Corporate News

ESPG AG publishes 2025 consolidated financial statements and confirms a clearly positive annual result

- **2025 consolidated financial statements published with unqualified audit opinion**
- **Following the completion of the financial reorganisation, strongly positive EBIT of EUR 9.5 million (2024: EUR -11.2 million) and Group earnings of EUR 2.3 million (previous year: EUR -24.8 million)**
- **LTV at a stable level of 57.4% (previous year: 58.6%)**
- **Audited figures correspond to the preliminary results (published on 31 March 2026)**

Cologne, 6 July 2026 – European Science Park Group (ESPG AG), a real estate company specialising in science parks, has published its consolidated financial statements for the 2025 financial year. The final 2025 figures largely confirmed the preliminary results, while Group earnings amounted to a positive EUR 2.3 million. The 2025 consolidated financial statements received an unqualified audit opinion.

“The published financial figures show that we were able to continue on the course we have pursued over the past two years and achieve a positive result. Following the financial reorganisation, we are now once again in a position to act from a solid foundation and drive our projects forward in a targeted manner. With our science park portfolio, the annual surplus generated and a stable LTV, we are excellently positioned to initiate the next phase of the company’s development. This also includes actively taking advantage of market opportunities and consistently implementing selected portfolio measures. In this context, we have already classified one of our properties as held for sale,” says **Ralf Nöcker, Member of the Management Board of ESPG AG**.

Clearly positive annual result achieved

In the 2025 financial year, ESPG AG generated income from property management of EUR 18.0 million, compared with EUR 16.4 million in the previous year. The result from property management amounted to EUR 11.6 million, compared with EUR 7.3 million in 2024.

The company was therefore able to significantly increase its earnings power in the annual financial statements, with a one-off effect from the termination of a larger lease agreement also making a positive contribution to the result. This development shows that the measures initiated to stabilise operations and further develop the portfolio in a targeted manner were already reflected in earnings in the 2025 financial year.

This positive development is also evident in other key figures. Including the one-off effect, ESPG AG achieved EBIT of EUR 9.5 million, after reporting negative earnings before interest and taxes of EUR -11.2 million in the previous year. Group earnings improved to EUR 2.3 million (EUR 0.7 million excluding the one-off effect), after the previous year's figure had still been significantly affected by the restructuring and had amounted to EUR -24.8 million. Equity amounted to EUR 83.7 million as of the balance sheet date, slightly above the figure of EUR 79.5 million as of 31 December 2024, taking into account the financial reorganisation. At the same time, cash and cash equivalents increased to EUR 4.7 million at year-end 2025, compared with EUR 2.3 million in the previous year. Overall, this development underlines the significantly improved financial starting position following an operationally and financially strong 2025 financial year.

“With an LTV of 57.4%, ESPG AG has a high degree of financial stability. This gives us flexibility for further investments in our science parks in order to continue developing our property portfolio in a targeted manner. At the same time, we are in discussions regarding the extension of existing loans and the acquisition of additional loans on sustainable terms in order to advance the further development of the portfolio on a reliable financing basis,” says **Christian Fendel, Director of Finance of ESPG AG**.

Strategic further development in an attractive market environment

As of 31 December 2025, the portfolio comprised 16 science parks with a value of around EUR 215 million. ESPG AG continues to pursue its strategy of systematically further developing its existing real estate portfolio towards science parks and specifically attracting tenants from research-driven future-oriented industries.

For the coming months, the company sees its key operational tasks primarily in further reducing vacancies through the conclusion of additional lease agreements as well as in the scheduled implementation of maintenance and modernisation measures across the portfolio.

From ESPG AG's perspective, science parks in Germany remain an attractive market segment. Proximity to universities, hospitals and research locations, as well as demand from innovation-driven sectors such as life sciences, green technologies and digital transformation, continue to provide favourable conditions for the development of specialised real estate locations. Against this backdrop, ESPG AG also sees further potential for the targeted development of its portfolio going forward.

The audited 2025 consolidated financial statements are available for download on ESPG AG's website at: https://espg.space/investor_relations/financial-statements/

About ESPG

European Science Park Group (ESPG) is a real estate company specialising in science parks. The company focuses on developing science parks, primarily comprising tenants from future-oriented industries such as life sciences, green technologies, and digital transformation, which benefit from proximity to one another as well as to universities, clinics, and research institutions. ESPG's portfolio currently comprises 16 science parks across Europe with a total area of 126,000 square metres. The locations are typically situated outside metropolitan areas in regions recognized as science clusters or with a high concentration of innovative companies.

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