2011 SECOND QUARTER RESULTS
DIC ASSET AG

11 AUGUST 2011

UPDATE CALL

DIC ASSET

WELL ON TRACK: STRONGER SECOND QUARTER

- Letting results up 18% to 138,000 sqm – strong increase in new lettings from 45,000 to 64,000 sqm
- Still strong FFO with € 20.1 mn (-9%) and € 0.47 per share – despite reduced portfolio by minus 12% of GRI
- Profit for the period with € 6.2 mn on last year's level
- MainTor development: first construction phase successfully sold – start of project in October 2011
- Sales volume € 33 mn ytd, in line with target 2011
- Successful bond issue – more funds available and financial flexibility

TRIO Offenbach: Successful new letting of 7,400 sqm

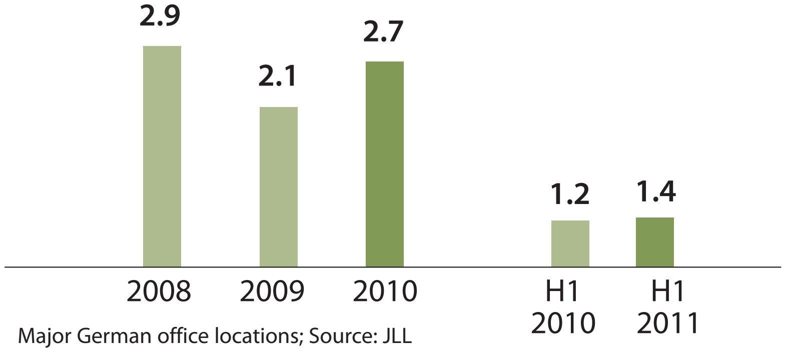
GERMAN REAL ESTATE MARKET: ONGOING POSITIVE TREND

MARKET

- German GDP of over 3% and better job market expected for 2011; Germany outperforming all European countries
- Far more medium-sized lettings pushing the letting result to 1.4 mn sqm in major cities
- Major office locations: vacancy down, peak rents up – mainly in this small segment so far
- Transaction volume increased to € 11.3 bn for H1 2011 – core properties have still by far with highest demand

Higher letting

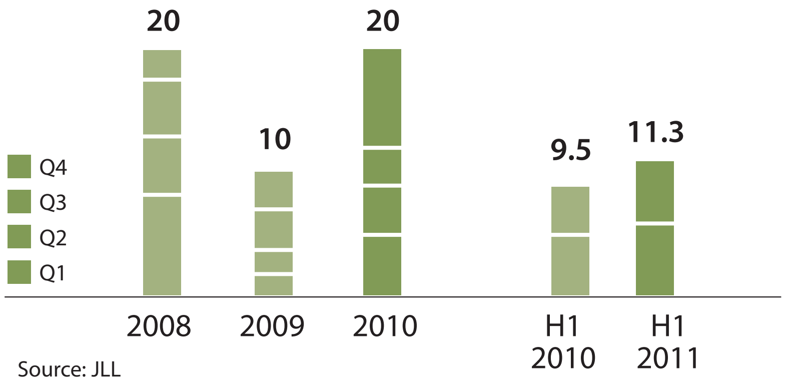
Lettings in major German office locations, sqm mn



Major German office locations; Source: JLL

More transactions

Transactions in German commercial real estate, € bn

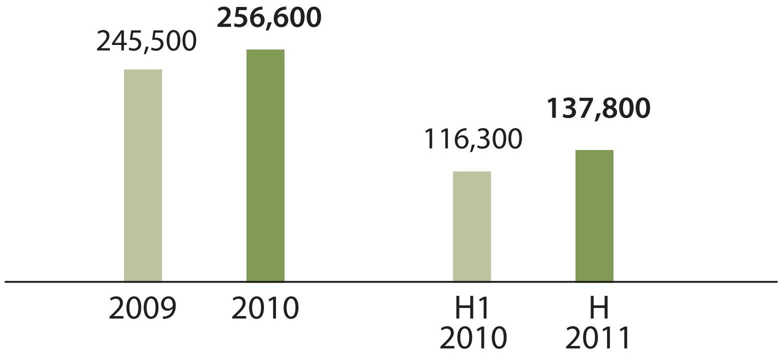


Source: JLL

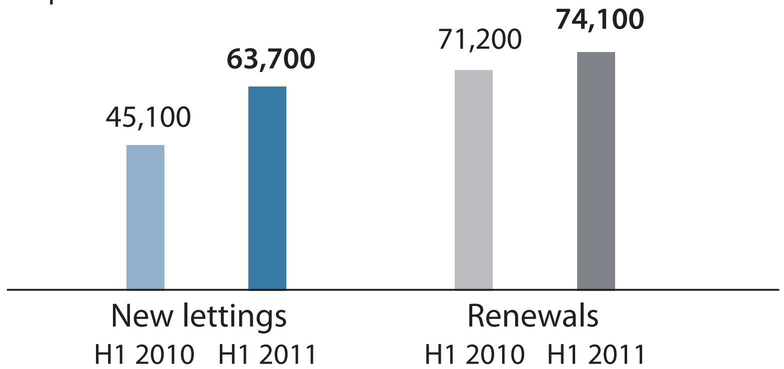
LETTINGS: POWERFUL SECOND QUARTER

- In total: lettings of 137,800 sqm, around 18% more than in first half of 2010
- Growth is mostly attributable to new lettings: increase of +41% to 63,700 sqm
- Renewals on high level with 74,100 sqm (+4% against H1 2010)
- Remarkable bigger new lettings: TRIO, Offenbach (7,400 sqm); Golden Tulip Park Hotel, Neu-Ulm (6,600 sqm); AXA, Wiesbaden (2,500 sqm)
- Bigger renewals: Kaufhof, Leverkusen (20,400 sqm for 9.5 years longer); Streif, Mörfelden (9,200 sqm); Delacamp, Hamburg (7,300 sqm)
- Occupancy rate stable at 86% with positive trend – well on track towards an increase to 87% until year-end

Letting volume: +18%
in sqm



Strong new lettings
in sqm



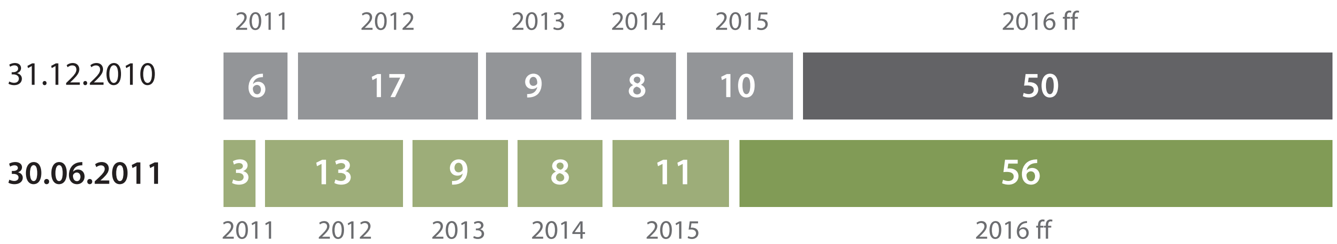
PORTFOLIO: GOOD LETTING RESULTS LEAVE FOOTPRINT

- Q2 shows growth of +0.6% in like for like rental income; positive trend in all regions
- At June 30th, like for like rental growth increased to +0.1% (H1 2010: -0.4%); a plus of 0.5%-points compared to previous year
- Average lease term stable at 5.5 years
- Lease expiries reduced against year-end 2010: for 2011 by 3 percentage points to only 3%, and already by 4 percentage points to 13% for 2012

Like-for-like rental income growth
in %

Note: without developments

Lease expiries: Increase of long leases
Distribution of annual rental income by lease expiry, in %



MAINTOR: FIRST CONSTRUCTION PHASE SOLD AS FORWARD-DEAL

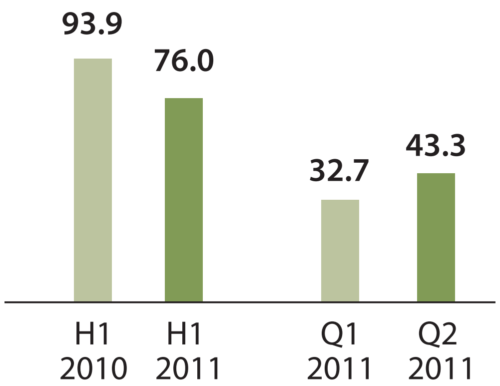
- 46m tower „Primus" sold to private investor in a forward deal structure
- Key benefits of forward deal: successive profit realisation in an early stage, reduction of exposure, project in market's focus
- Strong positioning and awareness of project through spectacular exhibition with more than 40,000 visitors
- First demolition work has begun, start of construction in October this year
- Investment volume around € 50 mn, including demolition
- First portion of sales price was transferred in August 2011 – first earnings contribution in H2 2011
- Next phase of construction with at least one property in 2012 expected as well as the signing of letting contracts

OVERVIEW OF CONSOLIDATED PROFIT AND LOSS ACCOUNT

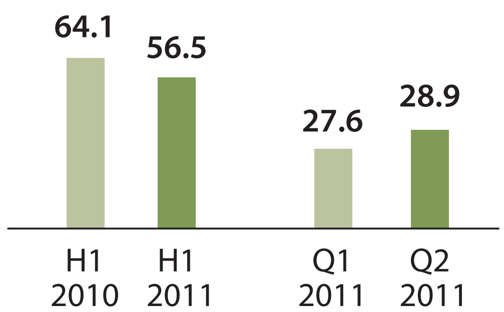
€ mn	H1 2011	H1 2010		Q2 2011	Q1 2011	
Gross rental income	**56.5**	**64.1**	**-12%**	**28.9**	**27.6**	**+5%**
Net rental income	52.2	58.4	-11%	26.9	25.3	+6%
Administr./Personnel expenses	-9.1	-8.7	-5%	-4.5	-4.6	+2%
Management fee income	2.3	1.5	+53%	1.3	1.0	+30%
Depreciation	-14.1	-15.7	+10%	-7.2	-6.9	-4%
Net other income	-0.1	0.2	-150%	-0.4	0.3	-233%
Profit on property disposals	0.6	0.6	0%	0.6	0.0	––
Share of the profit of associates	0.9	3.6	-75%	0.5	0.4	+25%
Net financing cost	-26.1	-32.9	+21%	-13.7	-12.4	-10%
Tax expense	-0.4	-0.7	+43%	-0.1	-0.3	+67%
Profit for the period	**6.2**	**6.3**	**-2%**	**3.4**	**2.8**	**+21%**
FFO	**20.1**	**22.0**	**-9%**	**10.1**	**10.0**	**+1%**

- Gross rental income increased in Q2 by 5% to € 28.9 mn
- For H1, gross rental income as planned at € 56.5 mn (H1 2010: € 64.1 mn); decline mainly due to last year's disposals and the deconsolidation of fund properties
- Net rental income stands at € 52,2 mn (H1 2010: € 58.4 mn), Q2 with € 26.9 mn 6.3% higher than Q1
- Disposals of € 9.3 mn in H1 2011 from direct investments (H1 2010: € 18.5 mn) with profits of € 0.6 mn on the level of H1 2010
- Total revenues at € 76.0 mn (H1 2010: € 93.9 mn); +32% compared to Q1

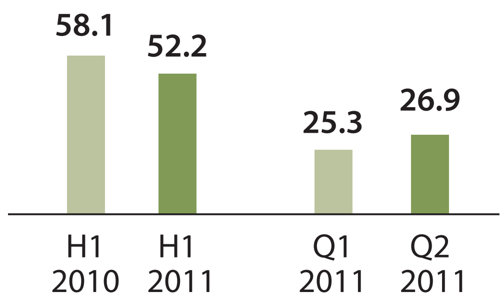
Total revenues
in € mn



Gross rental income
in € mn



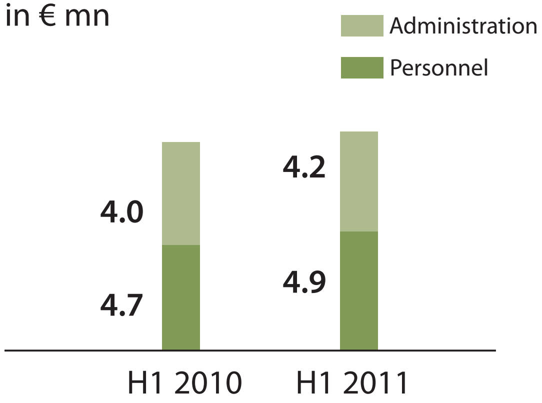
Net rental income
in € mn



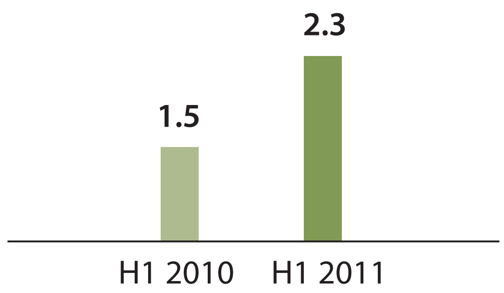
INTEREST COSTS DECREASED BY MORE THAN 20%

- Personnel and administrative cost as planned up by € 0.4 mn (+5%) to € 9.1 mn
- Income from management fees increased by € 0.8 mn to € 2.3 mn (+53%) – covering now more than 25% of operational costs
- Ratio of personnel and administrative expenses (reduced by management fee income) to gross rental income with 12.0% in target range – in Q2 down to 11.1%
- Interest result sank strongly by € 6.8 mn (-21%) to € 26.1 mn
- Interest cover ratio (NRI/interest expenses) significantly improved to 176% (H1 2010: 162%)

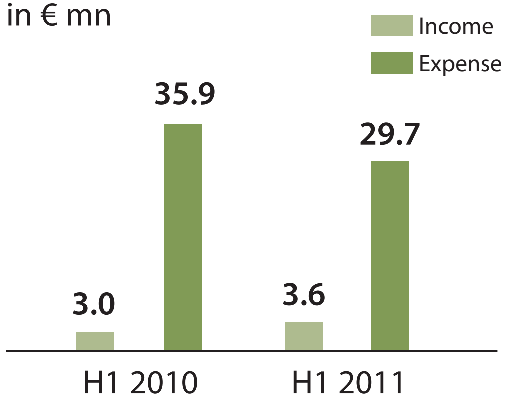
Operative costs
in € mn



Management fee income
in € mn



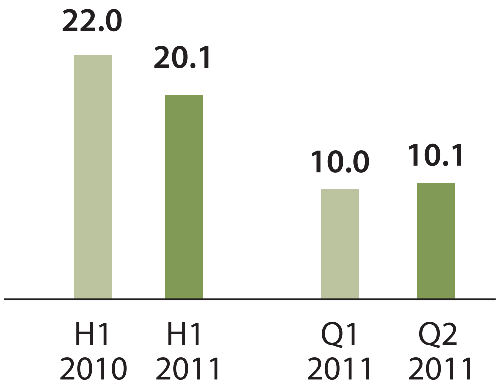
Interest result
in € mn



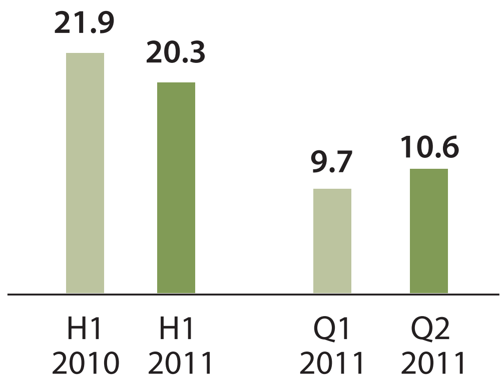
EARNINGS AS PLANNED

- FFO with € 20.1 mn on good level; lower income basis mainly compensated through reduced interest result and higher cost coverage by management fee income
- EBDA at € 20.3 mn (H1 2010: € 21.9 mn); + € 0.9 mn in Q2 compared to Q1
- Profit for the period with € 6.2 mn on previous year's level – despite reduced portfolio; Q2 € 0.6 mn higher compared to Q1
- Earnings per share with € 0.14 and FFO per share with € 0.47

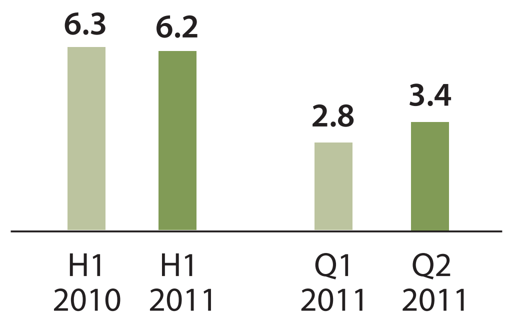
FFO [1]
in € mn



EBDA
in € mn



Profit for the period
in € mn

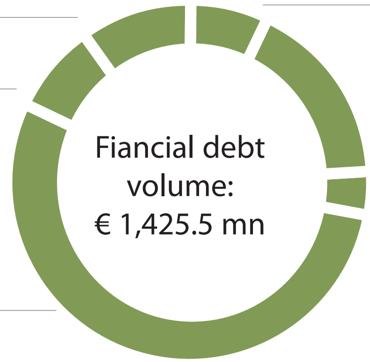


1. FFO (Funds from Operations): Earnings before depreciation and amortisation, taxes and before gains on disposals and development projects

STRONG BALANCE SHEET AND FINANCIAL STRUCTURE

- Equity ratio increased to 30.5% (H1 2010: 25.2%) – in target range of 30-35%
- Financial debt at € 1,425.5 mn – long term debt increase due to bond issue; short term debt reduced
- Bond with attractive terms, regarding the structure; gives us more flexibility in financing, quicker reactions on opportunities, option to use as equity on property/SPV level
- 87% of all interest expenses are fixed long-term (31.12.2010: 81%); fixed portion increased
- Debt maturities of 3.6 years in average, only 7% debt expiries in the next 12 months; compared to H1 2010 debt expiries within 3 years reduced from 42% to 29%
- Average interest rate at 4.45% from 4.56% (30.06.2010) and 4.30% at the end of Q1

Debt maturities as of 30 June 2011



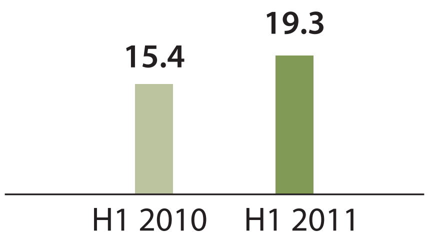
Balance sheet overview

	30.06.2011	31.12.2010
Total assets	2,155.2	2,050.0
Non-current assets	1,896.0	1,803.1
Current assets	259.2	246.8
Equity	657.6	587.1
Non-current liabilities	1,381.8	1,307.4
Current liabilities	115.8	155.5
Equity ratio in %	30.5	28.6
Debt ratio in %	69.5	71.4

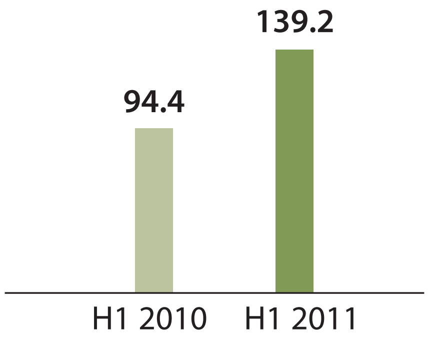
CASH FLOW INCREASED – MORE CASH AT HAND

- Cash generated from operations at € 46.4 mn, below previous year due to smaller portfolio (H1 2010: € 51.2 mn)
- Cash flow from operating activities increased by € 3.9 mn (+25%) to € 19.3 mn – thanks to optimised financing costs and higher management fee income
- Acquisition of Kaufhof properties as main portion of cash outflow for investing activities (€ 97.6 mn)
- Strong inflow of capital through fund raising (€ 122.3 mn) and new loans (+ 41.8 mn), against € 60.9 mn for repayments of borrowings
- € 44.7 mn more cash and cash equivalents as at end of H1 2010, now standing at € 139.2 mn
- Acquisition of Kaufhof assets is temporarily financed mainly with existing funds – could be replaced with additional long-term fixed debt (around € 40 mn) until year-end

Cash flow from operating activities
in € mn



Cash and cash equivalents
in € mn



OUTLOOK AND GUIDANCE 2011 CONFIRMED

- Internal growth: increase of occupancy rate by up to 1 percentage point to 87% until year-end
- Disposal volume of around € 80-100 mn
- FFO between € 40-42 mn
- Funds of more than € 120 mn from the latest capital measures available
- Portfolio and cash flow growth planned – further acquisitions next to come

For more information: dic-asset.de/ir

For instance:
- Our up-to-date company presentation
- Recordings and presentation of this and recent calls available

If you have further questions, please don't hesitate to ask us.

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