

## Consolidation of transaction volumes continues

*Hypoport reported weak transaction volumes on a yoy comparison, on a qoq comparison the consolidation has continued. The Europace transaction volume has declined by 40% yoy to EUR 15.7bn, qoq the volume has declined by 5% qoq. Transaction volume per working day has, however, increased by 3% qoq. Mortgage finance volume at Europace has declined by 3% qoq but increased by 5% qoq per working day. The consumer finance volume was down by 3% qoq (+5% qoq per working day). Dr Klein (Retail Clients) reported a decline by 9% qoq (-1% qoq per working day). The value of properties valued by Value AG was down by 23% yoy (-14% qoq), the value of properties sold via FIO declined by 26% yoy (+5% qoq) and the Dr. Klein WoWi transaction volume was down by 71% yoy (-26% qoq). In Q2 SMIT increased the volume of migrated policies by 9% yoy (+4% qoq) to EUR 4bn. Hypoport reported another set of weak quarterly transaction volumes which is in line with our expectation. The consolidation has, however, continued during Q2 which gives hope for a qoq improvement in the next quarters. We stick to our Buy rating with a TP of EUR 215.*

| KPIs (EUR bn)                           | Q2 2023 | Q2 2022 | yoy  | qoq  |
|---|---------|---------|------|------|
| Transaction volume Europace             | 15.7    | 26.4    | -40% | -5%  |
| of which mortgage finance               | 12.6    | 21.3    | -41% | -3%  |
| Transaction vol. Dr. Klein Privatkunden | 1.4     | 2.5     | -44% | -9%  |
| Value of properties valued by VALUE AG  | 7.0     | 9.0     | -23% | -14% |
| Value of properties sold via FIO        | 2.5     | 3.3     | -26% | 5%   |
| Transaction vol. Dr. Klein WoWi         | 0.21    | 0.74    | -71% | -26% |
| Volume of policies migrated to SMIT     | 4.0     | 3.7     | 9%   | 4%   |

Sources: Hypoport, Pareto Securities

Dr Philipp Häßler CFA  
+49 69 58997 414, philipp.haessler@paretosec.com

*Pareto Securities AS has been paid by the issuer to produce this research report. This material is considered by Pareto Securities to qualify as an acceptable minor non-monetary benefit according to the EU MIFID 2 directive.*

For disclosures on relevant definitions, methods, risks, potential conflicts of interests etc. and disclaimers please see [www.paretosec.com](http://www.paretosec.com). Investment Recommendations should be reviewed in conjunction with the information therein. When distributed in the US: This document is intended for institutional investors and is not subject to all of the independence and disclosure standards applicable to equity/debt research reports prepared for retail investors. This material is considered by Pareto Securities to qualify as an acceptable minor non-monetary benefit according to Directive 2014/65/EU Article 24 (7)(8) and Commission Delegated Directive 2017/593.