is predominantly five years, for acquired customer relationships twelve and 20 years respectively and for other intangible assets 15 years. The useful life for internally generated software is five years. Scheduled amortisation is carried out using the straight-line method.

Please refer to the other operating result (Note [33]) for an explanation of impairment losses and reversals of impairment losses.

[44] Income tax assets

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Current income tax assets	**46,330**	**53,186**	**-6,856**
Germany	11,325	20,908	-9,583
Rest of world	35,005	32,278	2,727
Deferred income tax assets	**81,432**	**99,518**	**-18,086**
Deferred tax assets (recognised in profit or loss)	238,147	247,929	-9,782
Deferred tax assets (recognised directly in equity)	67,645	42,619	25,026
Balancing	-224,360	-191,030	-33,330
Total	**127,762**	**152,704**	**-24,942**

Deferred tax assets, which are not expected to be realised until after twelve months, amount to EUR 80,223 thousand (based on the net value, previous year: EUR 97,508 thousand).

Deferred tax assets recognise the potential income tax relief from temporary differences between the carrying amounts of assets and liabilities in the consolidated statement of financial position in accordance with IFRS and the tax base in accordance with the local tax regulations of the Group companies.

There are loss carry-forwards for corporation tax totalling EUR 52,722 thousand (previous year: EUR 10,213 thousand) and for trade tax totalling EUR 52,067 thousand (previous year: EUR 10,559 thousand). No deferred taxes are recognised for corporate income tax loss carry-forwards of EUR 24,663 thousand (previous year: EUR 10,213 thousand) that can be carried forward indefinitely and for trade tax loss carry-forwards of EUR 27,009 thousand (previous year: EUR 10,559 thousand), as their realisation cannot be considered certain from today's perspective.

Deferred income tax assets were recognised in connection with the following balance sheet items:

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Assets			
Loss carry-forwards	8,299	—	8,299
Loans and advances to customers	21	—	21
Investment shares	152	27,409	-27,257
Shares in subsidiaries and investments	41	41	—
Property, plant and equipment	119	119	—
Intangible assets	0	0	—
Other assets	354	1,587	-1,233
Equity and liabilities			
liability derivatives	16,905	30,574	-13,669
Provisions for employee benefits	169,478	106,420	63,058
Other provisions	528	470	58
Other liabilities	3,474	6,289	-2,815
Lease liabilities	106,421	117,639	-11,218
Total	**305,792**	**290,548**	**15,244**

[45] Other assets

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Other financial receivables	**273,751**	**211,197**	**62,554**
Trade receivables	267,361	209,098	58,263
Of which from investment funds	264,606	208,000	56,606
Receivables from profit and loss transfer agreements	—	121	-121
Miscellaneous other receivables	6,390	1,978	4,412
Other tax assets	**23,187**	**24,438**	**-1,251**
Miscellaneous other assets	**33,677**	**25,733**	**7,944**
of which funding surplus for defined benefit plans	9,974	6,013	3,961
of which reimbursement rights recognised as assets in accordance with IAS 19.116	20,412	17,944	2,468
Prepaid expenses and deferred charges	**17,453**	**20,431**	**-2,978**
Total	**348,068**	**281,799**	**66,269**

The carrying amount of other financial receivables represents the maximum default risk of the receivables.

[46] Rights of use assets

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Rights of use assets for land and buildings	**318,324**	**360,093**	**-41,769**
Rights of use assets for operating and office equipment	**5,119**	**4,098**	**1,021**
Total	**323,443**	**364,191**	**-40,748**

Changes in right of use assets

	Land and buildings EUR thousand	Operating and business equipment EUR thousand	Total EUR thousand
Carrying amount as at 1 Jan. 2023	**396,836**	**4,152**	**400,988**
Additions	2,457	2,954	5,411
Revaluations	6,263	625	6,888
Depreciation and amortisation	-43,963	-3,633	-47,596
Departures	-1,500	—	-1,500
Carrying amount as at 31. Dec. 2023	**360,093**	**4,098**	**364,191**
Carrying amount as at 1 Jan. 2024	**360,093**	**4,098**	**364,191**
Additions	1,843	4,082	5,925
Revaluations	1,616	698	2,314
Depreciation and amortisation	-43,108	-3,759	-46,867
Impairment losses	-2,120	—	-2,120
Carrying amount as at 31. Dec. 2024	**318,324**	**5,119**	**323,443**

[47] Assets held for sale

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Investment securities	**20,789**	**48,366**	**-27,577**
Total	**20,789**	**48,366**	**-27,577**

Please refer to Note [3] for information on the change.

[48] Liabilities to banks

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Liabilities towards Germany Credit institutions	**219,598**	**128,919**	**90,679**
Thereof due daily	2,153	–	2,153
Total	**219,598**	**128,919**	**90,679**

[49] Liabilities to customers

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Liabilities to customers in Germany	**6,158**	**3,969**	**2,189**
Liabilities to customers resting of world	**112**	**13**	**99**
Total	**6,270**	**3,982**	**2,288**

[50] Negative fair values from liability derivatives

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
From guarantee commitments	**57,197**	**103,236**	**-46,039**
Total	**57,197**	**103,236**	**-46,039**

Please refer to notes [60], [66] and [69] for information on the change.

[51] Provisions

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Provisions for employee benefits	**229,537**	**224,419**	**5,118**
Provisions for defined benefit plans Pension obligations	85,562	91,536	-5,974
Provisions for other long-term benefits to employees	115,317	114,549	768
Of which provisions for partial retirement schemes	67,006	63,413	3,593
Of which other provisions for other long-term employee benefits	48,311	51,136	-2,825
Provisions for termination benefits	28,658	18,334	10,324
Of which provisions for termination benefits in connection with the termination of the employment relationship of restructurings	28,658	18,334	10,324
Other provisions	**25,881**	**30,138**	**-4,257**
Provisions for restructuring	6,768	5,600	1,168
Other provisions	19,113	24,538	-5,425
Total	**255,418**	**254,557**	**861**

Provisions for defined benefit pension obligations

The provisions for defined benefit plans relate to both closed pension schemes, in which no new participants are accepted, and open schemes, including for members of the Executive Board or other members of management. In Germany, new employees are almost exclusively offered defined contribution pension plans. No provision is recognised for these plans. The picture of pension plans is more heterogeneous in the rest of the world, as there are both defined contribution and defined benefit plans that are open to a small number of new employees. Overall, the share of commitments in the rest of the world in the total Group-wide obligation is insignificant.

Within the UMH Group, there are individual pension commitments via R+V Pensionsversicherung a.G., Wiesbaden (RVPaG). In accordance with IAS 24.9(b)(v), RVPaG is a related party. In 2021, due to the ongoing low-interest phase, RVPaG set up an extended foundation fund in accordance with Section 178 (5) VAG, in which the UMH Group participated. As a result, the pension commitment previously treated as a defined contribution plan in accordance with IAS 19.46 was reassessed. Due to the increased probability of the pension provider being utilised as a result of the low-interest phase and the associated granting of the foundation stock loan, the commitments are classified as a defined benefit plan and recognised accordingly. They are recognised directly in equity. As part of the asset ceiling, the arithmetical surplus is not capitalised but limited to zero euros, as the plan

assets cannot flow back to the sponsoring companies of the extended foundation fund and the accounting of the benefit obligation is associated with uncertainties.

The expenses for defined contribution plans in the financial year totalled EUR -7,481 thousand (previous year: EUR -7,100 thousand) and is recognised in administrative expenses under pension expenses.

The present value of defined benefit obligations can be divided into the following risk classes:

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Germany	**440,167**	**403,874**	**36,293**
Final salary-dependent plans	150,289	151,218	-929
Defined benefit contribution plan	289,878	252,656	37,222
Rest of world	**7,191**	**6,862**	**329**
Final salary-dependent plans	—	—	—
Defined benefit contribution plan	7,191	6,862	329
Total	**447,358**	**410,736**	**36,622**

Final salary-based pension commitments are pension commitments made by the employer to employees depending on the amount of the final salary before the pension event occurs. A lifelong payment obligation is generally assumed. In Germany, the pension amount must generally be adjusted every three years in accordance with Section 16 (1) BetrAVG in line with the development of consumer prices or net wages. The main risk factors for final salary pension plans are therefore longevity, salary dynamics, inflation risk and the discount rate.

A significant risk factor that cannot be influenced by the company is the market interest rate level for senior fixed-interest corporate bonds, as the interest rate derived from this influences both the amount of the obligations and the valuation of the plan assets. This risk can be limited by creating a congruence if the plan is designed and the assets invested accordingly.

Most of the defined benefit contribution plans are commitments to fixed capital contributions or fixed-interest contributions, some of which are paid by the employee and some by the employer. One major pension scheme is financed by employees through deferred compensation. In another major system, the contributions are dynamic and are paid by the employer. However, this pension scheme is closed to new entrants.

The pension plans in Germany are not subject to any minimum funding requirements. Some of the pension plans in the rest of the world are subject to national regulations, but these do not contain any minimum funding requirements.

The present value of the defined benefit obligations developed as follows:

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Opening balance as at 1. Jan.	**410,736**	**359,412**	**51,324**
Current service cost	9,979	7,030	2,949
Interest cost	13,155	13,342	-187
Actual pension payments	-12,025	-6,340	-5,685
Contributions from employees	4,726	5,223	-497
Actuarial gains (-)/losses (+)	20,787	31,738	-10,951
Thereof from experience adjustments	28,588	17,427	11,161
Thereof from changes in financial assumptions	-7,801	14,311	-22,112
Past service cost	—	331	-331
Closing balance as at 31. Dec.	**447,358**	**410,736**	**36,622**

The following actuarial assumptions were used to measure the defined benefit pension obligations:

	31. Dec. 2024 %	31. Dec. 2023 %	Change Percentage points
Discount rate	**3.40**	**3.20**	**0.20**
Salary increases	**0.00–2.50**	**0.00–3.00**	**-0.50**
Pension increases	**0.00–3.00**	**0.00–3.00**	**—**
Staff turnover	**0.00–6.00**	**0.00–6.00**	**—**

For the salary increase and pension increase parameters, weighted absolute percentages of 1.17 % (previous year: 1.28 %) and 1.13 % (previous year: 1.24 %) were calculated on the basis of the present value of the defined benefit pension obligations. The weighted absolute percentage of staff turnover is 0.65 % (previous year: 0.70 %).

Sensitivity analysis

The following table shows the sensitivity of the defined benefit pension obligations to the key actuarial assumptions. The effects shown are based on an isolated analysis of the change in one assumption, with the other assumptions remaining the same. Correlation effects between individual parameters are not taken into account.

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Change in the present value of the defined benefit obligations as at the reporting date if	**447,358**	**410,736**	**36,622**
the discount rate was 50 basis points higher	-13,651	-14,311	660
the discount rate was 50 basis points lower	15,320	16,132	-812
the future salary increases were 50 basis points higher	2,109	2,419	-310
the future salary increases were 50 basis points lower	-2,005	-2,300	295
the future pension increases were 25 basis points higher	4,612	4,666	-54
the future pension increases were 25 basis points lower	-4,416	-4,460	44
the future life expectancy was one year longer	5,048	5,265	-217
the future life expectancy was one year shorter	-5,248	-5,462	214

The duration of the defined benefit obligations at the end of the financial year was 12 years in Germany (previous year: 11 years) and 6 years in the rest of the world (previous year: 7 years).

Plan assets

The funding status of the defined benefit pension obligations is as follows:

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Present value of defined benefit pension obligations	**447,358**	**410,736**	**36,622**
of which not funded via plan assets	77,009	74,864	2,145
of which funded via plan assets	370,349	335,872	34,477
Less the fair value of the plan assets	**-373,677**	**-326,169**	**-47,508**
Effects of the asset ceiling	**1,907**	**956**	**951**
Defined benefit pension obligations (net)	**75,588**	**85,523**	**-9,935**
Funding surplus	**9,974**	**6,013**	**3,961**
Provisions recognised for defined benefit pension obligations	**85,562**	**91,536**	**-5,974**
Fair value of reimbursement rights	20,412	17,944	2,468

The plan assets developed as follows:

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Opening balance as at 1. Jan.	**326,169**	**286,900**	**39,269**
Interest income	10,641	10,859	-218
Income/expenses from plan assets (not incluing interest income)	31,338	14,777	16,561
Funding of plan assets	15,905	18,488	-2,583
of which employer contributions	11,100	13,182	-2,082
of which employee contributions	4,805	5,306	-501
Pension benefits paid	-10,376	-4,855	-5,521
Closing balance as at 31. Dec.	**373,677**	**326,169**	**47,508**

The actual result from plan assets totalled EUR 41,979 thousand in the financial year (previous year: EUR 25,636 thousand).

Payments into plan assets totalling EUR 15,418 thousand (previous year: EUR 16,258 thousand) are planned for the following financial year.

The plan assets mainly consist of claims from insurance contracts and investment units with broadly diversified portfolios. The risks in the plan assets in connection with claims from insurance contracts are regularly reviewed by the pension providers VGUeV and RVP in order to determine the coverage ratio of the obligation.

The pension obligations and plan assets exist in the euro currency area.

The fair value of the plan assets is allocated to the following asset classes:

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Investment fund units (securities funds) – without market price quotation in an active market	**229,700**	**196,026**	**33,674**
Investment fund units (real estate funds) – without market price quotation in an active market	**3,055**	**2,003**	**1,052**
Claims from insurance contracts	**132,237**	**120,249**	**11,988**
Other assets	**8,685**	**7,891**	**794**
Total	**373,677**	**326,169**	**47,508**

The asset ceiling developed as follows:

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Opening balance as at 1. Jan.	**956**	**1,557**	**-601**
Interest cost	32	60	-28
Changes in asset ceiling	919	-661	1,580
Closing balance as at 31. Dec.	**1,907**	**956**	**951**

Obligations from defined benefit plans (net)

The obligations from defined benefit plans (net), consisting of the present value of the defined benefit obligations, plan assets and the changes in the asset ceiling, developed as follows:

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Opening balance as at 1. Jan.	**85,523**	**74,069**	**11,454**
Current service cost	9,979	7,030	2,949
Past service cost	—	331	-331
Net interest expenses	2,546	2,543	3
Income (-)/expenses (+) from plan assets (without interest income)	-31,338	-14,777	-16,561
Actuarial gains (-)/losses (+)	20,787	31,738	-10,951
Changes in asset ceiling	918	-661	1,579
Contributions from employees	4,726	5,223	-497
Contributions to plan assets	-15,905	-18,488	2,583
Pension payments made	-1,648	-1,485	-163
Closing balance as at 31. Dec.	**75,588**	**85,523**	**-9,935**

Reimbursement claims

Reimbursement claims developed as follows:

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Opening balance as at 1. Jan.	**17,944**	**16,029**	**1,915**
Interest income	599	593	6
Income/expenses from reimbursement claims (excluding interest income)	457	-688	1,145
Allocations to reimbursement claims	1,529	2,130	-601
of which employer contributions	1,516	2,115	-599
of which employee contributions	13	15	-2
Pension benefits paid	-117	-120	3
Closing balance as at 31. Dec.	**20,412**	**17,944**	**2,468**

The actual result from reimbursement claims totalled EUR 1,056 thousand in the financial year (previous year: EUR -95 thousand).

Changes in other provisions

	Provisions for restructuring changes EUR thousand	Other provisions EUR thousand	Total EUR thousand
Opening balance as at 1 Jan. 2024	**5,600**	**24,538**	**30,138**
Additions	2,440	1,915	4,355
Utilisation	-295	-6,460	-6,755
Reversals	—	-1,189	-1,189
Reclassifications	-977	—	-977
Effect of the increase in the discounted amount over time and change in the discount rate	—	309	309
Closing balance as at 31. Dec. 2024	**6,768**	**19,113**	**25,881**

Other provisions include provisions totalling EUR 9,647 thousand for retention obligations (previous year: EUR 9,119 thousand).

The remaining terms of other provisions are broken down as follows:

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Provisions for restructuring	**6,768**	**5,600**	**1,168**
Up to three months	16	—	16
Three months to one year	397	—	397
One year to five years	6,217	5,600	617
Over five years	138	—	138
Indefinite	—	—	—
Other provisions	**19,113**	**24,538**	**-5,425**
Up to three months	—	—	—
Three months to one year	2,316	4,575	-2,259
One year to five years	8,690	10,376	-1,686
Over five years	7,690	9,211	-1,521
Indefinite	417	376	41

[52] Income tax liabilities

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Current income tax liabilities	**81,451**	**100,090**	**-18,639**
Provisions for income taxes	81,159	100,084	-18,925
Liabilities from income taxes	292	6	286
Deferred income tax liabilities	**7,770**	**4,278**	**3,492**
Deferred tax liabilities (recognised in profit or loss)	192,699	165,994	26,705
Deferred tax liabilities (recognised directly in equity)	39,431	29,314	10,117
Balancing	-224,360	-191,030	-33,330
Total	**89,221**	**104,368**	**-15,147**

Provisions for income taxes are tax obligations for which no final tax assessment has yet been issued. Liabilities from income taxes include payment obligations from current income taxes to domestic and rest-of-world tax authorities.

Deferred tax liabilities reflect the potential income tax burden from temporary differences between the carrying amounts of assets and liabilities in the consolidated statement of financial position in accordance with IFRS and the tax base in accordance with the local tax regulations of the Group companies. Deferred tax liabilities, which are not expected to be realised until after twelve months, amount to EUR 6,721 thousand (based on the net value, previous year: EUR 4,267 thousand).

Deferred income tax liabilities were recognised in connection with the following balance sheet items:

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Assets			
Investment fund units	12,994	2,113	10,881
Investments in subsidiaries and investments	136	151	-15
Property, plant and equipment	6	7	-1
Intangible assets	3,840	6,627	-2,787
Other assets	8,092	435	7,657
Right of use assets	99,906	112,961	-13,055
Equity and liabilities			
Liability derivatives	0	2	-2
Provisions for employee benefits	104,114	72,266	31,848
Other provisions	–	269	-269
Other liabilities	3,042	477	2,565
Total	**232,130**	**195,308**	**36,822**

[53] Other liabilities

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Other financial liabilities	**11,058**	**9,383**	**1,675**
Liabilities from capitalised rental software	156	310	-154
Liabilities from deliveries and services	4,743	2,700	2,043
Liabilities from profit and loss transfer agreements	1,683	192	1,491
Miscellaneous other liabilities	4,476	6,181	-1,705
Other tax liabilities	**93,910**	**65,973**	**27,937**
Accrued liabilities	**1,229,568**	**1,040,377**	**189,191**
Of which for sales commissions	972,226	803,202	169,024
Miscellaneous other liabilities	**441**	**392**	**49**
Prepaid expenses and deferred charges	**51**	**51**	**—**
Total	**1,335,028**	**1,116,176**	**218,852**

[54] Lease liabilities

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Land and buildings	**338,757**	**374,711**	**-35,954**
Operating and office equipment	**5,192**	**4,163**	**1,029**
Total	**343,949**	**378,874**	**-34,925**

[55] Equity

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Subscribed capital	**87,130**	**87,130**	**—**
Capital reserve	**18,617**	**18,617**	**—**
Retained earnings	**2,563,414**	**2,160,228**	**403,186**
Fair value OCI reserve	**-2,194**	**-1,810**	**-384**
Currency translation reserve	**15,926**	**14,014**	**1,912**
Consolidated profit	**832,260**	**678,385**	**153,875**
Non-controlling interests	**30,262**	**30,671**	**-409**
Total	**3,545,415**	**2,987,235**	**558,180**

Issued capital

The subscribed capital corresponds to the share capital of UMH AG. This amounts to EUR 87,130 thousand (previous year: EUR 87,130 thousand) and is divided into 29,043,466 (previous year: 29,043,466) fully paid-up registered shares. As at the reporting date, the UMH Group did not hold any treasury shares. There are no preferential rights or restrictions with regard to the distribution of dividends.

A dividend of EUR 10.33 per share (previous year: EUR 8.61 per share) was distributed in the financial year based on the resolution of the Annual General Meeting on 28 May 2024. This corresponds to a total dividend of EUR 300,019 thousand (previous year: EUR 250,064 thousand).

A dividend of EUR 12.92 per share will be proposed to the Annual General Meeting in May 2025. The distribution volume thus amounts to EUR 375,242 thousand. The Supervisory Board of UMH AG approved the proposal for the appropriation of profits at its meeting on 28 February 2025.

Capital reserve

The capital reserve contains the premiums from the issue of company shares.

Retained earnings

Retained earnings include retained profits from previous years, actuarial gains and losses in accordance with IAS 19.120(c) from defined benefit pension obligations, plan assets and reimbursement rights in accordance with IAS 19.116 as well as the effects of the first-time application of IFRS.

Change in retained earnings due to earnings components recognised directly in equity:

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Actuarial gains and losses from defined benefit plans	**24,820**	**-11,314**	**36,134**
Total	**24,820**	**-11,314**	**36,134**

Fair value OCI reserve

The fair value OCI reserve contains the fair value measurement effects recognised directly in equity from financial instruments in the category "measured at fair value through other comprehensive income" after taking into account the related deferred taxes. These instruments are not recognised in profit or loss.

Change in the fair value OCI reserve due to earnings components recognised directly in equity:

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Gains and losses from equity instruments for which the fair value OCI option was exercised	**-384**	**-18,147**	**17,763**
Total	**-384**	**-18,147**	**17,763**

Currency translation reserve

Foreign currency effects arising in connection with the translation of the financial statements of Group companies denominated in foreign currencies into euros as the Group reporting currency are recognised in the currency translation reserve.

Change in the currency translation reserve due to earnings components recognised directly in equity:

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Share of other comprehensive income of joint ventures and associates accounted for using the equity method	**1,912**	**-1,640**	**3,552**
Total	**1,912**	**-1,640**	**3,552**

Non-controlling interests

Non-controlling interests include shares in the equity of subsidiaries that are not attributable to UMH AG.

Change in non-controlling interests due to earnings components recognised directly in equity:

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Gains and losses from equity instruments for which the fair value OCI option was exercised	**-27**	**-967**	**940**
Actuarial gains and losses from defined benefit plans	**163**	**-260**	**423**
Total	**136**	**-1,227**	**1,363**

Financial instruments disclosures

[56] Categories of financial instruments

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Financial assets measured at amortised cost	**2,123,849**	**1,654,159**	**469,690**
Loans and advances to banks	1,744,571	1,352,098	392,473
Loans and advances to customers	105,527	90,864	14,663
Other financial loans and advances	273,751	211,197	62,554
Financial liabilities measured at amortised cost	**236,926**	**142,284**	**94,642**
Liabilities to banks	219,598	128,919	90,679
Liabilities to customers	6,270	3,982	2,288
Other financial commitments	11,058	9,383	1,675
Lease liabilities	**343,949**	**378,874**	**-34,925**
Financial assets mandatory measured at fair value through profit or loss categorised	**2,858,492**	**2,484,135**	**374,357**
Loans and advances to banks	81,933	6,063	75,870
Loans and advances to customers	462	305	157
Investment securities	2,755,308	2,429,401	325,907
Assets held for sale	20,789	48,366	-27,577
Financial assets measured at fair value through other comprehensive income	**20,847**	**20,314**	**533**
Investment securities			
Shares and other variable-yield securities including other shareholdings	3,703	2,721	982
Shares in subsidiaries	17,141	17,590	-449
Shares in associated companies	3	3	—
Financial assets at fair value through profit or loss	**57,197**	**103,236**	**-46,039**
Liability derivatives	57,197	103,236	-46,039

The fair value OCI option was exercised for all investments in the form of equity instruments and non-consolidated subsidiaries in the UMH Group's portfolio. The UMH Group considers this classification of strategic financial investments to be more meaningful for the presentation of earnings. When each new investment is acquired, a decision is made on a case-by-case basis as to whether it is appropriate to utilise the fair value OCI option for this acquisition.

In the financial year, dividends totalling EUR 1.506 thousand were received from these financial instruments (previous year: EUR 1.606 thousand). No income from profit transfer agreements was realised this year (previous year: EUR 121 thousand). One investment (previous year: one) was sold and none was liquidated (previous year: one), on which no dividend (previous year: none) and no fair value OCI reserve (previous year: EUR -2,118 thousand) was recognised.

Assets recognised at fair value through profit or loss (initially recognised at fair value through other comprehensive income)	**31. Dec. 2024** EUR thousand	**31. Dec. 2023** EUR thousand	**Change** EUR thousand
Equities	**10**	**10**	**—**
Other shareholdings	**3,693**	**2,711**	**982**
Interests in unconsolidated subsidiaries	**17,141**	**17,590**	**-449**
Interests in unconsolidated associates	**3**	**3**	**—**
Total	**20,847**	**20,314**	**533**

[57] Exposure to credit risk

	Investment grade			NR – not classified or no rating required			31. Dec. 2024
	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3	
	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand
Loans and advances to banks	**1,703,033**	**—**	**—**	**—**	**41,538**	**—**	**1,744,571**
of which current account	1,703,033	—	—	—	—	—	1,703,033
of which in Germany	1,648,719	—	—	—	—	—	1,648,719
of which in other EU countries	53,945	—	—	—	—	—	53,945
of which other	369	—	—	—	—	—	369
of which trade receivables	—	—	—	—	41,538	—	41,538
of which in Germany	—	—	—	—	37,681	—	37,681
of which in other EU countries	—	—	—	—	2,477	—	2,477
of which other	—	—	—	—	1,380	—	1,380
Loans and advances to customers	**1,000**	**—**	**—**	**—**	**104,487**	**40**	**105,527**
of which to private customers	—	—	—	—	7,148	40	7,188
of which in Germany	—	—	—	—	7,148	40	7,188
of which in other EU countries	—	—	—	—	—	—	—
of which other	—	—	—	—	—	—	—
Of which to other financial institutions	—	—	—	—	91,832	—	91,832
of which in Germany	—	—	—	—	43,853	—	43,853
of which in other EU countries	—	—	—	—	38,827	—	38,827
of which other	—	—	—	—	9,152	—	9,152
of which to others	1,000	—	—	—	5,507	—	6,507
of which in Germany	1,000	—	—	—	2,389	—	3,389
of which in other EU countries	—	—	—	—	2,346	—	2,346
of which other	—	—	—	—	772	—	772

	Investment grade			NR – not classified or no rating required			31. Dec. 2024
	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3	
	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand
Other financial receivables	**1,796**	**—**	**—**	**—**	**271,955**	**—**	**273,751**
Of which to investment funds	—	—	—	—	264,606	—	264,606
of which in Germany	—	—	—	—	189,421	—	189,421
of which in other EU countries	—	—	—	—	75,185	—	75,185
of which other	—	—	—	—	—	—	—
of which to others	1,796	—	—	—	7,349	—	9,145
of which in Germany	1,796	—	—	—	6,628	—	8,424
of which in other EU countries	—	—	—	—	533	—	533
of which other	—	—	—	—	188	—	188
Total	**1,705,829**	**—**	**—**	**—**	**417,980**	**40**	**2,123,849**

	Investment grade			NR – not classified or no rating required			31. Dec. 2023
	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3	
	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand
Loans and advances to banks	**1,324,756**	**—**	**—**	**—**	**27,342**	**—**	**1,352,098**
of which current account	1,324,756	—	—	—	—	—	1,324,756
of which in Germany	1,289,884	—	—	—	—	—	1,289,884
of which in other EU countries	34,536	—	—	—	—	—	34,536
of which other	336	—	—	—	—	—	336
of which trade receivables	—	—	—	—	27,342	—	27,342
of which in Germany	—	—	—	—	24,205	—	24,205
of which in other EU countries	—	—	—	—	2,407	—	2,407
of which other	—	—	—	—	730	—	730
Loans and advances to customers	**—**	**—**	**—**	**—**	**90,693**	**171**	**90,864**
of which to private customers	—	—	—	—	8,172	171	8,343
of which in Germany	—	—	—	—	8,172	171	8,343
of which in other EU countries	—	—	—	—	—	—	—
of which other	—	—	—	—	—	—	—
Of which to other financial institutions	—	—	—	—	78,516	—	78,516
of which in Germany	—	—	—	—	36,122	—	36,122
of which in other EU countries	—	—	—	—	33,535	—	33,535
of which other	—	—	—	—	8,859	—	8,859
of which to others	—	—	—	—	4,005	—	4,005
of which in Germany	—	—	—	—	1,880	—	1,880
of which in other EU countries	—	—	—	—	1,524	—	1,524
of which other	—	—	—	—	601	—	601

	Investment grade			NR – not classified or no rating required			31. Dec. 2023
	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3	
	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand
Other financial receivables	**—**	**—**	**—**	**—**	**211,197**	**—**	**211,197**
Of which to investment funds	—	—	—	—	208,000	—	208,000
of which in Germany	—	—	—	—	146,673	—	146,673
of which in other EU countries	—	—	—	—	61,327	—	61,327
of which other	—	—	—	—	—	—	—
of which to others	—	—	—	—	3,197	—	3,197
of which in Germany	—	—	—	—	2,722	—	2,722
of which in other EU countries	—	—	—	—	334	—	334
of which other	—	—	—	—	141	—	141
Total	**1,324,756**	**—**	**—**	**—**	**329,232**	**171**	**1,654,159**

There were no loans and advances with a non-investment grade classification in the financial year or the previous year.

For financial instruments measured at fair value, the carrying amount represents the maximum default risk. For the maximum default risk of the financial guarantee issued, see Note [72].

[58] Gross carrying amounts and allowances for losses

Financial assets measured at amortised cost.

Loans and advances to banks	Level 1 EUR thousand	Level 2 EUR thousand	Level 3 EUR thousand	Total EUR thousand
Opening balance as at 1 Jan. 2023	**1,161,512**	**24,143**	**—**	**1,185,655**
Changes in the consolidated group – additions	—	—	—	—
Addition of new financial assets	17,161,341	173,358	—	17,334,699
Reclassifications to assets held for sale	—	—	—	—
Transfer from level 1	—	—	—	—
Transfer from level 2	—	—	—	—
Transfer from level 3	—	—	—	—
Transfer to level 1	—	—	—	—
Transfer to level 2	—	—	—	—
Transfer to level 3	—	—	—	—
Directly recognised impairment losses	—	—	—	—
Disposals and amortisation of financial assets	-16,998,106	-170,155	—	-17,168,261
Increase in carrying amount due to modification	—	—	—	—
Reduction in carrying amount due to modification	—	—	—	—
Amortisation, changes in market value and other valuation changes	—	—	—	—
Currency translation differences	9	-4	—	5
Changes in the consolidated group – disposals	—	—	—	—
Closing balance as at 31. Dec. 2023	**1,324,756**	**27,342**	**—**	**1,352,098**

Loans and advances to banks	Level 1 EUR thousand	Level 2 EUR thousand	Level 3 EUR thousand	Total EUR thousand
Opening balance as at 1. Jan. 2024	**1,324,756**	**27,342**	**—**	**1,352,098**
Changes in the consolidated group – additions	—	—	—	—
Addition of new financial assets	24,305,289	186,099	—	24,491,388
Reclassifications to assets held for sale	—	—	—	—
Transfer from level 1	—	—	—	—
Transfer from level 2	—	—	—	—
Transfer from level 3	—	—	—	—
Transfer to level 1	—	—	—	—
Transfer to level 2	—	—	—	—
Transfer to level 3	—	—	—	—
Directly recognised impairment losses	—	—	—	—
Disposals and amortisation of financial assets	-23,927,037	-171,942	—	-24,098,979
Increase in carrying amount due to modification	—	—	—	—
Reduction in carrying amount due to modification	—	—	—	—
Amortisation, changes in market value and other valuation changes	—	—	—	—
Currency translation differences	25	39	—	64
Changes in the consolidated group – disposals	—	—	—	—
Closing balance as at 31. Dec. 2024	**1,703,033**	**41,538**	**—**	**1,744,571**

Loans and advances to customers	Level 1 EUR thousand	Level 2 EUR thousand	Level 3 EUR thousand	Total EUR thousand
Opening balance as at 1. Jan. 2023	**378**	**93,778**	**169**	**94,325**
Changes in the consolidated group – additions	—	—	—	—
Addition of new financial assets	187	597,259	—	597,446
Reclassifications to assets held for sale	—	—	—	—
Transfer from level 1	-581	—	581	—
Transfer from level 2	—	—	14	14
Transfer from level 3	—	—	—	—
Transfer to level 1	—	—	—	—
Transfer to level 2	—	—	—	—
Transfer to level 3	—	-14	—	-14
Directly recognised impairment losses	—	—	-589	-589
Disposals and amortisation of financial assets	—	-600,340	-4	-600,344
Increase in carrying amount due to modification	—	—	—	—
Reduction in carrying amount due to modification	—	—	—	—
Amortisation, changes in market value and other valuation changes	16	—	—	16
Currency translation differences	—	10	—	10
Changes in the consolidated group – disposals	—	—	—	—
Closing balance as at 31. Dec. 2023	**—**	**90,693**	**171**	**90,864**

Loans and advances to customers	Level 1 EUR thousand	Level 2 EUR thousand	Level 3 EUR thousand	Total EUR thousand
Opening balance as at 1. Jan. 2024	**—**	**90,693**	**171**	**90,864**
Changes in the consolidated group – additions	—	—	—	—
Addition of new financial assets	1,000	821,674	—	822,674
Reclassifications to assets held for sale	—	—	—	—
Transfer from level 1	—	—	—	—
Transfer from level 2	—	—	23	23
Transfer from level 3	—	—	—	—
Transfer to level 1	—	—	—	—
Transfer to level 2	—	—	—	—
Transfer to level 3	—	-23	—	-23
Directly recognised impairment losses	—	—	-74	-74
Disposals and amortisation of financial assets	—	-807,869	-80	-807,949
Increase in carrying amount due to modification	—	—	—	—
Reduction in carrying amount due to modification	—	—	—	—
Amortisation, changes in market value and other valuation changes	—	—	—	—
Currency translation differences	—	12	—	12
Changes in the consolidated group – disposals	—	—	—	—
Closing balance as at 31. Dec. 2024	**1,000**	**104,487**	**40**	**105,527**

Other financial loans and advances	Level 1 EUR thousand	Level 2 EUR thousand	Level 3 EUR thousand	Total EUR thousand
Opening balance as at 1. Jan. 2023	**—**	**204,232**	**—**	**204,232**
Changes in the consolidated group – additions	—	—	—	—
Addition of new financial assets	—	3,143,990	—	3,143,990
Reclassifications to assets held for sale	—	—	—	—
Transfer from level 1	—	—	—	—
Transfer from level 2	—	—	—	—
Transfer from level 3	—	—	—	—
Transfer to level 1	—	—	—	—
Transfer to level 2	—	—	—	—
Transfer to level 3	—	—	—	—
Directly recognised impairment losses	—	—	—	—
Disposals and amortisation of financial assets	—	-3,137,022	—	-3,137,022
Increase in carrying amount due to modification	—	—	—	—
Reduction in carrying amount due to modification	—	—	—	—
Amortisation, changes in market value and other valuation changes	—	—	—	—
Currency translation differences	—	-3	—	-3
Changes in the consolidated group – disposals	—	—	—	—
Ending balance as at 31. Dec. 2023	**—**	**211,197**	**—**	**211,197**

Other financial loans and advances	Level 1 EUR thousand	Level 2 EUR thousand	Level 3 EUR thousand	Total EUR thousand
Closing balance as at 1. Jan. 2024	**—**	**211,197**	**—**	**211,197**
Changes in the consolidated group – additions	—	—	—	—
Addition of new financial assets	1,796	3,877,294	—	3,879,090
Reclassifications to assets held for sale	—	—	—	—
Transfer from level 1	—	—	—	—
Transfer from level 2	—	—	—	—
Transfer from level 3	—	—	—	—
Transfer to level 1	—	—	—	—
Transfer to level 2	—	—	—	—
Transfer to level 3	—	—	—	—
Directly recognised impairment losses	—	—	—	—
Disposals and amortisation of financial assets	—	-3,816,543	—	-3,816,543
Increase in carrying amount due to modification	—	—	—	—
Reduction in carrying amount due to modification	—	—	—	—
Amortisation, changes in market value and other valuation changes	—	—	—	—
Currency translation differences	—	7	—	7
Changes in the consolidated group – disposals	—	—	—	—
Closing balance as at 31. Dec. 2024	**1,796**	**271,955**	**—**	**273,751**

In the past financial year and in the previous year, no allowances for losses on loans and receivables were recognised in accordance with IFRS 9.5.5 as the amount determined was not material. There are no credit losses on assets with impaired credit ratings (POCI) at the time of acquisition or origination.

The gross carrying amounts of Level 2 included in the tables are derived entirely from the portfolios managed under the simplified approach.

[59] Items of income, expenses, gains and losses

Net gains and losses

Net gains and losses from financial instruments are allocated to the IFRS 9 categories of financial assets and financial liabilities in the amounts stated in each case:

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Financial instruments at fair value through profit or loss	**165,224**	**240,736**	**-75,512**
Financial assets mandatory measured at fair value through profit or loss	165,224	240,736	-75,512
Financial instruments at fair value through other comprehensive income	**-177**	**1,534**	**-1,711**
Financial assets measured at fair value through other comprehensive income	-177	1,534	-1,711
Measured at amortised cost	**36,746**	**25,669**	**11,077**
Assets measured at amortised cost	36,989	25,820	11,169
Liabilities measured at amortised cost	-243	-151	-92

The net gains and losses include results from measurement at fair value through profit or loss or impairment losses and reversals of impairment losses as well as results from the sale and early redemption of the respective financial instruments. Interest income and expenses and current income are also included.

Interest income and expenses

The following total interest income and expenses result for financial assets and financial liabilities that are not recognised at fair value through profit or loss:

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Interest income	**37,063**	**26,399**	**10,664**
Interest expenses and negative interest on financial assets	**-244**	**-155**	**-89**

[60] Fair values

If there is an active market for financial assets and financial liabilities, the respective stock market prices on the reporting date are used as the fair value. In the case of investment units, the fair values correspond to the redemption prices (net asset value) published by the asset management companies in accordance with national investment law regulations. If the contractual terms of an investment fund provide for a redemption fee to be charged, the fair value is reduced by this fee.

For equity instruments of investment securities not listed on an active market, the fair value is generally determined on the basis of capitalised earnings value methods using parameters such as budgeted figures, calculated free cash flows, beta factors or risk-adjusted and interpolated interest rates based on the basic discount curve.

The carrying amount is used as a realistic estimate of the fair value for cash and cash equivalents, current trade receivables and other receivables, current account and overnight deposits with banks, current trade payables and other liabilities, current account liabilities to banks and borrowings with no or short-term fixed interest rates due to the short remaining term.

For the financial assets included in the table, the carrying amounts correspond to the amount that best represents the maximum default risk to which the company is exposed as at the reporting date, not taking into account collateral held or other credit protection. The negative fair values from liability derivatives mainly result in the amount of EUR 52.953 thousand (previous year: EUR 95.768 thousand) from capital maintenance commitments for the retirement pension product UniProfiRente pension product and in the amount of EUR 4.244 thousand (previous year: EUR 7.468 thousand) for minimum payment commitments from the guarantee funds issued by the Group's asset management companies.

The fair values are determined for all classes of financial instruments using the valuation methods described above.

Assets	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Loans and advances to banks (fair value)	1,826,504	1,358,161	468,343
Loans and advances to banks (carrying amount)	1,826,504	1,358,161	468,343
Loans and advances to customers (fair value)	105,989	91,169	14,820
Loans and advances to customers (carrying amount)	105,989	91,169	14,820
Investment securities (fair value)	2,776,155	2,449,715	326,440
Investment securities (carrying amount)	2,776,155	2,449,715	326,440
Other financial loans and advances (fair value)	273,751	211,197	62,554
Other financial loans and advances (carrying amount)	273,751	211,197	62,554
Assets held for sale (fair value)	20,789	48,366	-27,577
Assets held for sale (carrying amount)	20,789	48,366	-27,577

Equity and liabilities	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Liabilities to banks (fair value)	219,598	128,919	90,679
Liabilities to banks (carrying amount)	219,598	128,919	90,679
Liabilities to customers (fair value)	6,270	3,982	2,288
Liabilities to customers (carrying amount)	6,270	3,982	2,288
Liability derivatives (fair value)	57,197	103,236	-46,039
Liability derivatives (carrying amount)	57,197	103,236	-46,039
Other financial liabilities (fair value)	11,058	9,383	1,675
Other financial liabilities (carrying amount)	11,058	9,383	1,675

[61] Fair value hierarchy

Assets and liabilities measured at fair value in the balance sheet

The recurring fair value measurements are categorised in the levels of the fair value hierarchy as follows:

Assets	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Loans and advances to banks	**81,933**	**6,063**	**75,870**
Of which level 1	—	—	—
Of which level 2	81,933	6,063	75,870
Of which level 3	—	—	—
Loans and advances to customers	**462**	**305**	**157**
Of which level 1	—	—	—
Of which level 2	—	—	—
Of which level 3	462	305	157
Investment securities	**2,776,155**	**2,449,715**	**326,440**
Of which level 1	2,700,595	2,398,804	301,791
Of which level 2	—	—	—
Of which level 3	75,560	50,911	24,649
Assets held for sale	**20,789**	**48,366**	**-27,577**
Of which level 1	20,788	48,365	-27,577
Of which level 2	—	—	—
Of which level 3	1	1	—
Total	**2,879,339**	**2,504,449**	**374,890**

Equity and liabilities	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Liability derivatives	**57,197**	**103,236**	**-46,039**
Of which level 1	—	—	—
Of which level 2	57,197	103,236	-46,039
Of which level 3	—	—	—
Total	**57,197**	**103,236**	**-46,039**

Level 1 fair value measurements are those resulting from quoted prices in active markets for identical financial assets or liabilities. Investment units held for own investment that can be returned to the asset management companies on a daily basis are allocated to this valuation level.

Level 2 measurements at fair value are those based on parameters that correspond to unquoted prices for assets and liabilities as in Level 1 and are derived either directly or indirectly.

Level 3 fair value measurements are those resulting from models that use parameters for the measurement of assets or liabilities that are not based on observable market data.

Reclassifications

There were no reclassifications between levels 2 and 1 in the financial year (previous year: EUR 2,293,605 thousand).

Reclassifications between levels 1 and 2 take place at the point in time at which a change in the input factors occurs that is relevant for categorisation in the valuation hierarchy.

Fair value measurements in level 3

The recurring fair value measurements of assets in level 3 developed as follows in the financial year:

Loans and advances to customers	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Opening balance as at 01. Jan.	**305**	**251**	**54**
Additions (purchases)	106	106	—
Changes from fair value measurement	51	-52	103
Of which recognised in profit or loss	51	-52	103
Closing balance as at 31. Dec.	**462**	**305**	**157**

Asset derivatives	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Opening balance as at 01. Jan.	**—**	**1,184**	**-1,184**
Changes from fair value measurement	—	-1,184	1,184
Of which recognised in profit or loss	—	-1,184	1,184
Closing balance as at 31. Dec.	**—**	**—**	**—**

Investment securities	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Opening balance as at 01. Jan.	**50,911**	**51,818**	**-907**
Additions (purchases)	30,379	8,563	21,816
Changes from fair value measurement	-1,666	-13,733	12,067
Of which recognised in profit or loss	-1,240	5,641	-6,881
Of which recognised directly in equity	-426	-19,374	18,948
Disposals (sales)	-4,366	0	-4,366
Movements from level 1	302	—	302
Level 2 movements	—	4,263	-4,263
Closing balance as at 31. Dec.	**75,560**	**50,911**	**24,649**

Assets held for sale	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Opening balance as at 01. Jan.	**1**	**—**	**1**
Level 2 movements	—	1	-1
Closing balance as at 31. Dec.	**1**	**1**	**—**

As part of the fair value measurement processes, the extent to which the valuation methods used for measurement continue to be customary and the valuation parameters used in the valuation methods are observable on the market is reviewed on each reporting date. On the basis of this review, the fair value is allocated to the levels of the fair value hierarchy. Reclassifications between the levels take place in the UMH Group as soon as there is a change in the input factors that is relevant for categorisation in the measurement hierarchy. In all steps of this process, both the special features of the respective product type and the special features of the Group companies' business models are taken into account.

The amount of the gain on assets recognised in profit or loss for the financial year in the item loans and advances to customers in the amount of EUR 52 thousand (previous year: EUR -52 thousand) is reported in the consolidated income statement in the item other net remeasurement income on financial instruments.

The amount of the loss from assets recognised in profit or loss for the financial year in the item financial investments in the amount of EUR -1.240 thousand (previous year: EUR 5.641 thousand) is reported in the consolidated income statement in the items other net remeasurement income on financial instruments and net income from financial instruments.

The amount of the loss recognised directly in equity in the amount of EUR -426 thousand (previous year: EUR -19.374 thousand) is recognised in the statement of comprehensive income in the item gains and losses from equity instruments classified as measured at fair value through other comprehensive income.

The fair value of shares in subsidiaries in Level 3 is determined on the basis of capitalised earnings value methods using the unobservable input factors of future income and risk-adjusted interest rates. The risk-adjusted interest rates ranged between 9.9 % and 14.0 % (previous year: between 10.1 % and 36.8 %). The balance sheet item investment securities also includes investment shares (mainly shares in private equity funds and non-listed real estate funds). The fair value corresponds to the redemption prices (net asset value) published by the asset management companies in accordance with national investment law regulations. The redemption price is essentially determined on the basis of the discounted cash flow-based values provided by the non-Group managers of the target funds.

The following overview shows the valuation technique, the unobservable input factors and their aggregated sensitivity with the associated reference value as at 31 December 2024 for Level 3 financial instruments measured at fair value. Sensitivities are not disclosed for investment securities measured at net asset value:

Item in the statement of financial position	Assets	Fair value EUR thousand	Measurement method	Unobservable inputs	Reference value sensitivity	Aggregated sensitivity EUR thousand
Loans and advances to customers	Initial fund loan	462	Mark-to-Model (DCF)	Failure probability	Shift of +1 basis point	0
Investment securities	Investment shares	54,364	Mark-to-Model (other)	Fund price	Shift of +1% in relation to the fair value	544
	Investment shares	302	Mark-to-Model (other)	Non-accessible markets	Shift of +1% in relation to the fair value	3
	Other shareholdings	3,625	Capitalised earnings value method	Discount rate	Shift of +1 basis point	-4
	Investments in subsidiaries	16,572	Capitalised earnings value method	Discount rate	Shift of +1 basis point	-15
Assets held for sale	Investment shares	1	Mark-to-Model (DCF)	Failure probability	Shift of +1 basis point	0

The following overview shows the valuation technique, the unobservable input factors and their aggregated sensitivity with the associated reference value as at 31 December 2023 for Level 3 financial instruments measured at fair value. Sensitivities are not disclosed for investment securities measured at net asset value:

Item in the statement of financial position	Assets	Fair value EUR thousand	Measurement method	Unobservable inputs	Reference value sensitivity	Aggregated sensitivity EUR thousand
Loans and advances to customers	Initial fund loan	305	Mark-to-Model (DCF)	Failure probability	Shift of +1 basis point	0
Financial plants	Investment fund units	30,550	Mark-to-Model (other)	Fund price	Shift of +1% in relation to the fair value	306
	Other shareholdings	2,643	Capitalised earnings value method	Discount rate	Shift of +1 basis point	-5
	Investments in subsidiaries	17,011	Capitalised earnings value method	Discount rate	Shift of +1 basis point	-15
Assets held for sale	Investment shares	1	Mark-to-Model (DCF)	Failure probability	Shift of +1 basis point	0

The fair value delta at minimum and maximum deflection is not disclosed due to the immateriality of the amounts.

Assets and liabilities not measured at fair value

Recurring fair value measurements of assets and liabilities that are not measured at fair value in the balance sheet, but for which the fair value is disclosed, are categorised in the levels of the fair value hierarchy as follows:

Assets	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Loans and advances to banks	**1,744,571**	**1,352,098**	**392,473**
Of which level 1	—	—	—
Of which level 2	1,744,571	1,352,098	392,473
Of which level 3	—	—	—
Loans and advances to customers	**105,527**	**90,864**	**14,663**
Of which level 1	—	—	—
Of which level 2	105,527	90,864	14,663
Of which level 3	—	—	—
Other financial loans and advances	**273,751**	**211,197**	**62,554**
Of which level 1	—	—	—
Of which level 2	273,751	211,197	62,554
Of which level 3	—	—	—
Total	**2,123,849**	**1,654,159**	**469,690**

Equity and liabilities	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Liabilities to banks	**219,598**	**128,919**	**90,679**
Of which level 1	—	—	—
Of which level 2	219,598	128,919	90,679
Of which level 3	—	—	—
Liabilities to customers	**6,270**	**3,982**	**2,288**
Of which level 1	—	—	—
Of which level 2	6,270	3,982	2,288
Of which level 3	—	—	—
Other financial liabilities	**11,058**	**9,383**	**1,675**
Of which level 1	—	—	—
Of which level 2	10,902	9,073	1,829
Of which level 3	156	310	-154
Total	**236,926**	**142,284**	**94,642**

In other financial liabilities, liabilities from rental software are allocated to fair value level 3. As these are mainly current liabilities, the carrying amount recognised corresponds to the fair value. Uncertainties in the valuation arise from the future exercise of extension and cancellation options.

[62] Contractual maturity analysis

The maturity analysis shows the contractually agreed cash inflows and outflows:

Assets	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Loans and advances to banks	**1,826,504**	**1,358,160**	**468,344**
Until one month	1,795,116	1,335,505	459,611
One month to three months	31,278	21,208	10,070
Three months to one year	110	1,447	-1,337
One year to five years	—	—	—
Over five years	—	—	—
Indefinite	—	—	—
Loans and advances to customers	**106,621**	**91,872**	**14,749**
Until one month	92,950	79,251	13,699
One month to three months	4,297	3,016	1,281
Three months to one year	49	390	-341
One year to five years	2,726	3,097	-371
Over five years	6,157	5,844	313
Indefinite	442	274	168
Investment securities	**2,776,155**	**2,449,715**	**326,440**
Until one month	—	—	—
One month to three months	—	—	—
Three months to one year	—	—	—
One year to five years	—	—	—
Over five years	—	—	—
Indefinite	2,776,155	2,449,715	326,440

Assets	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Other financial loans and advances	**273,751**	**211,198**	**62,553**
Until one month	270,152	206,197	63,955
One month to three months	2,024	4,332	-2,308
Three months to one year	1,473	226	1,247
One year to five years	81	422	-341
Over five years	21	21	—
Indefinite	0	0	—
Assets held for sale	**20,789**	**48,366**	**-27,577**
Until one month	—	—	—
One month to three months	—	—	—
Three months to one year	—	—	—
One year to five years	—	—	—
Over five years	—	—	—
Indefinite	20,789	48,366	-27,577

Equity and liabilities	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Liabilities to banks	**219,598**	**128,919**	**90,679**
Until one month	219,598	128,919	90,679
One month to three months	—	—	—
Three months to one year	—	—	—
One year to five years	—	—	—
Over five years	—	—	—
Indefinite	—	—	—
Liabilities to customers	**6,270**	**3,982**	**2,288**
Until one month	5,555	3,835	1,720
One month to three months	—	—	—
Three months to one year	—	—	—
One year to five years	—	—	—
Over five years	—	—	—
Indefinite	715	147	568
Liability derivatives	**236,877**	**338,642**	**-101,765**
Until one month	5,901	28,376	-22,475
One month to three months	550	2,137	-1,587
Three months to one year	6,640	12,182	-5,542
One year to five years	31,783	48,540	-16,757
Over five years	192,003	247,407	-55,404
Indefinite	—	—	—

Equity and liabilities	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Other financial liabilities	**11,058**	**9,384**	**1,674**
Until one month	8,258	4,984	3,274
One month to three months	69	361	-292
Three months to one year	—	2,896	-2,896
One year to five years	—	319	-319
Over five years	151	108	43
Indefinite	2,580	716	1,864
Lease liabilities	**367,401**	**404,778**	**-37,377**
Until one month	4,091	3,389	702
One month to three months	8,155	6,862	1,293
Three months to one year	36,299	36,098	201
One year to five years	181,098	180,800	298
Over five years	137,758	177,629	-39,871
Indefinite	—	—	—

In the table above, the undiscounted contractual payment obligations from the capital maintenance and guarantee commitments of all UniProfiRente contracts and guarantee funds less the assets allocated to these contracts as at the balance sheet date were recognised under negative fair values from derivative financial instruments, insofar as these contracts had a negative fair value of the capital maintenance or guarantee commitments as at the balance sheet date.

Other disclosures	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Financial guarantees	**19,218**	**18,057**	**1,161**
Up to one month	—	—	—
One month to three months	—	—	—
Three months to one year	—	—	—
One year to five years	—	—	—
Over five years	—	—	—
Indefinite	19,218	18,057	1,161
Loan commitments	**3,374**	**3,480**	**-106**
Up to one month	—	—	—
One month to three months	—	—	—
Three months to one year	105	105	—
One year to five years	423	423	—
Over five years	846	952	-106
Indefinite	2,000	2,000	—

Nominal amounts are stated for financial guarantees; these do not correspond to the expected cash outflows.

[63] Presentation of foreign currency volumes

Assets	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Loans and advances to banks	**1,748**	**1,049**	**699**
US dollar (USD)	1,274	722	552
Swiss franc (CHF)	—	—	—
Japanese yen (JPY)	—	—	—
British pound (GBP)	435	265	170
Polish zloty (PLN)	—	—	—
Hong Kong dollar (HKD)	—	—	—
Other foreign currencies	39	62	-23
Loans and advances to customers	**1,407**	**1,628**	**-221**
US dollar (USD)	531	504	27
Swiss franc (CHF)	379	367	12
Japanese yen (JPY)	—	—	—
British pound (GBP)	497	754	-257
Polish zloty (PLN)	—	—	—
Hong Kong dollar (HKD)	—	—	—
Other foreign currencies	—	3	-3
Investment securities	**50**	**46**	**4**
US dollar (USD)	28	24	4
Swiss franc (CHF)	22	22	—
Japanese yen (JPY)	—	—	—
British pound (GBP)	—	—	—
Polish zloty (PLN)	—	—	—
Hong Kong dollar (HKD)	—	—	—
Other foreign currencies	—	—	—
Other financial loans and advances	**167**	**114**	**53**
US dollar (USD)	116	99	17
Swiss franc (CHF)	7	3	4
Japanese yen (JPY)	—	—	—
British pound (GBP)	44	12	32
Polish zloty (PLN)	—	—	—
Hong Kong dollar (HKD)	—	—	—
Other foreign currencies	—	—	—
Total	**3,372**	**2,837**	**535**

Equity and liabilities	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Other financial liabilities	**8**	**8**	**—**
US dollar (USD)	1	8	-7
Swiss franc (CHF)	0	—	0
Japanese yen (JPY)	—	—	—
British pound (GBP)	5	0	5
Polish zloty (PLN)	2	—	2
Hong Kong dollar (HKD)	—	—	—
Other foreign currencies	—	—	—
Leasing liabilities	**1,437**	**907**	**530**
US dollar (USD)	721	907	-186
Swiss franc (CHF)	—	—	—
Japanese yen (JPY)	—	—	—
British pound (GBP)	716	—	716
Polish zloty (PLN)	—	—	—
Hong Kong dollar (HKD)	—	—	—
Other foreign currencies	—	—	—
Total	**1,445**	**915**	**530**

Other disclosures	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Financial guarantees	**19,218**	**18,057**	**1,161**
US dollar (USD)	19,218	18,057	1,161
Swiss franc (CHF)	—	—	—
Japanese yen (JPY)	—	—	—
British pound (GBP)	—	—	—
Polish zloty (PLN)	—	—	—
Hong Kong dollar (HKD)	—	—	—
Other foreign currencies	—	—	—
Total	**19,218**	**18,057**	**1,161**

The nominal amount is stated for financial guarantees.

Other disclosures

[64] Equity management

Individual companies in the Union Investment Group are subject to regulatory capital requirements at individual institution level in accordance with national regulations, which were met at all times during the financial year. In the Federal Republic of Germany, regulatory capital requirements for asset management companies arise from Section 25 of the German Investment Code (KAGB) and for Union Investment Service Bank AG, Quoniam Asset Management GmbH and VisualVest GmbH from Article 11 of Regulation (EU) 2019/2033 of the European Parliament and of the Council of 27 November 2019 on prudential requirements for investment firms and amending Regulations (EU) No. 1093/2010, (EU) No. 575/2013, (EU) No. 600/2014 and (EU) No. 806/2014 (Investment Firm Regulation or IFR). There are no regulatory capital requirements for the UMH Group, as the IFR criteria for the existence of an investment firm group are not met. The Board of Managing Directors of UMH AG monitors the adequacy of the Union Investment Group's own funds as described in the report on risks in the group management report.

With regard to the composition and development of equity, the UMH Group refers to the statement of changes in equity and, in addition, to the information on proven systems for identifying and managing risks in the report on risks in the group management report, which therefore forms part of these notes to the consolidated financial statements.

[65] Disclosures of revenue from contracts with customers

Allocation of revenue from contracts with customers

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Revenue types			
Fee and commission income	3,881,613	3,410,823	470,790
from sales commissions	278,251	294,233	-15,982
from management fees	3,397,714	2,919,584	478,130
from securities custody accounts	49,231	45,710	3,521
Other	156,417	151,296	5,121
Other operating income	14,804	13,363	1,441
Total revenue types	**3,896,417**	**3,424,186**	**472,231**
Geographical key markets			
Germany	2,871,603	2,559,004	312,599
Other EU countries	1,024,814	865,182	159,632
Rest of the world	—	—	—
Total geographical key markets	**3,896,417**	**3,424,186**	**472,231**
Type of revenue recognised			
Time-related	325,271	358,585	-33,314
Period-related	3,571,146	3,065,601	505,545
Type of amount of revenue recognised	**3,896,417**	**3,424,186**	**472,231**

No contract assets typically arise from the asset management services provided due to periodic invoicing. As no advance payments are made by customers, no contractual liabilities arise.

With regard to contracts with customers in which the revenue contains significant financing components, the practical expedient granted in IFRS 15.63 is applied, according to which an adjustment of the transaction prices with regard to the effects of a significant financing component can be omitted if the customer is expected to pay within one year of the transfer of the promised assets or services at the latest.

The contracts concluded by the UMH Group with customers always grant a right to consideration to be paid by the customers in an amount that corresponds directly to the value of the services already rendered by the company to these customers. For this reason, the practical expedient provided by IFRS 15.121(b) is utilised and revenue is recognised in the amounts that the company is entitled to invoice. This eliminates the obligation to disclose the total amount of transaction prices allocated to performance obligations for the contract portfolio that have not yet been fulfilled as at the balance sheet date. Quantitative disclosures on unsatisfied performance obligations are not possible for the contractual arrangements typical of asset management due to the provisions of IFRS 15 on limiting the receipt of variable consideration.

Disclosure of contracts with customers

Some of the loans and advances recognised in the balance sheet are accounted for in accordance with IFRS 15.

	Loans and advances to banks	Loans and advances to customers	Other receivables	Total
	EUR thousand	EUR thousand	EUR thousand	EUR thousand
As at 1. Jan. 2023	**24,132**	**93,681**	**201,149**	**318,962**
Additions	171,402	518,012	3,127,144	3,816,558
Departures	-168,209	-522,117	-3,119,737	-3,810,063
Impairment/reversal of impairment	—	-8	—	-8
Other	-4	10	0	6
As at 31. Dec. 2023	**27,321**	**89,578**	**208,556**	**325,455**
Additions	184,037	634,005	3,851,198	4,669,240
Departures	-169,878	-619,301	-3,794,253	-4,583,432
Impairment/reversal of impairment	—	-74	—	-74
Other	39	12	0	51
As at 31. Dec. 2024	**41,519**	**104,220**	**265,501**	**411,240**

[66] Disclosure on shares in other companies

Significant judgements and assumptions

Control of other companies

The Group controls an entity when it is exposed to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.

To determine whether a company should be consolidated, the UMH Group reviews a number of factors, including
- the purpose and organisation of the company,
- the relevant activities and how these are determined,
- whether the Group has the ability to determine the relevant activities through its rights,
- whether the Group is exposed or entitled to variable returns and whether the Group has the ability to use its power of disposition to affect the amount of the returns.

If voting rights are material, the Group controls a company if it directly or indirectly holds more than half of the voting rights in the company, unless there are indications that another investor has the practical ability to unilaterally determine the relevant activities. When assessing control, potential voting rights are also taken into account if they are deemed to be substantial. Similarly, the UMH Group assesses the existence of control in cases in which it does not hold the majority of voting rights but has the practical ability to direct the relevant activities unilaterally. This ability may arise in cases in which the Group has the ability to control the relevant activities due to the size and distribution of the shareholders' voting rights.

The Group reviews the appropriateness of previous consolidation decisions at least every quarterly financial statement. Accordingly, structural changes that lead to a change in one or more control factors require a reassessment when they occur. These include changes to decision-making rights, changes to contractual agreements, changes to financing, ownership or capital structures and changes following a triggering event that was anticipated in the original contractual agreements.

In principle, the UMH Group assumes that, with regard to the investment funds managed by the Group's asset management companies, after assessing their role in accordance with national investment law regulations

- has power of control within the meaning of IFRS 10.7(a),
- has exposure, and rights, to variable returns from its involvement with those entities (IFRS 10.7(b)); and
- has the ability to affect the amount of its economic benefits by exercising its power over those entities (IFRS 10.7(c)).

Against this backdrop, it is examined for which of these investment funds the UMH Group assumes the role of headmaster, which is obligatory for full consolidation, and for which it only acts as an agent for non-Group investors.

Accordingly, the UMH Group always assumes the role of agent for these investment funds if

- the contractually agreed remuneration is appropriate and structured in a way that is customary independent business partners (IFRS 10.B69) and
- the extent of the UMH Group's economic participation in such an investment fund and the associated variability, taking into account its direct participation in this investment fund and the main remuneration components of the UMH Group for managing the fund, do not exceed an internally defined threshold. If the threshold is exceeded, a case-by-case analysis is carried out taking into account the overall circumstances.

Due to the primacy of investor protection regulations under investment law, the UMH Group assumes that – as long as the threshold for control within the meaning of IFRS 10 is not exceeded – it does not have significant influence over investment funds within the meaning of IAS 28 that are managed by the Group's asset management companies. Own investments in special funds that are not fully consolidated are therefore not recognised using the equity method, but at fair value.

Associates, joint control and significant influence

Associated companies are companies in which the UMH Group has a significant direct or indirect influence. Significant influence is assumed to exist for voting rights of between 20 and 50 %.

The UMH Group holds 49 % of the voting rights in BEA Union Investment Management Limited, Hong Kong (BU). As the investment is jointly controlled with other partners, decisions on significant activities require the unanimous consent of all parties and the UMH Group has rights to the net assets, this investment was classified as a joint venture. The investment has been included in the UMH consolidated financial statements using the equity method unchanged since the date of acquisition.

Investments in subsidiaries

Deviating reporting periods

As in the previous year, no company was included in the UMH Group in the financial year with financial statements whose date differs from the UMH Group's reporting date. The fully consolidated special fund UI Vario: 2, whose fund financial year ends on 31 May, is included with interim financial statements as at 31 December 2024.

Non-controlling interests in the activities of the UMH Group and cash flows

The UMH Group has significant non-controlling interests in the subsidiaries Union Investment Real Estate GmbH, Hamburg (UIR), Union Investment Institutional Property GmbH, Hamburg (UII), ZBI GmbH, Erlangen (ZBIG), Quoniam Asset Management GmbH, Frankfurt am Main (QAM), and Union Investment Real Estate Austria AG, Vienna (URA):

Non-controlling interests (incl. profit share)	**31. Dec. 2024** EUR thousand	**31. Dec. 2023** EUR thousand	**Change** EUR thousand
Union Investment Real Estate GmbH	24,388	22,839	1,549
Union Investment Institutional Property GmbH	4,719	4,922	-203
Quoniam Asset Management GmbH	730	711	19
Union Investment Real Estate Austria AG	566	506	60
ZBI GmbH	74	2,110	-2,036
Other	-215	-417	202
Total	**30,262**	**30,671**	**-409**

Non-controlling interests in consolidated net income	**2024** EUR thousand	**2023** EUR thousand	**Change** EUR thousand
Union Investment Real Estate GmbH	8,438	7,022	1,416
Union Investment Institutional Property GmbH	890	1,375	-485
Quoniam Asset Management GmbH	12	83	-71
Union Investment Real Estate Austria AG	170	-120	290
ZBI GmbH	-2,036	-2,271	235
Other	201	-3	204
Total	**7,675**	**6,086**	**1,589**

Union Investment Real Estate GmbH, Hamburg

UIR, based in Hamburg, is an asset manager for commercial real estate. UIR is active on commercial real estate markets as an investor and seller, as a builder and developer and as a landlord and service provider for all aspects of real estate. UIR currently manages real estate investment assets with net fund assets of EUR38,5 billion (previous year: EUR40,6 billion). UMH AG directly holds90,0 % (previous year:90,0 %) of the shares in UIR. The share of voting rights corresponds to the shareholding. The non-controlling interests are attributable to UIR Beteiligungs GmbH & Co KG, Düsseldorf, in the amount of 5.5 % (previous year: 5.5 %) and to DZ BANK in the amount of 4.5 % (previous year: 4.5 %).

In January 2014, UMH AG concluded a control agreement with UIR for an indefinite period, which can be terminated with six months' notice to the end of each financial year. The control agreement guarantees the outside companies a share of profits (cash dividend) for each full financial year for the duration of the agreement. This amounts to EUR 1,961 thousand for UIR Beteiligungs GmbH & Co KG, which holds 5.5 % of the company shares, and EUR 1,605 thousand for DZ BANK, which holds 4.5 % of the company shares. The outside shareholders have waived their right to claim the guaranteed dividend; the claim to the distributed dividend in accordance with the resolution on the appropriation of profits of UIR remains unaffected by this waiver. In the financial year, dividend distributions (cash dividends) totalling EUR 6.940 thousand (previous year: EUR 5.580 thousand) were made to the outside shareholders of UIR.

Summarised financial information on the UIR:

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Assets	**454,736**	**444,103**	**10,633**
Liabilities	**210,856**	**215,714**	**-4,858**

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Interest and commission income	**417,120**	**439,306**	**-22,186**
Net income through profit or loss	**84,372**	**70,231**	**14,141**
Other comprehensive income	**519**	**-11,151**	**11,670**
Total comprehensive income	**84,891**	**59,080**	**25,811**
Cash flow	**0**	**-2**	**2**

Union Investment Institutional Property GmbH, Hamburg

Headquartered in Hamburg and with a branch in London, UII is a real estate asset manager focusing on the investment needs of institutional investors. UII currently manages a volume of EUR 14,8 billion (previous year: EUR 15,0 billion).

UMH AG directly holds 90,0 % (previous year: 90,0 %) of the shares in UII. The share of voting rights corresponds to the shareholding. The non-controlling interests of 10.0 % (previous year: 10.0 %) are held by a bank in the Cooperative Financial Network.

UMH AG concluded a control agreement with UII in October 2013 for an indefinite period, which can be terminated with six months' notice to the end of each financial year. For the duration of the agreement, this guarantees the outside party a share in the profits (cash dividend) for each full financial year amounting to twelve % of the share in the nominal amount of EUR 620 thousand, i.e. EUR 74 thousand. In the financial year, dividend payments (cash dividend) totalling EUR 1.170 thousand were made to the external shareholder of UII (previous year: EUR 1.120 thousand).

Summarised financial information about UII:

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Assets	**62,687**	**66,304**	**-3,617**
Liabilities	**15,497**	**17,078**	**-1,581**

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Interest and commission income	**81,243**	**99,424**	**-18,181**
Net income through profit or loss	**8,903**	**13,747**	**-4,844**
Other comprehensive income	**762**	**-754**	**1,516**
Total comprehensive income	**9,665**	**12,993**	**-3,328**
Cash flow	**–**	**–**	**–**

Quoniam Asset Management GmbH, Frankfurt am Main

QAM is a securities institution with its registered office in Frankfurt am Main and a branch in London.

UMH AG directly holds 97,6 % (previous year: 97,6 %) of the capital shares and all voting shares in QAM. Non-controlling interests account for 2.4 % (previous year: 2.4 %) of the capital shares. These non-voting shares are held by the management of QAM.

Summarised financial information about QAM:

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Assets	**74,415**	**66,331**	**8,084**
Liabilities	**43,988**	**36,697**	**7,291**

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Interest and commission income	**44,780**	**47,016**	**-2,236**
Net income through profit or loss	**492**	**3,449**	**-2,957**
Other comprehensive income	**301**	**-1,344**	**1,645**
Total comprehensive income	**793**	**2,105**	**-1,312**
Cash flow	**0**	**0**	**–**

Union Investment Real Estate Austria AG, Vienna

URA, based in Vienna, is an investment company for real estate in accordance with the Austrian Property Investment Fund Act. URA currently manages real estate investment assets with a volume of EUR 1,0 billion (previous year: EUR 1,2 billion).

UMH AG indirectly holds 94,5 % (previous year: 94,5 %) of the shares in URA. The share of voting rights corresponds to the shareholding. The non-controlling interests of 5.5 % (previous year: 5.5 %) are held by a bank in the Cooperative Financial Network.

In the financial year, dividends (cash dividends) totalling EUR 110 thousand (previous year: no dividend) were paid to non-controlling interests in URA.

Summarised financial information about the URA:

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Assets	**15,659**	**16,738**	**-1,079**
Liabilities	**5,366**	**7,531**	**-2,165**

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Interest and commission income	**13,100**	**15,188**	**-2,088**
Net income through profit or loss	**3,086**	**-2,180**	**5,266**
Other comprehensive income	**1**	**-17**	**18**
Total comprehensive income	**3,087**	**-2,197**	**5,284**
Cash flow	**–**	**–**	**–**

ZBI GmbH. Erlangen

ZBIG, based in Erlangen, was founded in 2017 as part of a strategic partnership between the ZBI Group and Union Investment. The ZBI Group manages residential real estate funds for private and institutional investors.

UMH AG directly holds 94,9 % (previous year: 94,9 %) of the shares in ZBIG. The share of voting rights corresponds to the shareholding. Non-controlling interests of 5.1 % (previous year: 5.1 %) are held by a credit institution in the Cooperative Financial Network.

Summarised financial information about ZBIG:

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Assets	**86,248**	**98,806**	**-12,558**
Liabilities	**84,802**	**57,443**	**27,359**

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Interest and commission income	**146**	**113**	**33**
Net income through profit or loss	**-39,929**	**-44,537**	**4,608**
Other comprehensive income	**12**	**-68**	**80**
Total comprehensive income	**-39,917**	**-44,605**	**4,688**
Cash flow	**–**	**–**	**–**

In the financial year, impairment losses totalling EUR 6.7 million were recognised on intangible assets identified at ZBI as part of business combinations in the past (previous year: EUR 49.7 million).

Nature and extent of material restrictions

National regulatory requirements and company law provisions restrict the UMH Group's ability to transfer assets to or from other companies within the Group. However, these restrictions cannot be specifically allocated to individual assets or balance sheet items.

In addition, regulatory provisions impose restrictions on asset management companies and securities institutions or investment firms in the Union Investment Group from granting loans to other Group companies.

Nature of risks entailed by interests in consolidated structured entities

The investment fund UI Vario: 2 is fully consolidated in the UMH consolidated financial statements with a net asset value of EUR1.881,2 million as at the balance sheet date (previous year: EUR1.660,3 million). This is a fund of funds that was set up as a vehicle for bundling the UMH Group's strategic proprietary investment positions and whose investment universe focuses on investment funds managed by the Union Investment Group. All unit certificates of this investment fund managed by Union Investment Luxembourg S.A. are held by companies of the UMH Group. The acquisition of unit certificates is reserved exclusively for companies of the UMH Group. The maximum risk of loss is limited to the consolidated net assets of this structured entity.

Interests in joint arrangements and associates

Deviating reporting periods

In the financial year, no company was included in the UMH Group with financial statements whose date differs from the UMH Group's reporting date.

The most recently available annual financial statements are used, with adjustments where necessary. Significant known effects of the financial year are taken into account in a reconciliation statement.

Type, extent and financial impact of interest in joint arrangements

BEA Union Investment Management Limited, Hong Kong

BEA Union Investment Management Limited (BU) is a joint venture between UMH AG and The Bank of East Asia Limited, Hong Kong (BEA). The asset management companies offer portfolio management services for mutual funds and Mandatory Provident Fund Schemes (MPF) – regulated retirement pension products – as well as asset management and advisory services for institutional clients. Sales are conducted via BEA and increasingly via third parties, with a focus on Hong Kong and China. At the end of 2024, the company had HKD 45,8 billion in assets under management (previous year: HKD 40,5 billion) in 81 products (previous year: 78 products).

UMH AG's shareholding as at the reporting date was 49 % (previous year: 49 %). The remaining shares of 51 % (previous year: 51 %) are held by BEA. The shares in BU are recognised in the UMH Group using the equity method. In the financial year, the BU distributed a dividend of HKD 9,0 million or EUR 1.054 thousand (previous year: HKD 23,7 million or EUR 2.785 thousand) to UMH AG.

Summarised financial information about the BU:

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Assets	**65,141**	**59,372**	**5,769**
Of which cash reserve	0	0	—
Liabilities	**7,405**	**5,704**	**1,701**
Of which financial liabilities	7,207	5,651	1,556

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Interest income	**1,873**	**1,812**	**61**
Interest expenses	**-24**	**-15**	**-9**
Fee and commission income	**21,687**	**21,050**	**637**
Fee and commission expenses	**-2,520**	**-3,155**	**635**
Administrative expenses and other operating result	**-14,823**	**-13,899**	**-924**
Income taxes	**-808**	**-637**	**-171**
Net income from continuing operations	**2,458**	**2,273**	**185**
Other comprehensive income	**—**	**—**	**—**
Total comprehensive income	**2,458**	**2,273**	**185**

Reconciliation from the summarised financial information to the carrying amount of the shares in the BU:

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Balance sheet net assets	**57,736**	**53,668**	**4,068**
Multiplication with share quota	**28,291**	**26,297**	**1,994**
Goodwill	1,394	428	966
Carrying amount from measurement using the equity method	**29,685**	**26,725**	**2,960**

Nature, scope and financial impact of investments in associates

UMH does not currently include any associated companies accounted for using the equity method in the consolidated financial statements.

Nature and scope of relevant restrictions

The joint venture BU is subject to regulatory minimum equity requirements in Hong Kong, the country in which it is domiciled, and is therefore subject to restrictions on dividend and capital payments.

Risks associated with the shares in joint ventures

Obligations in relation to joint ventures

Each of the BU's two shareholders may terminate the joint venture without giving reasons. In this case, a special mechanism applies. The terminating party must offer its shares to the non-terminating party at a price per share determined by the terminating party itself. If the non-terminating contractual partner rejects the offer, the terminating contractual partner must in turn acquire the shares of the non-terminating contractual partner at the aforementioned price per share. This agreement is not recognised in the UMH Group's balance sheet.

As at the balance sheet date, the UMH Group recognised commission provisions for the BU in the amount of EUR 534 thousand (previous year: EUR 560 thousand).

Unrecognised losses

There are no unrecognised losses for the joint ventures accounted for using the equity method in the UMH consolidated financial statements.

Interests in unconsolidated structured entities

Structured entities are entities that are organised in such a way that voting rights or comparable rights are not the dominant factor for the question of control over the entity. The UMH Group distinguishes between the following types of interests in unconsolidated structured entities based on their structure and the associated risks:

- Shares in investment funds issued by companies of the Union Investment Group.
- Shares in investment funds issued by companies outside the Group.

Funds set up by companies of the Union Investment Group

The non-consolidated structured entities to be recognised in the context of reporting in accordance with IFRS 12 essentially comprise investment funds that were set up by Union Investment Group companies using the contractual form model without voting rights and, to a lesser extent, in corporate structures with their own legal personality. The Group's asset management companies establish such structured entities in order to fulfil different customer requirements with regard to investments in specific asset classes or investment styles.

The UMH Group generates income for its fund-related investment management services from ongoing management fees, in some cases supplemented by performance fees. In addition, the UMH Group receives reimbursement of expenses from investment assets, in some cases in the form of lump-sum payments.

No derivative transactions are entered into between UMH Group companies and investment funds managed by the Union Investment Group. Investment funds are not refinanced through loans from Union Investment Group companies.

Own investment holdings in investment assets are generally classified at fair value through profit or loss, so that the realised valuation gains are included in net income from investment securities and the unrealised valuation gains from these items are included in other net remeasurement income on financial instruments.

The investment funds are generally financed by issuing unit certificates to investors. Additional financing through borrowing only takes place in the case of open-ended mutual real estate funds, special real-estate funds(s) and, in individual cases, other investment funds.

A key feature of all investment funds managed by the Union Investment Group is risk diversification in accordance with national investment law regulations.

This business activity also includes the guarantee funds issued by Union Investment Group companies. These are provided with market value guarantees. A certain amount and/or a certain performance of these investments is guaranteed up to a certain level. The amount of the market value guarantees and the maturity dates vary depending on the agreements made for the individual investment funds. The payment under a market value guarantee is triggered if the market value of the unit certificates concerned does not reach the guaranteed targets on certain dates. As at the balance sheet date, the UMH Group managed guarantee funds with a volume of EUR 108.033 thousand (previous year: EUR 282.108 thousand) (net asset value) and a nominal amount of the minimum payment commitment totalling EUR 109.319 thousand (previous year: EUR 290.184 thousand). The guarantee commitments correspond to economically embedded put options, which are valued at EUR 4.244 thousand (previous year: EUR 7.468 thousand) as at the balance sheet date and recognised as negative fair values from derivative financial instruments on the liabilities side of the balance sheet.

The number of share certificate classes and the volume of investment assets managed by the UMH Group in this business activity:

	Volume		Number (unit certificates)	
	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	31. Dec. 2024 Piece	31. Dec. 2023 Piece
Mutual funds	**273,887,224**	**240,449,288**	**342**	**337**
Of which guarantee funds	108,033	282,108	4	6
Special funds	**161,052,913**	**152,180,941**	**507**	**517**
Of which guarantee funds	—	—	—	—
Total	**434,940,137**	**392,630,229**	**849**	**854**
Of which guarantee funds	108,033	282,108	4	6

The assets and liabilities listed below are recognised in the UMH Group's balance sheet in connection with the shares of this business activity. In addition, other exposure may arise from contingent liabilities, financial guarantees, loan commitments and other commitments.

2024 financial year	Mutual funds	of which guarantee funds	Special funds	of which guarantee funds	Total
	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand
Assets	**3,091,568**	**—**	**64,821**	**—**	**3,156,389**
Loans and advances to customers	1,604	—	16,568	—	18,172
Investment fund units	2,722,729	—	32,532	—	2,755,261
Other receivables	248,887	—	15,720	—	264,607
Assets held for sale	20,788	—	1	—	20,789
Right of use assets	97,560	—	—	—	97,560
Liabilities	**115,736**	**4,244**	**123**	**—**	**115,859**
Liability derivatives	4,244	4,244	—	—	4,244
Other liabilities	—	—	123	—	123
Leasing liabilities	111,492	—	—	—	111,492
Net reported exposure (assets less liabilities)	**2,975,832**	**-4,244**	**64,698**	**—**	**3,040,530**
Contingent liabilities	**—**	**—**	**—**	**—**	**—**
Financial guarantees, credit commitments and other commitments	**109,319**	**109,319**	**—**	**—**	**109,319**
Financial guarantees	—	—	—	—	—
Credit commitments	—	—	—	—	—
Other obligations	109,319	109,319	—	—	109,319
Net reported exposure + contingent liabilities + financial guarantees, credit commitments and other commitments	**3,085,151**	**105,075**	**64,698**	**—**	**3,149,849**
Actual maximum loss exposure	**3,085,151**	**105,075**	**64,698**	**—**	**3,149,849**

2023 financial year	Mutual funds	of which guarantee funds	Special funds	of which guarantee funds	Total
	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand
Assets	**2,756,274**	**4**	**55,341**	**—**	**2,811,615**
Loans and advances to customers	1,767	—	13,829	—	15,596
Investment shares	2,402,196	—	27,158	—	2,429,354
Other loans and advances	193,672	4	14,353	—	208,025
Assets held for sale	48,365	—	1	—	48,366
Right of use assets	110,274	—	—	—	110,274
Liabilities	**128,175**	**7,468**	**6**	**—**	**128,181**
Liabilities to customers	—	—	6	—	6
Liability derivatives	7,468	7,468	—	—	7,468
Other liabilities	13	—	—	—	13
Leasing liabilities	120,694	—	—	—	120,694
Net balance sheet exposure (assets less liabilities)	**2,628,099**	**-7,464**	**55,335**	**—**	**2,683,434**
Contingent liabilities	**—**	**—**	**—**	**—**	**—**
Financial guarantees, loan commitments and other commitments	**290,184**	**290,184**	**—**	**—**	**290,184**
Financial guarantees	—	—	—	—	—
Credit commitments	—	—	—	—	—
Other commitments	290,184	290,184	—	—	290,184
Net reported exposure + contingent liabilities + financial guarantees, credit commitments and other commitments)	**2,918,283**	**282,720**	**55,335**	**—**	**2,973,618**
Actual maximum exposure	**2,918,283**	**282,720**	**55,335**	**—**	**2,973,618**

Financial guarantees, loan commitments and other commitments are stated at their nominal values.

The actual maximum loss exposure in the UMH Group is calculated as a gross value without taking existing collateral into account and corresponds to the exposure shown in the table above for this business activity.

With regard to the information on guarantee funds, it should be noted that the maximum loss exposure for the market price guarantees of the guarantee funds does not represent the economic risk of this product type, as the net assets of these guarantee funds as at the reporting date (EUR 108.033 thousand, previous year: EUR 282.108 thousand) and the management model used to secure the minimum payment commitments for these products must also be taken into account.

The UMH Group generated the following income from structured companies in this business activity in the financial year:

2024 financial year	Mutual funds	of which guarantee funds	Special funds	of which guarantee funds	Total
	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand
Front-end fees, management fees and other fee and commission income	3,298,655	592	275,926	—	3,574,581
Income from distributions	63,257	—	1,525	—	64,782
Realised and unrealised gains and losses on remeasurement through profit or loss	59,309	-1,966	321	—	59,630
Other operating income	74	—	500	—	574
Total income recognised in profit or loss	**3,421,295**	**-1,374**	**278,272**	**—**	**3,699,567**
Unrealised gains and losses on remeasurement in other comprehensive income	—	—	—	—	—

2023 financial year	Mutual funds		Special funds		Total
		of which guarantee funds		of which guarantee funds	
	EUR thousand	EUR thousand	EUR thousand	EUR thousand	EUR thousand
Front-end fees, management fees and other fee and commission income	2,852,543	667	265,259	—	3,117,802
Income from distributions	13,351	—	1,272	—	14,623
Realised and unrealised gains and losses on remeasurement through profit or loss	52,787	5,942	6,581	—	59,368
Other operating income	—	—	497	—	497
Total income recognised in profit or loss	**2,918,681**	**6,609**	**273,609**	**—**	**3,192,290**
Unrealised gains and losses on remeasurement in other comprehensive income	—	—	—	—	—

The UMH Group incurred losses totalling EUR-6.569 thousand from this business activity in the financial year (previous year: EUR -3,748 thousand). These were recognised exclusively in the consolidated net income. When determining the losses per investment fund, the distributions received for the respective investment fund in the financial year were deducted. This is offset by gains totalling EUR 130.980 thousand (previous year: EUR 77,739 thousand).

Interests in funds set up by third-party companies

In addition to managing investment funds launched by Union Investment Group asset management companies, UMH Group companies also manage portfolios of investment funds launched by companies outside the Group. The UMH Group receives management fees and, in some cases, additional performance fees from these contractual relationships. Derivative transactions between UMH Group companies and these non-Group investment funds are not carried out. Non-Group investment funds are not refinanced by loans from Union Investment Group companies.

The volume and number of mandates in this business activity are as follows compared to the previous year:

	Volume		Quantity	
	31. Dec. 2024	31. Dec. 2023	31. Dec. 2024	31. Dec. 2023
	EUR thousand	EUR thousand	Piece	Piece
Insourcing mandates	**39,902,284**	**38,142,982**	**190**	**202**

As at the balance sheet date, this business activity is reflected exclusively in the balance sheet item loans and advances to customers through commission receivables in the amount of EUR 15.475 thousand (previous year: EUR 13.510 thousand). There was no other exposure from contingent liabilities, financial guarantees, loan commitments and other commitments for this business activity as at the balance sheet date.

The maximum risk of loss from assets to non-consolidated structured companies from this business activity corresponds to the current carrying amounts of these items and amounts to EUR 15.373 thousand (previous year: EUR 13.510 thousand).

In the financial year, the UMH Group only generated fee and commission income totalling EUR 70.150 thousand (previous year: EUR 69.324 thousand) from this business activity. No losses were incurred from this business activity in the financial year.

Support arrangements for unconsolidated structured entities

Nature of support

The UMH Group is regarded as the sponsor of an investment fund if market participants associate this structured entity with the UMH Group. The UMH Group assumes this when the terms "Union Investment" or "Union" are used to designate an investment fund.

As the asset management services provided by the UMH Group to investment funds managed by Union Investment Group companies and to investment funds launched by non-Group companies regularly fulfil the definition of shares in structured entities, these business relationships are already included in the above disclosures on relationships with non-consolidated structured entities and no further disclosures are required here.

[67] List of shareholdings

The shareholdings of Union Asset Management Holding AG as at the reporting date are as follows:

Consolidated subsidiaries

Name, registered office	Shareholding – direct	Shareholding – indirect
Asset management companies		
Union Investment Institutional GmbH, Frankfurt am Main	100.0 %	—
Union Investment Institutional Property GmbH, Hamburg	90.0 %	—
Union Investment Luxembourg S.A., Senningerberg, Luxembourg	100.0 %	—
Union Investment Privatfonds GmbH, Frankfurt am Main	100.0 %	—
Union Investment Real Estate Austria AG, Vienna, Austria	—	94.5 %
Union Investment Real Estate GmbH, Hamburg	90.0 %	—
ZBI Fondsmanagement GmbH, Erlangen	—	94.9 %
Investment institutions/investment firms		
Attrax Financial Services S.A., Senningerberg, Luxembourg	100.0 %	—
Quoniam Asset Management GmbH, Frankfurt am Main [1]	97.6 %	—
Union Investment Service Bank AG, Frankfurt am Main	100.0 %	—
VisualVest GmbH, Frankfurt am Main	100.0 %	—
Financial companies		
Union Investment Austria GmbH, Vienna, Austria	100.0 %	—
ZBI GmbH, Erlangen	94.9 %	—
Providers of ancillary services		
Union IT-Services GmbH, Frankfurt am Main [2]	100.0 %	—
Union Service-Gesellschaft mbH, Frankfurt am Main [2]	100.0 %	—
ZBI Immobilienmanagement GmbH, Erlangen	—	94.9 %
ZBVV – Zentral Boden Vermietung und Verwaltung GmbH, Erlangen	—	94.9 %

[1] The share of voting rights for this company is 100 %.
[2] The shareholders' meetings of these subsidiaries have resolved to waive the disclosure of their annual financial statements and management report for the financial year from 1 January to 31 December 2024 in accordance with Section 325 HGB, making use of Section 264 (3) HGB.

Consolidated investment funds

Name, registered office	Shareholding – direct	Shareholding – indirect
UI Vario: 2, Senningerberg, Luxembourg	—	100.0 %

Joint ventures accounted for using the equity method

Name, registered office	Shareholding – direct	Shareholding – indirect
BEA Union Investment Management Limited, Hong Kong, Hong Kong	49.0 %	—

Investment funds held for sale

Name, registered office	Shareholding – direct	Shareholding – indirect
Quoniam Funds Selection SICAV – Equities Climate Transformation EUR A dis, Senningerberg, Luxembourg	—	95.9 %
Quoniam Funds Selection SICAV – Equities Climate Transformation EUR I acc, Senningerberg, Luxembourg	—	95.9 %
REDOS Retail Germany IV, Hamburg	100.0 %	—

Unconsolidated subsidiaries

Name, registered office	Shareholding – direct	Shareholding – indirect
HMV GmbH, Erlangen	—	94.9 %
UI Infrastructure Management SARL, Senningerberg, Luxembourg	—	100.0 %
UI Management S.a r.l., Senningerberg, Luxembourg	—	100.0 %
UI Private Debt Management S.à r.l., Senningerberg, Luxembourg	—	100.0 %
UII Anzinger Strasse 29 Verwaltung LP GmbH, Hamburg	—	90.0 %
UII Issy 3 Moulins SARL, Paris, France	—	90.0 %
UII MS Immobilien GP GmbH, Hamburg	—	90.0 %
UII MS Immobilien Verwaltung LP GmbH, Hamburg	—	90.0 %
UII PSD KN ImmoInvest GP GmbH, Hamburg	—	90.0 %
UII SCE Management GP GmbH, Hamburg	—	90.0 %
UII Verwaltungsgesellschaft mbH, Hamburg	—	90.0 %
UIR Verwaltungsgesellschaft mbH, Hamburg	—	90.0 %
UIW Austria Verwaltungs GmbH, Erlangen	—	94.9 %
UNION INVESTMENT REAL ESTATE ASIA PACIFIC PTE. LTD, Singapore,	—	90.0 %
Union Investment Real Estate France SAS, Paris,	—	90.0 %
URA Verwaltung GmbH, Vienna, Austria	—	94.5 %
VR Consultingpartner GmbH, Frankfurt am Main	100.0 %	—
ZBI Beteiligungs GmbH i.L., Erlangen	—	94.9 %
ZBI Fondsverwaltungs GmbH, Erlangen	—	94.9 %
ZBI Wohnen Plus Verwaltungs GmbH, Erlangen	—	94.9 %
ZBI WohnWert Verwaltungs GmbH, Erlangen	—	94.9 %

Unconsolidated associates

Name, registered office	Shareholding – direct	Shareholding – indirect
Berlin-AI Management S.à r.l., Senningerberg, Luxembourg	—	20.0 %

[68] Contingent liabilities

As in the previous year, there were no contingent liabilities as at the reporting date.

[69] Other commitments

The Union Investment Group has capital preservation commitments in accordance with section 1(1) no. 3 of the German Act on the Certification of Retirement Pensions and Basic Pension Contracts (Altersvorsorgeverträge-Zertifizierungsgesetz – AltZertG) totalling kEuro 19,837,868 (previous year: kEuro 19,143,504). This is the total amount of pension contributions paid by investors into the individual UniProfiRente and UniProfiRente Select product variants at Union Investment Privatfonds GmbH to date, which must at least be made available at the start of the payout phase in accordance with statutory regulations, as well as the payout amounts guaranteed by Union Investment Privatfonds GmbH for the contract portfolios that are already in the deposit payout phase.

There are minimum payment commitments totalling EUR 109,319 thousand (previous year: EUR 290,184 thousand) from genuine guarantee funds set up by Group asset management companies.

The fair value from the underfunding of these guarantee commitments is recognised under the balance sheet item negative fair values from liability derivatives (Note 50).

At the end of the year, there were subscription obligations to eight funds (previous year: seven) totalling EUR 12,249 thousand (previous year: EUR 12,541 thousand).

[70] Business combinations

Goodwill and intangible assets from business combinations are tested for impairment on the basis of the cash-generating unit (CGU). For this purpose, the goodwill acquired in a business combination is allocated to the identified CGU. The Union Investment Group has a single CGU, as the Group is managed as a single operating segment for management and reporting purposes.

Goodwill is regularly tested for impairment in the last quarter of each financial year. If there are indications of possible impairment, the impairment test is carried out more frequently.

As part of the impairment test, the carrying amount of the CGU carrying the goodwill is compared with the respective recoverable amount. If the recoverable amount exceeds the carrying amount, there is no need to recognise an impairment loss for goodwill. The carrying amount corresponds to the equity attributable to the CGU carrying the goodwill. The recoverable amount is calculated as the value in use of the unit carrying the goodwill. This is based on the four-year plan for the Union Investment Group, from which expected future cash flows are derived.

The value in use of the goodwill-bearing unit is calculated by discounting the forecast future cash flows to the date of the impairment test. Based on the capital asset pricing model, a pre-tax discount rate of 17.4 % (previous year: 16.7 %) was used for the UMH Group in the financial year. The discount rate is derived from a risk-free base interest rate plus a risk premium. The risk premium includes a premium for the respective sector risk and a further premium for the company risk. The beta factor is derived from a corresponding group of comparable companies.

The basic assumptions for the preparation of the financial plans and the resulting forecasts of future cash flows consist of the following elements:

- The underlying economic data for the planning horizon of four years includes a continued weak economy with low GDP growth in Germany of 1.25 % in the 2025 financial year and less than one % in subsequent years, with inflation rates falling slightly from 2.50 % in the 2025 financial year to 2.25 % in subsequent years.
- The assessment of market developments in asset management is differentiated according to the asset classes of fixed-interest securities, equities and real assets, whereby a robust performance is assumed overall due to the turnaround in interest rates.
- With regard to net sales development per business division, an increasing share of financial asset formation via fund products in the retail sector is assumed, as well as a slightly increasing market share with institutional clients.
- The assumption of slight increases in productivity and at the same time a normalised development in personnel and material cost increases lead to a moderate increase in administrative expenses with an improvement in the cost/income ratio in the planning period.

The basic assumptions are determined on the basis of an overall assessment of past experience, current market and economic conditions and estimates of future market developments. Estimates of future cash flows beyond the four-year period are based on constant growth rates of 0.5 % (previous year: 0.5 %) for the UMH Group.

The cash flows are forecast according to the following scheme: Income from asset management is derived from the expected portfolio of fund assets at the beginning of the planning horizon, adding the expected net sales volumes over the planning horizon and an assumption on the annual performance of individual asset classes, taking into account the macroeconomic environment. Administrative expenses are calculated taking into account personnel capacity planning, external resource requirements, project and investment planning as well as factor price trends based on historical data and inflation forecasts.

As in the previous year, there were no impairments in the financial year.

Sensitivity analyses are used to change the parameters that are particularly relevant for determining the value in use within plausible ranges. The particularly relevant parameters are the forecast cash flows and the discount factors. None of the scenarios result in a need to recognise an impairment loss on goodwill.

[71] Leases

UMH Group as lessee

As part of its business activities, the UMH Group has concluded leases for buildings and operating and office equipment (vehicles and hardware). Leases for buildings are usually concluded for terms of up to 20 years and include renewal options. Leases for operating and office equipment have terms of up to 14 years.

There are lease agreements with extension and cancellation options as well as variable lease payments.

The UMH Group utilises the practical expedients under IFRS 16 for short-term leases and leases of low-value assets

The maturity analysis of lease liabilities is presented in Note [62].

The following expenses and income were recognised in the consolidated income statement in the financial year:

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Amortisation of rights of use assets	-46,867	-47,596	729
Impairment losses on rights of use assets	-2,120	—	-2,120
Interest expenses on lease liabilities	-4,904	-4,966	62
Expenses for short-term leases	-14	-126	112
Expenses for leases of low-value assets	-5,517	-7,582	2,065
Expenses not included in the measurement of lease liabilities	-8,101	-9,359	1,258
Income from the subleasing of rights of use assets	193	366	-173
Total	**-67,330**	**-69,263**	**1,933**

Total cash outflows in the financial year totalled EUR 61,559 thousand (previous year: EUR 64,866 thousand).

The following table shows future cash outflows that are not taken into account in the measurement of lease liabilities:

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
From variable lease payments	60,262	68,123	-7,861
From extension and cancellation options	417,537	427,571	-10,034
From residual value guarantees	—	—	—
From leases already entered into but not yet commenced	—	—	—
Total	**477,799**	**495,694**	**-17,895**

There are no restrictions or commitments associated with leases.

There were no sale and leaseback transactions in the financial year.

UMH Group as lessor

	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Future minimum lease payments from non-cancellable operating leases	**1,429**	**298**	**1,131**
Of which up to one year	216	62	154
Of which one to two years	216	29	187
Of which two to three years	216	29	187
Of which three to four years	216	29	187
Of which four to five years	190	29	161
Of which longer than five years	375	120	255
Future minimum lease payments are attributable to:	**1,429**	**298**	**1,131**
Leases of land and buildings	1,429	298	1,131
Vehicle leases	—	—	—
IT leases	—	—	—

The income from operating leases recognised in the financial year amounted to EUR 193 thousand (previous year: EUR 366 thousand). In addition, variable lease payments that do not depend on an index or interest rate were recognised in the amount of EUR 55 thousand (previous year: EUR 125 thousand).

This does not give rise to any significant risks.

[72] Financial guarantees and credit commitments

As a result of the sale of a subsidiary, UMH AG issued a letter of guarantee in the 2011 financial year to secure loan receivables of the guarantee beneficiaries from two closed-end funds. The full amount of the guarantee is owed to DZ BANK. As at the balance sheet date, the nominal amount of the letter of guarantee was USD 20.0 million (previous year: USD 20.0 million) or EUR 19.2 million (previous year: EUR 18.1 million).

In July 2021, Union Investment Institutional GmbH contractually agreed to grant R+V Pensionsversicherung a.G. a start-up stock loan that can be drawn down in tranches in accordance with section 178 VAG up to a maximum total amount of EUR 1.9 million. The last tranche can be drawn down on 31 December 2045. The loan has a variable interest rate and is subject to an interest rate cap and an interest rate floor. As at the balance sheet date, EUR 1.4 million (previous year: EUR 1.5 million) had not yet been drawn down.

There is a loan commitment to the non-consolidated subsidiary HMV GmbH, Erlangen, in the amount of EUR 2.0 million (previous year: EUR 2.0 million). As at the balance sheet date, EUR 1.0 million had been drawn down (previous year: no drawdowns).

[73] Number of employees

In the financial year, the average number of employees by group calculated in accordance with Section 267 (5) HGB was as follows:

	2024 Quantity	2023 Quantity	Change Quantity
Female employees	**1,987**	**2,005**	**-18**
Of which full-time employees	1,204	1,242	-38
Of which part-time employees	783	763	20
Male employees	**2,366**	**2,365**	**1**
Of which full-time employees	2,167	2,187	-20
Of which part-time employees	199	178	21
Total employees	**4,353**	**4,370**	**-17**
For information only:			
Female trainees	99	90	9
Male trainees	137	121	16
Total trainees	**236**	**211**	**25**

[74] Auditors fee

The auditor's fees are broken down by type of service as follows:

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Audits of financial statements	1,784	760	1,024
Other confirmation services	515	272	243
Tax consultancy services	—	—	—
Other services	2	2	—
Total	**2,301**	**1,034**	**1,267**

The fees for auditing the financial statements include the expenses for the audit of the consolidated financial statements and the group management report of UMH AG, for the statutory audit of the annual financial statements and the management report of UMH AG, the individual financial statements and management reports subject to mandatory auditing and the group packages of the companies and investment funds included in the consolidated financial statements. This category also includes the fees for the reviews of the condensed interim consolidated financial statements packages during the year. Other assurance services mainly include fees charged for the audit of the Group sustainability report package, for the audit in accordance with Section 89 of the German Securities Trading Act (WpHG) and other assurance and audit-related services. Other services mainly result from consulting services.

[75] Events after the end of the reporting period

There were no events of particular significance after the end of the financial year.

[76] Information on business relationships with related parties

DZ BANK directly held 72.34 % of UMH AG's share capital as at the balance sheet date (previous year: 72.34 %). Accordingly, UMH AG is controlled by DZ BANK in accordance with IFRS 10 and DZ BANK is therefore a related party of the UMH Group. The other companies belonging to the consolidated group of DZ BANK, the non-consolidated subsidiaries, the associated companies and the joint ventures of DZ BANK continue to be related parties.

Related parties that are controlled by the UMH Group or over which the UMH Group can exert a significant influence are listed in the list of shareholdings (note [67]).

Related parties within the meaning of IAS 24.9 in the UMH Group are the Board of Managing Directors and Supervisory Board of DZ BANK, the Board of Managing Directors and Supervisory Board of UMH AG, the segment/division heads and other employees in key positions in the UMH Group as well as their respective close family members.

UMH AG and the companies included in the consolidated financial statements have extensive service relationships in the normal course of business, which are transacted at market prices or standard market conditions.

UMH AG and other companies included in the consolidated financial statements have relationships with other related parties in the course of their normal business activities. The business relationships are conducted at arm's length. Loans and advances to related parties are not collateralised.

Related party disclosures

Assets	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Loans and advances to banks	**1,663,840**	**1,238,654**	**425,186**
Of which DZ BANK	1,534,699	1,204,705	329,994
Of which under joint control of DZ BANK	129,034	33,895	95,139
Of which joint ventures of DZ BANK	107	54	53
Loans and advances to customers	**3,195**	**1,400**	**1,795**
Of which under joint control of DZ BANK	997	894	103
Of which non-consolidated subsidiaries	1,540	39	1,501
Of which associated companies of UMH AG	11	13	-2
Of which joint ventures of UMH AG	185	149	36
Of which pension plans in favour of employees	462	305	157
Other assets	**24,174**	**19,377**	**4,797**
Of which under joint control of DZ BANK	995	1,094	-99
Of which non-consolidated subsidiaries	2,767	339	2,428
Of which pension plans in favour of employees	20,412	17,944	2,468
Right of use assets	**233**	**32**	**201**
Of which DZ BANK	233	32	201

Equity and liabilities	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Liabilities to banks	**2,205**	**1,046**	**1,159**
Of which DZ BANK	2,172	1,012	1,160
Of which under joint control of DZ BANK	33	34	-1
Liabilities to customers	**14**	**58**	**-44**
Of which under joint control of DZ BANK	14	15	-1
Of which non-consolidated subsidiaries	—	43	-43
Other liabilities	**175,062**	**142,116**	**32,946**
Of which DZ BANK	112,871	96,837	16,034
Of which under joint control of DZ BANK	59,636	44,481	15,155
Of which joint ventures of DZ BANK	20	—	20
Of which non-consolidated subsidiaries	1,953	195	1,758
Of which joint ventures of UMH AG	534	560	-26
Of which pension plans in favour of employees	48	43	5
Lease liabilities	**236**	**32**	**204**
Of which DZ BANK	236	32	204

Consolidated income statement	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Interest income and current income	**35,861**	**25,534**	**10,327**
Of which DZ BANK	34,335	23,697	10,638
Of which under joint control of DZ BANK	1,494	1,826	-332
Of which non-consolidated subsidiaries	18	0	18
Of which pension plans in favour of employees	14	11	3
Interest expenses	**-193**	**-144**	**-49**
Of which DZ BANK	-19	-9	-10
Of which under joint control of DZ BANK	-173	-135	-38
Of which non-consolidated subsidiaries	-1	—	-1
Fee and commission income	**-126,390**	**-97,175**	**-29,215**
Of which DZ BANK	-110,448	-88,216	-22,232
Of which under joint control of DZ BANK	-16,756	-9,529	-7,227
Of which joint ventures of DZ BANK	77	43	34
Of which non-consolidated subsidiaries	2	—	2
Of which joint ventures of UMH AG	735	527	208
Fee and commission expenses	**-126,870**	**-112,564**	**-14,306**
Of which DZ BANK	-60,839	-58,465	-2,374
Of which under joint control of DZ BANK	-64,116	-51,309	-12,807
Of which joint ventures of DZ BANK	-44	-220	176
Of which joint ventures of UMH AG	-1,836	-2,509	673
Of which pension plans in favour of employees	-35	-61	26

Consolidated income statement	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Administrative expenses	**-15,843**	**-10,083**	**-5,760**
Of which DZ BANK	-5,536	-3,323	-2,213
Of which under joint control of DZ BANK	-5,217	-5,534	317
Of which joint ventures of DZ BANK	-66	-56	-10
Of which non-consolidated subsidiaries	-5,017	-1,168	-3,849
Of which pension plans in favour of employees	-7	-2	-5
Other operating result	**8,506**	**4,726**	**3,780**
Of which DZ BANK	6,648	434	6,214
Of which under joint control of DZ BANK	1,204	1,854	-650
Of which joint ventures of DZ BANK	8	2	6
Of which non-consolidated subsidiaries	647	2,436	-1,789
Of which pension plans in favour of employees	-1	—	-1

Other disclosures	31. Dec. 2024 EUR thousand	31. Dec. 2023 EUR thousand	Change EUR thousand
Financial guarantees	**19,218**	**18,057**	**1,161**
Of which DZ BANK	19,218	18,057	1,161
Credit commitments	**3,375**	**3,480**	**-105**
Of which non-consolidated subsidiaries	2,000	2,000	—
Of which pension plans in favour of employees	1,375	1,480	-105

Please refer to Note [72] for information on financial guarantees and credit commitments.

The fair value of the plan assets managed by R+V Pensionsfonds Aktiengesellschaft, Wiesbaden, a company under the joint control of DZ BANK, totalled EUR 29,622 thousand as at the reporting date (previous year: EUR 25,115 thousand). In the financial year, allocations totalling EUR 592 thousand were made (previous year: EUR 2,315 thousand).

The balance sheet item other assets includes pension plans in favour of employees amounting to EUR 20,412 thousand (previous year: EUR 17,944 thousand). This includes the fair value of reimbursement claims against R+V Lebensversicherung AG, Wiesbaden, a company under the joint control of DZ BANK, totalling EUR 14,624 thousand (previous year: EUR 13,486 thousand). In the financial year, allocations totalling EUR 1,243 thousand were made (previous year: EUR 1,853 thousand).

Remuneration to related parties

In the UMH Group, key management personnel are defined as the Board of Managing Directors and the Supervisory Board of UMH AG, the segment/division heads and other employees in key positions within the UMH Group.

In principle, a remuneration system consisting of a basic salary (spread over twelve months) and short-term and long-term variable remuneration components is in place for Board of Managing Directors and AT employees who are not risk takers.

For members of management in key positions who are risk takers, the remuneration system also consists of a basic salary spread over twelve months. In addition to the basic salary, they also receive variable remuneration based on the "risk taker model". The risk-taker model involves a multi-year assessment period and deferred payment of variable remuneration over several years. The aim is to reduce the risk appetite of risk takers by including long-term periods for assessment and payment both in the past and in the future.

The members of the Supervisory Board of UMH AG receive fixed, non-profit-related annual remuneration and reimbursement of travelling expenses. The total amount of remuneration is made up of the basic remuneration and an attendance fee. The attendance fee depends on the number of meetings attended in the financial year and is therefore variable in amount.

In accordance with IAS 19.151, disclosures are also made for this group of persons if their employment relationship has ended.

	2024 EUR thousand	2023 EUR thousand	Change EUR thousand
Short-term remuneration	14,646	12,882	1,764
Long-term remuneration	3,527	2,955	572
Contributions to defined contribution plans	39	36	3
Current service cost for defined benefit pension plans	2,667	2,301	366
Total	**20,879**	**18,174**	**2,705**

The members of the UMH AG Supervisory Board received remuneration totalling EUR 345 thousand (previous year: EUR 345 thousand) in the financial year for their activities on the Supervisory Board of UMH AG and other activities at subsidiaries. The remuneration of the Members of the Board of Managing Directors of UMH AG totalled EUR 7,474 thousand in the financial year (previous year: EUR 6,941 thousand).

The total remuneration of former members of the Board of Managing Directors and their surviving dependants in accordance with Section 314 para. 1 no. 6b HGB amounts to EUR 1,270 thousand (previous year: EUR 1,317 thousand). There are defined benefit pension obligations for former members of the Board of Managing Directors and their surviving dependants totalling EUR 20,152 thousand (previous year: EUR 21,688 thousand).

[77] Board of Managing Directors of Union Asset Management Holding AG

Name	Beruf
Hans Joachim Reinke	Chief Executive Officer
Sonja Albers	Member of the Board of Managing Directors
Dr Frank Engels	Member of the Board of Managing Directors
Giovanni Gay	Member of the Board of Managing Directors
André Haagmann	Member of the Board of Managing Directors

[78] Supervisory Board of Union Asset Management Holding AG

Name and designation	Profession
Dr Cornelius Riese Chairman [14]	Chief Executive Officer, DZ BANK AG Deutsche Zentral-Genossenschaftsbank, Frankfurt am Main
Andreas Theis Deputy Chairman [14]	Member of the Board of Managing Directors, Volksbank Trier Eifel eG, Bitburg
Thorsten Bartsch Employee representative	Group Manager, Editorial and Training Management, Union Investment Privatfonds GmbH, Frankfurt am Main
Ulf Brothuhn Member	Chief Executive Officer, Bremische Volksbank Weser-Wümme eG, Bremen
Ulrike Brouzi Member [14]	Member of the Board of Managing Directors, DZ BANK AG Deutsche Zentral-Genossenschaftsbank, Frankfurt am Main
Susanne Heidecke Employee representative	Works Councillor, Union Asset Management Holding AG, Frankfurt am Main
Dr Matthias Hildner Member	Chairman of the Board of Managing Directors, Wiesbadener Volksbank eG, Wiesbaden
Marija Kolak Member	President, Federal Association of German Cooperative Banks (BVR), Berlin
Oliver Lüsch Member	Chairman of the Board of Managing Directors, BBBank eG, Karlsruhe
David Milleker Employee representative [14]	Employees' council, Union Asset Management Holding AG, Frankfurt am Main
Wolfgang Nett Employee representative (until 28 February 2025)	Sales Director, Union Investment Privatfonds GmbH, Frankfurt am Main
Dr Norbert Rollinger Member	Chairman of the Board of Managing Directors, R+V Versicherung AG, Wiesbaden
Stefan Schindler Member	Chairman of the Board of Managing Directors, Sparda-Bank Nürnberg eG, Nuremberg
Georg Schneider Member	Chairman of the Board of Managing Directors, VR-Bank Handels- und Gewerbebank eG, Gersthofen
Martin Steinmetz Employee representative (since 1 March 2025)	Portfolio and capital market specialist, Union Investment Institutional GmbH, Frankfurt am Main
Claudia Vives Carrasco Employee representative	Specialist Manager Real Estate, Union Investment Real Estate GmbH, Hamburg

[14] Also a member of the Presiding Committee of the Supervisory Board.

[79] Supervisory mandates held by members of the Board of Managing Directors and employees

As at 31 December 2024, mandates were held in statutory supervisory bodies of large corporations. Companies included in the consolidated financial statements are indicated by (*).

Mandates held by members of the Board of Managing Directors of Union Asset Management Holding AG:

Name	Mandate designation(s)
Hans Joachim Reinke	Union Investment Institutional GmbH, Frankfurt am Main (*) Deputy Chairman of the Supervisory Board Union Investment Privatfonds GmbH, Frankfurt am Main (*) Chairman of the Supervisory Board Union Investment Real Estate GmbH, Hamburg (*) Deputy Chairman of the Supervisory Board
Sonja Albers	Union Investment Service Bank AG, Frankfurt am Main (*) Chairwoman of the Supervisory Board
Dr Frank Engels	Union Investment Institutional Property GmbH, Frankfurt am Main (*) Deputy Chairman of the Supervisory Board Union Investment Service Bank AG, Frankfurt am Main (*) Deputy Chairman of the Supervisory Board Union Investment Privatfonds GmbH, Frankfurt am Main (*) Deputy Chairman of the Supervisory Board Quoniam Asset Management GmbH, Frankfurt am Main (*) Chairman of the Supervisory Board
André Haagmann	Union Investment Institutional GmbH, Frankfurt am Main (*) Chairman of the Supervisory Board Union Investment Institutional Property GmbH, Hamburg (*) Chairman of the Supervisory Board Union Investment Real Estate GmbH, Hamburg (*) Chairman of the Supervisory Board

Mandates held by employees of Union Asset Management Holding AG:

Name	Mandate designation(s)
Dr Carsten Fischer	Union Investment Luxembourg S.A., Senningerberg, Luxembourg (*) Member of the Supervisory Board (until 31 March 2024)
Dr Daniel Günnewig	Attrax Financial Services S.A., Senningerberg, Luxembourg (*) Chairman of the Supervisory Board Union Investment Service Bank AG, Frankfurt am Main (*) Member of the Supervisory Board
Dr Gunter Haueisen	Union Investment Luxembourg S.A., Senningerberg, Luxembourg (*) Chairman of the Supervisory Board Quoniam Asset Management GmbH, Frankfurt am Main (*) Member of the Supervisory Board

Mandates held by members of management boards/senior management and employees:

Name	Mandate designation(s)
Dr Michael Bütter Chairman of the Management Board (Union Investment Real Estate GmbH)	Union Investment Institutional Property GmbH, Hamburg (*) Member of the Supervisory Board
Fabian John Chairman of the Management Board (ZBI GmbH, since 21 November 2024 until 31 December 2024) Member of the Management Board (ZBI GmbH, until 21 November 2024)	ZBI Fondsmanagement GmbH, Erlangen (*) Deputy Chairman of the Supervisory Board (since 17 September 2024) Member of the Supervisory Board (since 1 September 2024 until 16 September 2024)
Jörg Kotzenbauer Member of the Management Board (ZBI GmbH, since 21 November 2024 until 31 December 2024) Chairman of the Management Board (ZBI GmbH, until 21 November 2024)	ZBI Fondsmanagement GmbH, Erlangen (*) Chairman of the Supervisory Board (until 31 December 2024)
Marco Knopp Member of the Management Board (ZBI GmbH, until 31 August 2024)	ZBI Fondsmanagement GmbH, Erlangen (*) Deputy Chairman of the Supervisory Board (until 31 August 2024)
Stephan Nasterlack Member of the Management Board (Union IT-Services GmbH)	Attrax Financial Services S.A., Senningerberg, Luxembourg (*) Member of the Supervisory Board
Barbara Resch Member of the Board of Managing Directors (Union Investment Service Bank AG)	Attrax Financial Services S.A., Senningerberg, Luxembourg (*) Deputy Chairwoman of the Supervisory Board
Harald Rieger Member of the Management Board (Union Investment Institutional GmbH)	Union Investment Luxembourg S.A., Senningerberg, Luxembourg (*) Member of the Supervisory Board (since 1 April 2024) Quoniam Asset Management GmbH, Frankfurt am Main (*) Deputy Chairman of the Supervisory Board
Jochen Wiesbach Member of the Management Board (Union Investment Privatfonds GmbH)	Attrax Financial Services S.A., Senningerberg, Luxembourg (*) Member of the Supervisory Board
Henrike Waldburg Member of the Management Board (Union Investment Real Estate GmbH)	Aedifica SA, Brussels, Belgium Independent Director (until 14 May 2024)

[80] Miscellaneous other disclosures

These consolidated financial statements were signed by the Board of Managing Directors on 10 March 2025 and released for submission to the Supervisory Board. The Supervisory Board is responsible for examining the consolidated financial statements and declaring whether it approves the consolidated financial statements.

Frankfurt am Main, 10 March 2025

Union Asset Management Holding AG

Hans Joachim Reinke
Chairman of the Board of
Managing Directors

Sonja Albers
Member of the Board of
Managing Directors

Dr Frank Engels
Member of the Board of
Managing Directors

Giovanni Gay
Member of the Board of
Managing Directors

André Haagmann
Member of the Board of
Managing Directors

Independent auditor's report

to Union Asset Management Holding AG, Frankfurt am Main

Audit opinions

We have audited the consolidated financial statements of Union Asset Management Holding AG, Frankfurt am Main, and its subsidiaries (the Group), which comprise the consolidated statement of financial position as at 31 December 2024, the consolidated statement of comprehensive income, the consolidated statement of profit or loss, the consolidated statement of changes in equity and the consolidated statement of cash flows for the financial year from 1 January to 31 December 2024, and notes to the consolidated financial statements, including a summary of significant accounting policies. In addition, we have audited the group management report of Union Asset Management Holding AG for the financial year from 1 January to 31 December 2024. In accordance with the German legal requirements, we have not audited the content of the corporate governance statement pursuant to Section 289f (4) HGB (disclosures on the proportion of women).

In our opinion, based on the findings of our audit

- the accompanying consolidated financial statements comply, in all material respects, with the IFRS Accounting Standards issued by the International Accounting Standards Board (IASB) (hereinafter referred to as "IFRS Accounting Standards") as adopted by the EU and the additional requirements of German commercial law pursuant to Section 315e (1) HGB and, in compliance with these requirements, give a true and fair view of the assets, liabilities and financial performance of the Group as at 31 December 2024 and of its financial position for the financial year from 1 January to 31 December 2024, and

- the accompanying group management report as a whole provides a suitable view of the Group's position. In all material respects, this group management report is consistent with the consolidated financial statements, complies with German legal requirements and appropriately presents the opportunities and risks of future development. Our audit opinion on the group management report does not cover the content of the corporate governance statement referred to above.

Pursuant to § 322 Abs. 3 Satz 1 HGB, we declare that our audit has not led to any reservations relating to the legal compliance of the consolidated financial statements and of the group management report.

Basis for the audit opinions

We conducted our audit of the consolidated financial statements and of the group management report in accordance with § 317 HGB and German generally accepted standards for the audit of financial statements promulgated by the Institute of Public Auditors in Germany (IDW). Our responsibilities under those requirements and principles are further described in the "Auditor's responsibilities for the audit of the consolidated financial statements and of the group management report" section of our auditor's report. We are independent of the Group companies in accordance with the requirements of German commercial and professional law, and we have fulfilled our other German professional responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions on the consolidated financial statements and on the group management report.

Other information

The legal representatives are responsible for the other information. The other information comprises the statement on corporate governance pursuant to Section 289f (4) HGB (disclosures on the proportion of women) obtained by us prior to the date of this auditor's report as a non-audited component of the group management report.

Our opinions on the consolidated financial statements and on the group management report do not cover the other information, and consequently we do not express an opinion or any other form of assurance conclusion thereon.

In connection with our audit, our responsibility is to read the other information referred to above and, in doing so, consider whether the other information

- are materially inconsistent with the consolidated financial statements, with the group management report information audited for content or our knowledge obtained in the audit, or

- otherwise appear to be materially misstated.

Responsibility of the legal representatives and the Supervisory Board for the consolidated financial statements and the group management report

Management is responsible for the preparation of the consolidated financial statements that comply, in all material respects, with IFRS Accounting Standards as adopted by the EU and the additional requirements of German commercial law pursuant to Section 315e (1) HGB and that the consolidated financial statements, in compliance with these requirements, give a true and fair view of the assets, liabilities, financial position and financial performance of the Group. In addition, management is responsible for such internal control as they have determined necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud (i.e. accounting fraud or error) or error.

In preparing the consolidated financial statements, the legal representatives are responsible for assessing the Group's ability to continue as a going concern. Furthermore, they are responsible for disclosing, as applicable, matters related to going concern. In addition, they are responsible for financial reporting based on the going concern basis of accounting unless there is an intention to liquidate the Group or to cease operations, or there is no realistic alternative but to do so.

Furthermore, management is responsible for the preparation of the group management report that, as a whole, provides an appropriate view of the Group's position and is, in all material respects, consistent with the consolidated financial statements, complies with German legal requirements, and appropriately presents the opportunities and risks of future development. In addition, management is responsible for such arrangements and measures (systems) as they have considered necessary to enable the preparation of a group management report that is in accordance with the applicable German legal requirements, and to be able to provide sufficient appropriate evidence for the assertions in the group management report.

The Supervisory Board is responsible for overseeing the Group's financial reporting process for the preparation of the consolidated financial statements and the group management report.

Responsibility of the auditor for the audit of the consolidated financial statements and the group management report

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and whether the group management report as a whole provides an appropriate view of the Group's position and, in all material respects, is consistent with the consolidated financial statements and the knowledge obtained in the audit, complies with the German legal requirements and appropriately presents the opportunities and risks of future development, as well as to issue an auditor's report that includes our opinions on the consolidated financial statements and on the group management report.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Section 317 HGB and German generally accepted standards for the audit of financial statements promulgated by the IDW will always detect a material misstatement. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements and group management report.

During the audit, we exercise professional judgement and maintain professional scepticism. In addition

- we identify and assess the risks of material misstatement of the consolidated financial statements and of the group management report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than the risk of not detecting a material misstatement resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- we obtain an understanding of internal control relevant to the audit of the consolidated financial statements and of arrangements and measures (systems) relevant to the audit of the group management report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control or on the effectiveness of these arrangements and measures.

- we assess the appropriateness of the accounting policies used by the legal representatives and the reasonableness of the estimates and related disclosures made by the legal representatives.

- we conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in the auditor's report to the related disclosures in the consolidated financial statements and in the group management report or, if such disclosures are inadequate, to modify our respective audit opinions. We draw our conclusions on the basis of the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to be able to continue as a going concern.

- we evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements present the underlying transactions and events in a manner that the consolidated financial statements give a true and fair view of the assets, liabilities, financial position and financial performance of the Group in compliance with IFRS Accounting Standards as adopted by the EU and the additional requirements of German commercial law pursuant to Section 315e (1) HGB.

- we plan and perform the audit of the consolidated financial statements to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business segments within the Group to express opinions on the consolidated financial statements and on the group management report. We are responsible for the direction, supervision and review of the audit activities performed for the purpose of the audit of the consolidated financial statements. We bear sole responsibility for our audit opinions.

- we evaluate the consistency of the group management report with the consolidated financial statements, its conformity with German law, and the view of the Group's position it provides.

- we conduct audit procedures on the prospective information presented by the legal representatives in the group management report. On the basis of sufficient appropriate audit evidence we evaluate, in particular, the significant assumptions used by management as a basis for the prospective information, and evaluate the proper derivation of the prospective information from these assumptions. We do not express a separate opinion on the forward-looking statements or on the underlying assumptions. There is a significant unavoidable risk, that future events will differ materially from the forward-looking statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Frankfurt am Main, 11 March 2025

PricewaterhouseCoopers GmbH
Auditing company

Stefan Peetz
Certified Public
Accountant

ppa, Dinko Grgat
Certified Public
Accountant

Shareholders and executive bodies of Union Asset Management Holding AG

Shareholders

DZ BANK AG Deutsche Zentral-Genossenschaftsbank. Frankfurt am Main	72.34 %
VR GbR Frankfurt am Main	24.25 %
Local cooperative banks including holding companies of the primary banks, associations and special purpose entities of the German Cooperative Financial Network and others	3.41 %

As at: 1 April 2025

Board of Managing Directors of Union Asset Management Holding AG

Name	Professional capacity
Hans Joachim Reinke	Chief Executive Officer
Sonja Albers	Member of the Board of Managing Directors
Dr Frank Engels	Member of the Board of Managing Directors
Giovanni Gay	Member of the Board of Managing Directors
André Haagmann	Member of the Board of Managing Directors

Supervisory Board of Union Asset Management Holding AG

Name and title	Profession
Dr Cornelius Riese Chairman [15]	Co-Chief Executive Officer, DZ BANK AG Deutsche Zentral-Genossenschaftsbank, Frankfurt am Main
Andreas Theis Deputy Chairman [15]	Member of the Board of Managing Directors, Volksbank Eifel eG, Bitburg
Thorsten Bartsch Employee representative	Group Manager, Editorial and Training Management, Union Investment Privatfonds GmbH, Frankfurt am Main
Ulf Brothuhn Member	Chief Executive Officer, Bremische Volksbank eG, Bremen
Ulrike Brouzi Member [15]	Member of the Board of Managing Directors, DZ BANK AG Deutsche Zentral-Genossenschaftsbank, Frankfurt am Main
Susanne Heidecke Employee representative	Works Councillor, Union Asset Management Holding AG, Frankfurt am Main
Dr Matthias Hildner Member	Chairman of the Board of Managing Directors, Wiesbadener Volksbank eG, Wiesbaden
Marija Kolak Member	President, Federal Association of German Cooperative Banks (BVR), Berlin
Oliver Lüsch Member	Chairman of the Board of Managing Directors, BBBank eG, Karlsruhe
David Milleker Employee representative [15]	Employees' council, Union Asset Management Holding AG, Frankfurt am Main
Dr Norbert Rollinger Member	Chairman of the Board of Managing Directors, R+V Versicherung AG, Wiesbaden
Stefan Schindler Member	Chairman of the Board of Managing Directors, Sparda-Bank Nürnberg eG, Nuremberg
Georg Schneider Member	Chairman of the Board of Managing Directors, VR-Bank Handels- und Gewerbebank eG, Gersthofen
Martin Steinmetz Employee representative	Portfolio and capital markets specialist, Union Asset Institutional GmbH, Frankfurt am Main
Claudia Vives Carrasco Employee representative	Specialist Manager Real Estate, Union Investment Real Estate GmbH, Hamburg

As at: 1 April 2025

[15] Also a member of the Executive Committee of the Supervisory Board.

Advisory Board

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Thomas Bierfreund	Co-Chairman of the Board Volksbank in the Region eG
Frank Manfred Bonin	Chief Executive Officer Volksbank eG Südheide – Isenhagener Land – Altmark
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Matthias Frentzen	Member of the Board of Managing Directors Dortmunder Volksbank eG
Erwin Haas	Member of the Board of Managing Directors VR-Bank Heilbronn Schwäbisch Hall eG
Joachim Haas	Member of the Board of Managing Directors Sparda-Bank Baden-Württemberg eG
Joachim Hausner	Chairman of the Board of Managing Directors VR Bank Bamberg-Forchheim eG
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Björn Henkel	Member of the Board of Managing Directors VR-Bank Mitte eG
Martin Holzer	Member of the Board of Managing Directors Volksbank Tirol AG
Matthias Hümpfner	Chairman of the Board of Managing Directors Volksbank pur eG
Holger Hürten	Chairman of the Board of Managing Directors VR-Bank Bonn Rhein-Sieg eG
Andreas Jeske	Member of the Board of Managing Directors VR Bank in Holstein eG
Clifford Jordan	Member of the Board of Managing Directors VR Bank Südpfalz eG
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René Königshausen	Chief Executive Officer PSD Bank West eG
Frank Kraaz	Member of the Board of Managing Directors VR-Bank Ludwigsburg eG
Michael C. Kuch	Member of the Board of Managing Directors VR Bank RheinAhrEifel eG
Dr Rainer Kuhnle	Member of the Board of Managing Directors Volksbank Niederösterreich AG
Norbert Lautenschläger	Chief Executive Officer Volksbank Lauterbach-Schlitz eG
Tobias Meurer	Member of the Board of Managing Directors Sparda-Bank Südwest eG
Gregor Meinolf Neuhäuser	Member of the Board of Managing Directors Grafschafter Volksbank eG
Jürgen Neutgens	Member of the Board of Managing Directors Volksbank Cologne Bonn
Jörg-Peter Nitschmann	Chairman of the Board of Managing Directors LIGA Bank eG
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Peter Scherf	Member of the Board of Managing Directors Volksbank Herford-Mindener Land eG
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Stefan Sendlinger	Member of the Board of Managing Directors VR-Bank Rottal-Inn eG
Wolfgang Völkl	Spokesman of the Board of Managing Directors Volksbank Raiffeisenbank Regensburg-Schwandorf eG
Dr Lars Witteck	Spokesman of the Board of Managing Directors Volksbank Mittelhessen eG

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