

DIC.

Q1

welcome to the future

2022 ++

QUARTERLY STATEMENT

10 May 2022

CONFERENCE CALL

dynamic performance

Strategic and operational excellence



Successful expansion

First property acquisitions in Europe outside Germany, YTD acquisition volume of approx. EUR 298 million



Nationwide office and logistics champion

Successful acquisition of a majority stake in VIB Vermögen AG, resulting in pro forma AuM of more than EUR 13 billion and a significant increase in the logistics share



Top ratings for Sustainability

Top 3% ESG Risk Rating in the property sector from Sustainalytics; S&P CSA Score improved to 26

Best-in-Class
at all levels



FFO up year-on-year to EUR 26.7 million



Letting performance up 17% to 65,500 sqm, including approx. 40,000 sqm of office space let to Deutsche Bank in Frankfurt



Like-for-like rental income up 3.3%

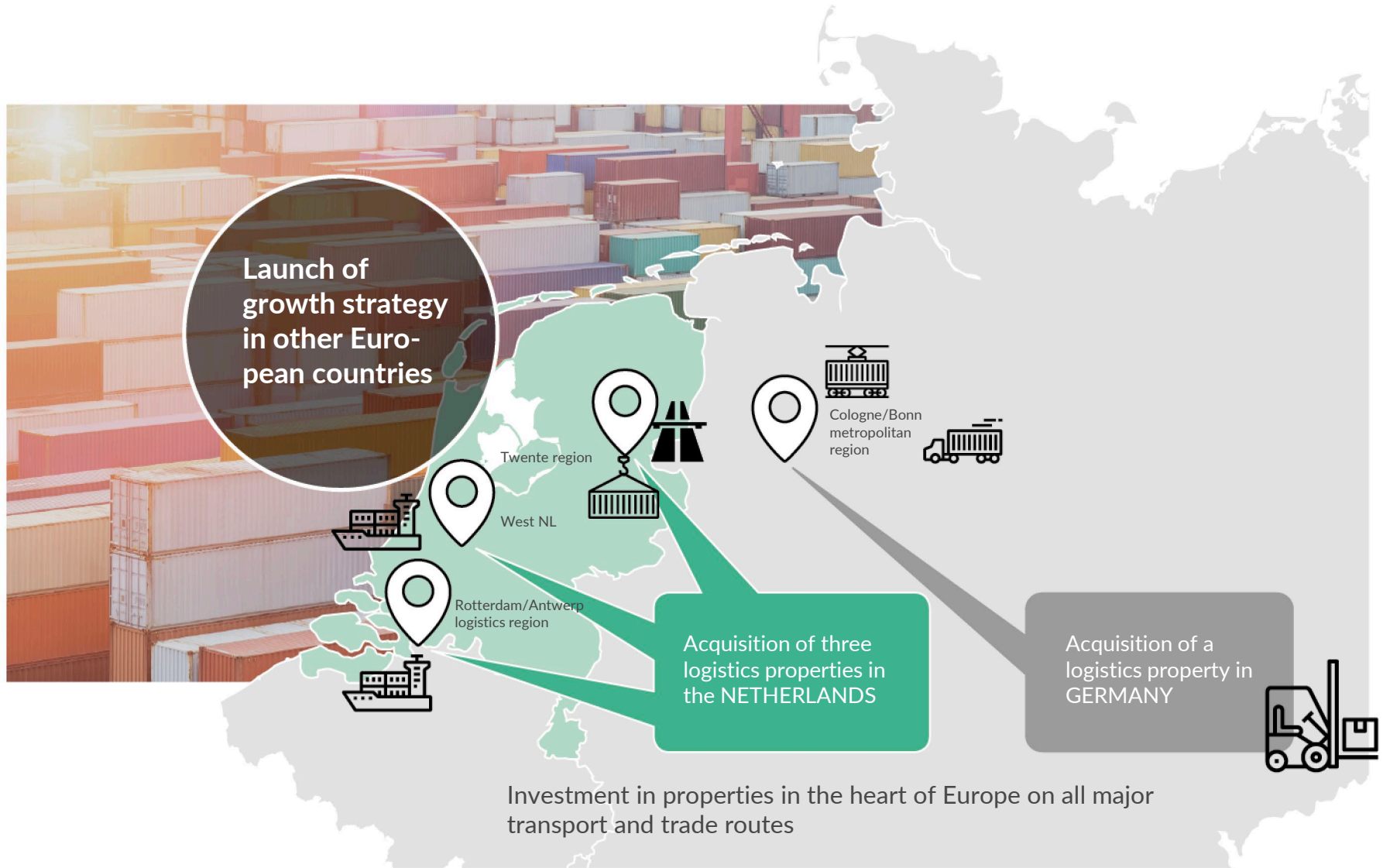


Lease expiry volume in 2022 reduced to 1.5%



General Shareholders' Meeting agrees to increase **dividend** to EUR 0.75; scrip dividend acceptance rate at 41%

Successful expansion of the logistics asset class



Emergence of a Germany-wide champion for office and logistics

Assets under Management
EUR **>13 billion**
after full consolidation from April 2022
Pro-forma calculation

DIC



- + Increase in earnings: additional FFO contribution from VIB acquisition
- + Accelerated growth of the logistics asset class: AuM share on our platform significantly increases
- + Expansion of the real estate platform in southern Germany: 112 properties with a current market value of around EUR 1.5 billion
- + High-quality development pipeline: around 180,000 sqm of ESG-compliant logistics projects
- + Boosting expertise: approx. 40 employees with proven expertise especially in logistics and light industrial sector

making our business unique

Successful implementation of sustainability strategy led to best-in-class result at Sustainalytics Rating

MORNINGSIDE SUSTAINALYTICS

Sustainalytics ESG rating completed with best-in-class result

Top 3% in the real estate industry

Top 4% of real estate management companies

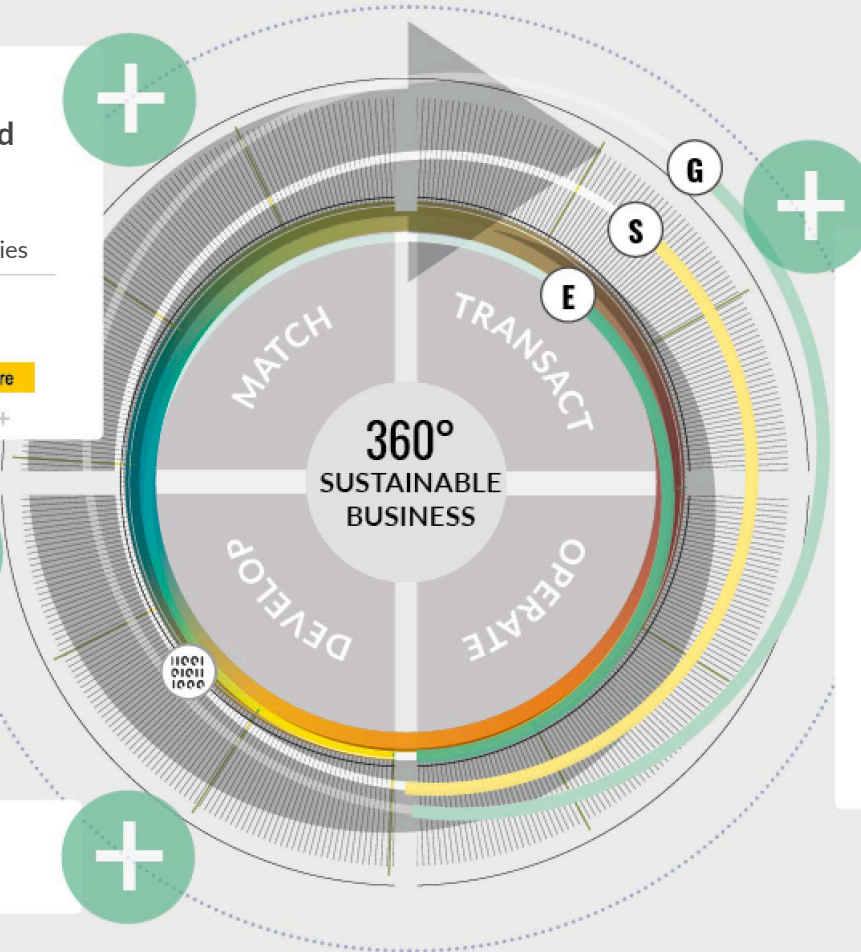
9,2 Negligible Risk



S&P Global

S&P CSA rating improved by 8 points to 26 in 2021 (+44%)

Next Sustainability Report to be published in mid-May

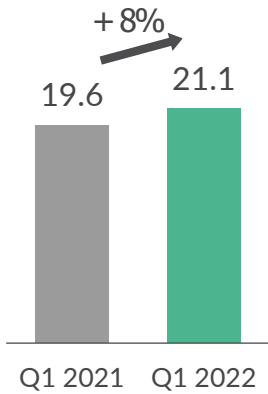


Investment in ESG-compliant logistics real estate

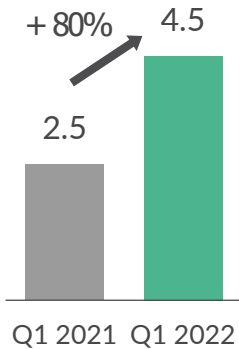
- Acquisition of a logistics property in the Cologne/Bonn metropolitan region for a special fund with the aim of achieving DGNB Gold certification
- Acquisition of a logistics property in the Netherlands built according to green building criteria
- Adding to the ESG-compliant development pipeline by taking over VIB (approx. 180,000 sqm)

Sources of income growing steadily

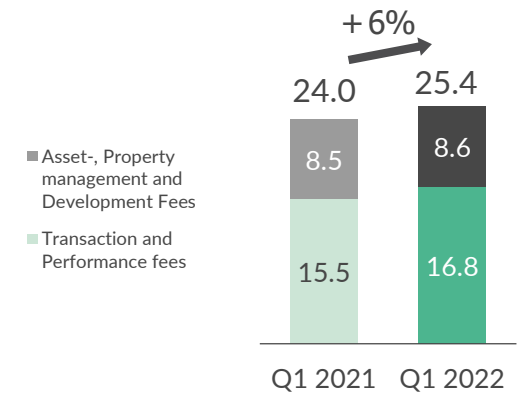
Stable base: Net rental income from the Commercial Portfolio expanded



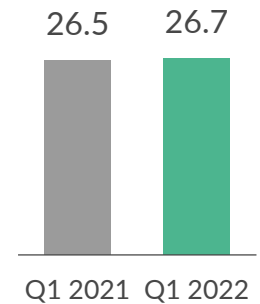
Increased income from associated companies



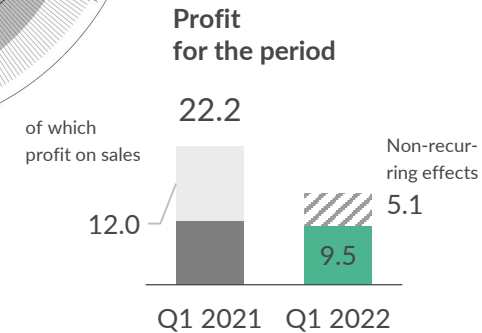
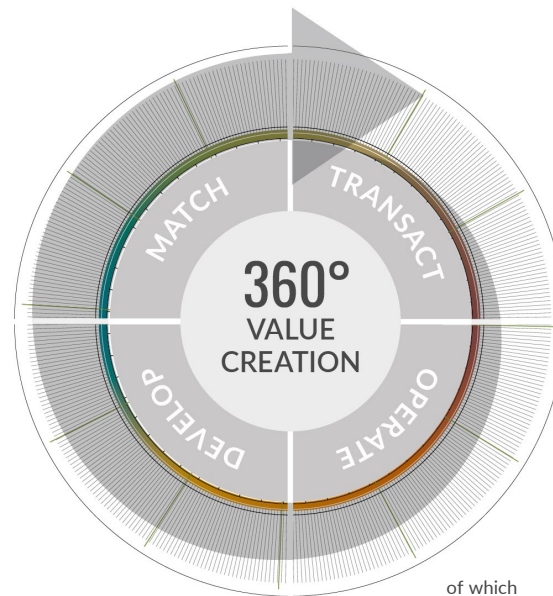
Further rise in real estate management fees in Institutional Business



FFO up on previous year

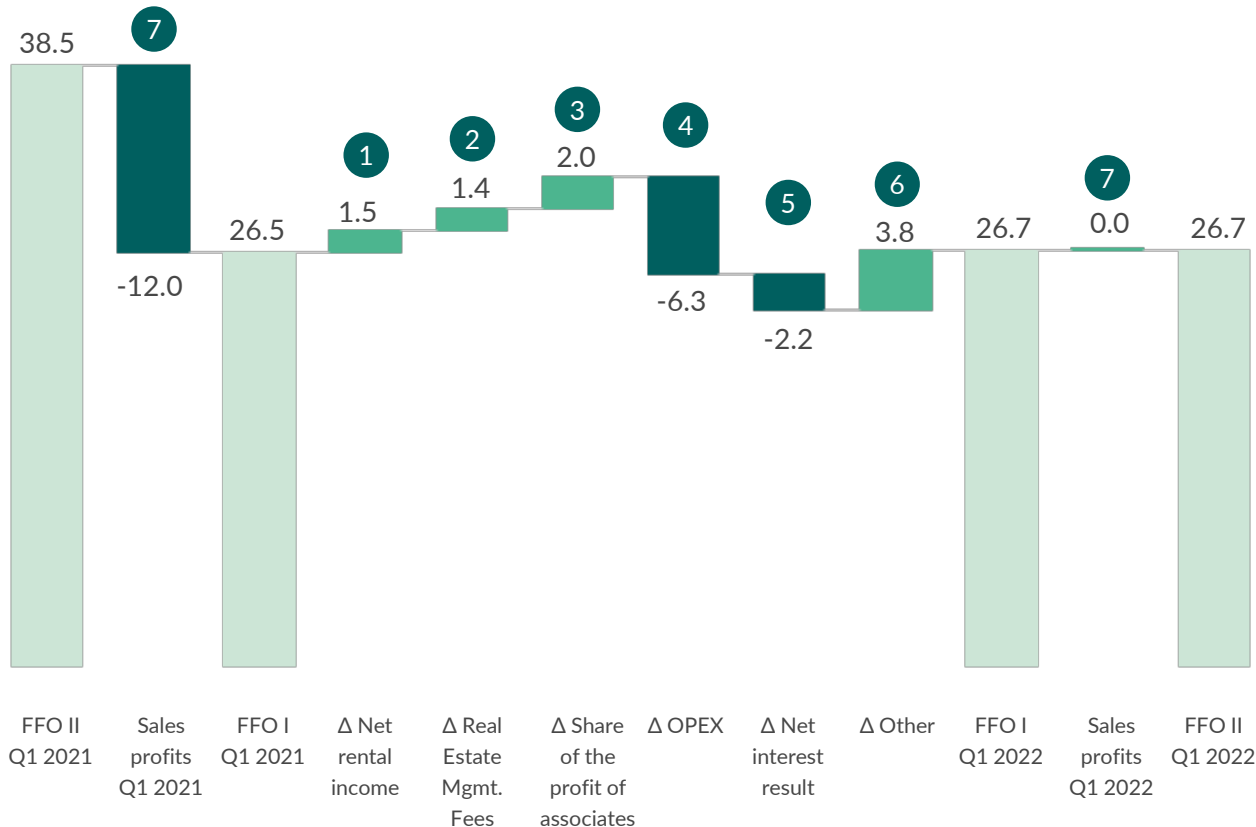


All figures in EUR million



FFO I up on previous year after sales growth

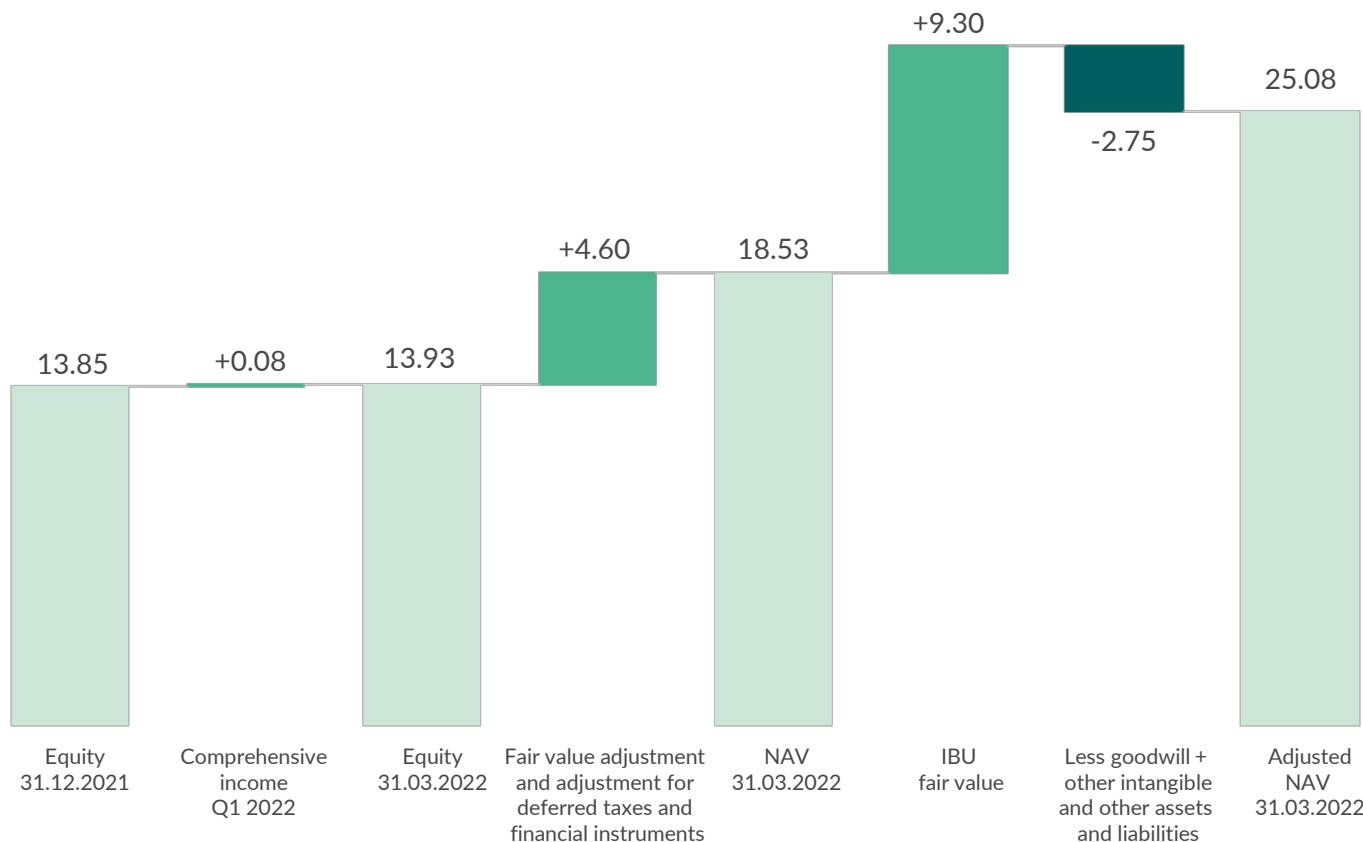
FFO Bridge FY 2020/FY 2021
in EUR million



- 1 Net rental income increased, primarily due to good letting performance and acquisitions over the past 12 months
- 2 The increase in income from real estate management is primarily due to higher transaction and performance fees
- 3 Income from profit from associates mainly as a result of the higher contribution from transaction-related investment income
- 4 OPEX increased due to the growth of the real estate platform; in Q1 2022 additional transaction costs of around EUR 4.9 million from VIB transaction
- 5 Net interest result decreased compared to previous year due to ESG-linked promissory notes (EUR 280 million) and issuance of Green Bond (EUR 400 million)
- 6 Mainly adjustment of VIB transaction costs
- 7 FFO II lower: Higher sales profit in previous year in the first quarter (disposal of Wilhelminenhaus Darmstadt)

Adjusted NAV rises to 25.08 EUR per share

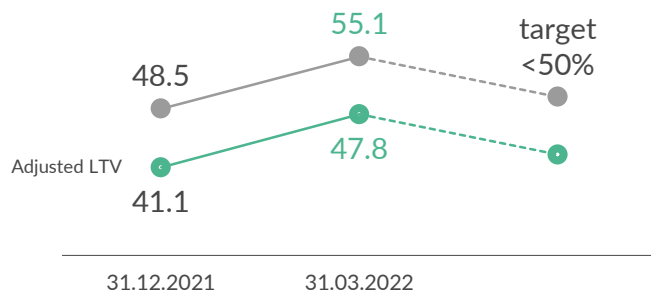
Reconciliation of Net Asset Value (NAV) to Adjusted NAV in EUR per share



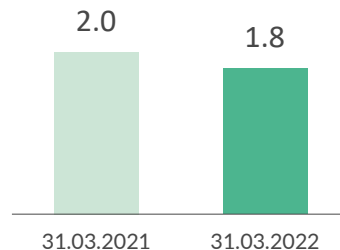
- **Net Asset Value (NAV)** rose to EUR 1,516.6 million or EUR 18.53 per share at the end of Q1 2022, mainly due to the profit for the period
- **Adjusted NAV** increased to EUR 2,053.3 million or EUR 25.08 per share over the same period
- The **Adjusted LTV** factoring in the full value of the Institutional Business was 47.8% (31 December 2021: 41.1%) – this increase primarily resulted from the financing of the VIB shares already acquired at 31 March 2022

Solid financial structure: temporary LTV increase after takeover of VIB

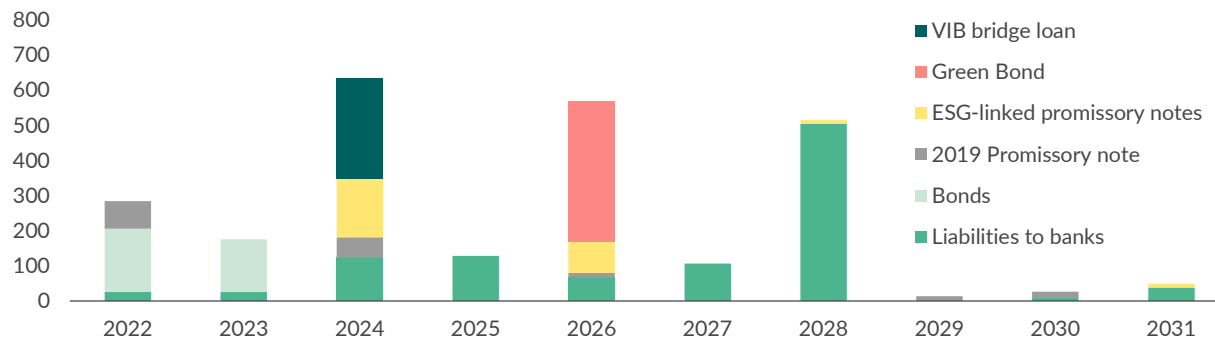
LTV¹ and Adj. LTV², at year-end (%)



Average interest rate³ (%)



Maturities of loans and borrowings⁴ in EUR million



- **Financing of VIB transaction: "Bridge 2024":** EUR 285 million at the reporting date have been drawn
- **High level of cash:** around EUR 452 million for **refinancing** of around EUR 260 million in loans and borrowings due in 2022, among others
- The **average maturity of loans and borrowings** (excl. Warehousing) was 3.8 years (31 March 2021: 3.5 years)
- The **average interest rate** across all loans and borrowings excl. Warehousing at the reporting date was 1.8% (liabilities to banks excl. Warehousing approx. 1.3%)
- The **LTV** (adjusted for Warehousing) increased to 55.1% as of the end of March (31 December 2021: 48.5%), mainly due to the financing of the share in VIB already acquired
- The **interest cover ratio** (ICR, the ratio of EBITDA to net interest result) remained at a high level of 339% in Q1 2022

¹ The ratio of total financial debt, corporate bonds and liabilities to related parties minus cash in banks on the one hand and the fair value of investment property, equity investments and receivables from related parties and intangible assets, e.g. goodwill on the other hand, adjusted for Warehousing; ² LTV incl. full value of Institutional Business; ³ Based on total interest-bearing liabilities excl. Warehousing, at end of period; ⁴ nominal values as of 31 March 2022, excl. Warehousing

Guidance update 2022: strong together with VIB

Gross rental income

EUR **170–180** million

Real estate management fees

EUR **105–115** million

FFO I (after minorities and before taxes)

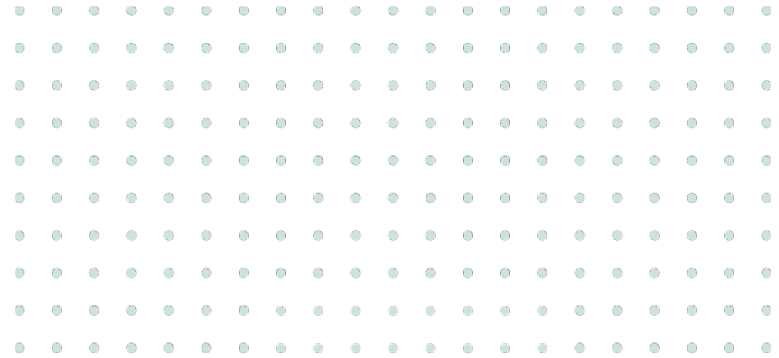
EUR **130–136** million

Acquisitions

EUR **1.4–1.9** billion

Sales

EUR **300–500** million



Q&A / Appendix

Commercial Portfolio: rental income growing

in EUR million	Q1 2022			Q1 2021		
	Commercial Portfolio	Institutional Business	Total	Commercial Portfolio	Institutional Business	Total
Key earnings figures						
Gross rental income (GRI)	25.0		25.0	23.4		23.4
Net rental income (NRI)	21.1		21.1	19.6		19.6
Profits on property disposals	0.0		23.8	12.0		12.0
Real estate management fees		25.4	25.4		24.0	24.0
Share of the profit or loss of associates	1.3	3.2	4.5		2.5	2.5
Depreciation	-8.6	-2.1	-10.7	-8.1	-2.5	-10.6
Net other income	0.2		0.2	1.1	0.4	1.5
Net interest result	-7.7	-1.3	-9.0	-5.6	-1.2	-6.8
Operational expenditure (OPEX)	-7.9	-12.8	-20.7	-2.9	-11.5	-14.4
Of which admin costs	-6.0	-4.6	-10.6	-1.0	-4.1	-5.1
Of which personnel costs	-1.9	-8.2	-10.1	-1.9	-7.4	-9.3
Other adjustments	5.2		5.2	0.1	0.0	0.1
Funds from operations (FFO)	12.3	14.4	26.7	12.3	14.2	26.5
Funds from operations II (FFO II)	12.3	14.4	26.7	24.3	14.2	38.5

Commercial Portfolio

- Net rental income increased, primarily due to good letting performance and acquisitions over the past 12 months
- The share of the profit or loss of associates includes the contribution from the equity investments not allocated to the Institutional Business segment
- The segment's operating expenses for Q1 2022 include EUR 4.9 million in transaction costs for the VIB acquisition. Excluding this non-recurring effect, operating expenses are at a similar level to the previous year
- At EUR -7.7 million, the net interest result was down on the previous year, mainly due to the financing activities carried out in 2021 (EUR 280 million ESG-linked promissory note and EUR 400 million Green Bond 21/26)
- The other adjustments relate in particular to the transaction costs of the VIB transaction
- The segment's FFO contribution was on a par with the previous year at EUR 12.3 million

Institutional Business: platform and earnings growth

in EUR million	Q1 2022			Q1 2021		
	Commercial Portfolio	Institutional Business	Total	Commercial Portfolio	Institutional Business	Total
Key earnings figures						
Gross rental income (GRI)	25.0		25.0	23.4		23.4
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Profits on property disposals	0.0		23.8	12.0		12.0
Real estate management fees		25.4	25.4		24.0	24.0
Share of the profit or loss of associates	1.3	3.2	4.5		2.5	2.5
Depreciation	-8.6	-2.1	-10.7	-8.1	-2.5	-10.6
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Institutional Business

- Real estate management fees rose, primarily due to higher transaction and performance fees totalling EUR 16.8 million (Q1 2021: EUR 15.5 million). At EUR 8.6 million, asset management, property management and development fees were slightly higher than in the previous year (Q1 2021: EUR 8.5 million)
- The share of the profit or loss of associates increased, mainly as a result of the higher contribution from transaction-related investment income
- Operating expenses grew by around 11% year-on-year to EUR 12.8 million, reflecting the strategic expansion of resources associated with the growth of our real estate management platform
- At EUR -1.3 million, the net interest result was at a similar level to the prior-year quarter
- The increase in real estate management fees and investment income more than compensated for the rise in operating costs
- The segment's FFO contribution was up slightly on the previous year at EUR 14.4 million (Q1 2021: EUR 14.2 million)

Balance sheet reflects ongoing VIB transaction

in EUR million		31.03.2022	31.12.2021
Total assets	1	3,840.5	3,493.7
Total non-current assets	2	2,803.7	2,342.9
– thereof goodwill		190.2	190.2
Total current assets	3	1,036.8	1,150.8
Equity	4	1,141.0	1,134.0
Total non-current financial liabilities		2,155.3	1,872.9
Total current financial liabilities		299.1	295.2
Other liabilities		245.1	191.6
Total liabilities	5	2,699.5	2,359.7
Balance sheet equity ratio	4	29.7%	32.5%

- 1 **Total assets** increased as of 31 March 2022, primarily due to the acquisition of around 36% of VIB Vermögen AG. This resulted in a rise in non-current assets on the assets side as well as an increase in non-current loans and borrowings on the equity and liabilities side
- 2 The increase in **non-current assets** compared to 31 December 2021 is mainly attributable to the rise in investments in associates to EUR 581 million, primarily due to the acquisition of around 36% of shares in VIB Vermögen AG by 31 March 2022
- 3 **Current assets**, particularly cash on hand, were EUR 114 million lower than at the end of the year due to the investment in VIB Vermögen AG
- 4 **Equity** was EUR 7 million higher at the reporting date than at year-end 2021, primarily because of the Q1 2022 results. At 29.7%, the equity ratio decreased slightly compared to 31 December 2021
- 5 **Liabilities** were up approx. EUR 340 million compared with the end of 2021, primarily as a result of taking out transaction financing as part of the acquisition of VIB Vermögen AG