

Q3 2017

QUARTERLY STATEMENT



DEAR SHAREHOLDERS,

The report on the first nine months of 2017 presented today confirms the positive performance of DIC Asset AG, in terms of both the current operating result and the further successful strategic implementation of the hybrid business model:

- DIC Retail Balance I, the sixth special fund implemented and managed by us, was launched in October with a portfolio volume of EUR 190 million. Thereby the managed volume in the segment Funds increased to a total of EUR 1.5 billion, which puts this on the scale of our Commercial Portfolio.
- We intend to maintain the growth momentum seen in our fund business. To this end, we significantly expanded our acquisition activities for this segment in the third quarter with a volume of around EUR 96 million. In total, we have purchased properties with a volume of around EUR 160 million so far this year.
- At the same time, we have been able to take advantage of additional transaction opportunities in the current market environment. Year to date, we have notarised sales with a volume of EUR 316 million from the overall portfolio, including the highly successful sale of a property from the DIC Office Balance I fund as a result of our active fund management. This enables us to mobilise potential for new attractive investments and capital-efficient growth, both in the fund business and in the Commercial Portfolio.
- The comprehensive portfolio refinancing that we undertook at the end of 2016/ beginning of 2017 is paying off. We are seeing a marked decrease in our interest expenses and repayments, which is significantly enhancing the profitability and cash flows of DIC Asset AG. At around EUR -33 million, interest expense is down nearly 20 percent on the figure for the prior-year period.

- The measures we have implemented have a highly positive effect on our FFO, which rose by 30 percent to EUR 48.1 million, mainly as a result of the sustained improvement in net interest income, but also thanks to higher net rental income and a robust share of the profit of associates.
- DIC Asset AG closed the nine-month period with a profit of EUR 33.4 million, which is 48 percent higher than the figure for the same period in 2016. This corresponds to earnings per share of 47 cents.

The exchange of WCM shares in TLG shares carried out in October will generate non-recurring extraordinary income of around EUR 19 million for DIC Asset AG. As we also want our shareholders to have a share in this profit, we intend to propose to the next year's Annual General Meeting that a one-time special dividend of at least 20 cents per share be paid in addition to the dividend from the operating business that we aim to distribute for 2017.

DIC Asset AG has profitable foundation and a sustainable, positive cash flow. Its active financial and asset management puts the Company in an excellent position in the current market environment. Given the success we have achieved to date, we will be able to comfortably reach our operating targets gross rental income and FFO for 2017, thus confirming the strategically sustainable focus on capital-efficient growth and the ability to distribute strong dividends.

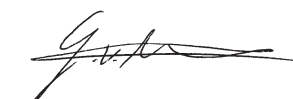
Frankfurt am Main, November 2017



Sonja Wärentges



Dirk Hasselbring



Johannes von Mutius

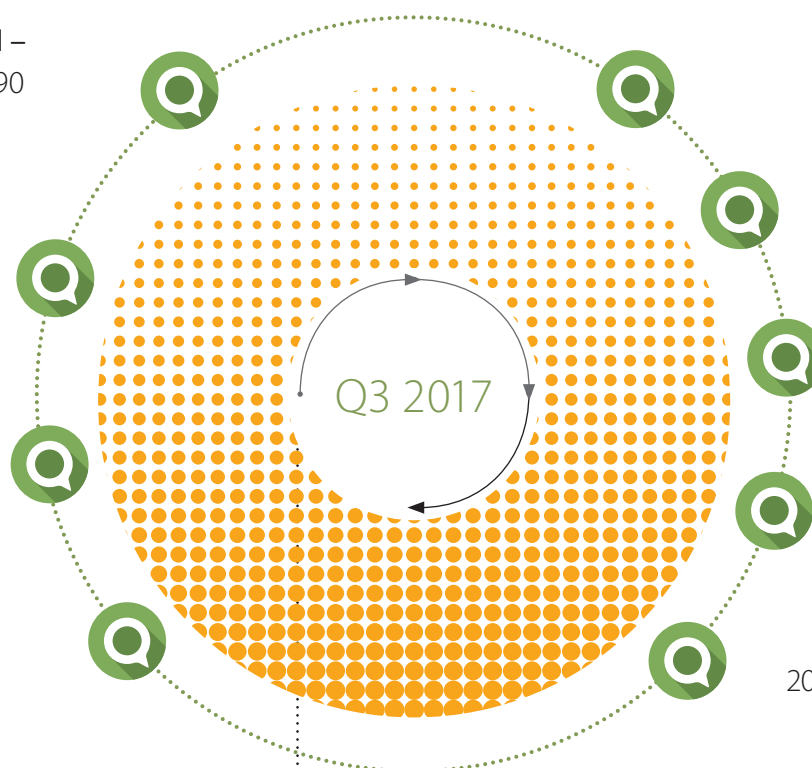
HIGHLIGHTS

Sixth special fund – DIC Retail Balance I – launched with an initial volume of EUR 190 million

Assets under management in the Funds segment rise to EUR 1.5 billion, for the first time reaching the volume of the Commercial Portfolio

Sales of EUR 316 million YTD via our asset management platform

Acquisitions as per Q3 amounting to approx. EUR 160 million, primarily for the Funds segment



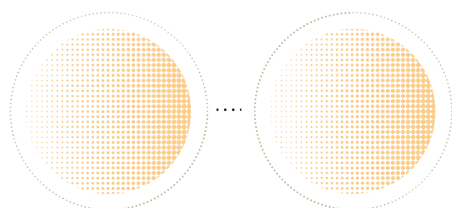
Like-for-like rental income up 1.1 %

High letting volume in Q3; vacancy rate in the Commercial Portfolio reduced to 12.1 %

FFO up 30 % to EUR 48.1 million

Profit for the period increased by 48 % to EUR 33.4 million

Extraordinary dividend of at least 20 cents planned from income from the swap of WCM shares for TLG shares

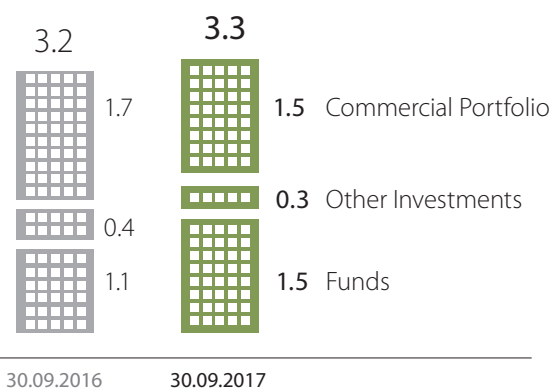


PERFORMANCE OF THE ASSET MANAGEMENT PLATFORM

Assets under management in Funds on a par with Commercial Portfolio for the first time

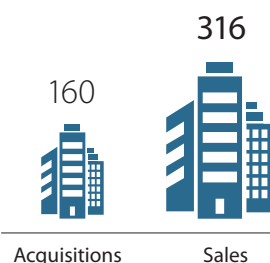
ASSETS UNDER MANAGEMENT

in EUR billion



TRANSACTIONS

in EUR million YTD



- **Assets under management** rise to EUR 3.3 billion compared to 30.09.2016, of which EUR 1.5 billion is attributable to the Funds segment
- **Sales:** 27 properties with a volume of EUR 316 million have been notarised so far in 2017, including 23 properties with a volume of EUR 212 million from the Commercial Portfolio and 3 properties from Other Investments. Furthermore, the first property from the Funds segment (specifically, DIC Office Balance I) was successfully sold
- A total of 5 properties for around EUR 160 million **acquired for the fund business** in 2017 year to date

PORTFOLIO BY SEGMENT

		Commercial Portfolio	Funds	Other Investments	Total
Number of properties	Q3 2017	114	56	6	176
	Q3 2016	147	48	13	208
Market value in EUR million *	Q3 2017	1,531.9	1,487.9	317.6	3,337.4
	Q3 2016	1,727.7	1,126.9	365.2	3,219.8
Rental space in sqm **	Q3 2017	929,600	619,800	25,500	1,574,900
	Q3 2016	1,048,900	511,000	93,000	1,652,900

* Market value as at 31.12.2016, later acquisitions considered at cost

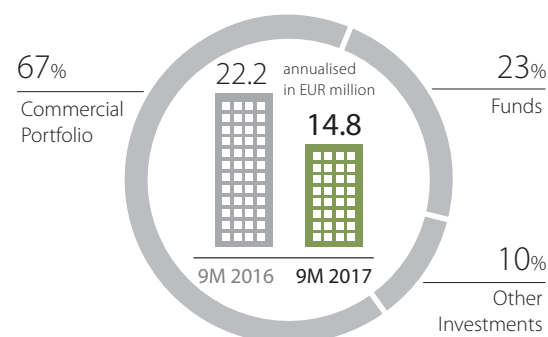
** excluding developments and repositioning properties

PERFORMANCE OF THE ASSET MANAGEMENT PLATFORM

Letting volume increased compared with previous quarters

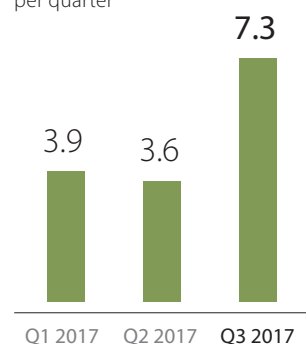
LETTING VOLUME

by segment



LETTING VOLUME

per quarter



- **Letting volume** in Q3 rose significantly to EUR 7.3 million compared with previous quarters
- Of the 127,400 sqm leased, 53,100 sqm are attributable to **new leases** (42 %) and 74,300 sqm to **renewals** (58 %)
- **Portfolio quality improved**: average rent rises to EUR 10.50/sqm (Q3 2016: EUR 10.20/sqm); the average weighted average lease term increases to 4.6 years (Q3 2016: 4.4 years)

TOP LETTINGS

New leases

Bundesanstalt für Immobilienaufgaben	Funds	Bonn	4,400 sqm
h.a.l.m. elektronik GmbH	Commercial Portfolio	Frankfurt	4,100 sqm
WBS TRAINING AG	Commercial Portfolio	Erfurt	3,200 sqm

Renewals

Land Hessen	Commercial Portfolio	Frankfurt	10,100 sqm
DELACAMP	Commercial Portfolio	Hamburg	5,900 sqm
Bayer CropScience	Commercial Portfolio	Langenfeld	4,400 sqm

MANAGED PORTFOLIO BY REGION*

		North	East	Central	West	South	Total
Number of properties	Q3 2017	22	23	32	52	47	176
	Q3 2016	31	24	41	54	58	208
Portfolio proportion by market value** in %	Q3 2017	15	12	25	29	19	100
	Q3 2016	14	10	27	27	22	100
Annualised rental income in EUR million	Q3 2017	30.1	27.7	36.2	58.3	36.9	189.2
	Q3 2016	28.8	22.4	40.3	55.7	45.9	193.1
Rental income in EUR per sqm	Q3 2017	9.50	10.50	12.30	10.50	9.90	10.50
	Q3 2016	8.60	10.10	12.70	10.60	9.30	10.20
WALT in years	Q3 2017	7.7	4.4	4.2	4.0	3.7	4.6
	Q3 2016	7.6	3.5	4.2	3.9	3.5	4.4
Gross rental yield in %	Q3 2017	6.0	6.7	6.2	6.1	5.8	6.1
	Q3 2016	6.7	6.8	6.2	6.4	6.6	6.5

* excluding developments and repositioning, except for number of properties and portfolio proportion

** Market value as at 31.12.2016, later acquisitions considered at cost

COMMERCIAL PORTFOLIO

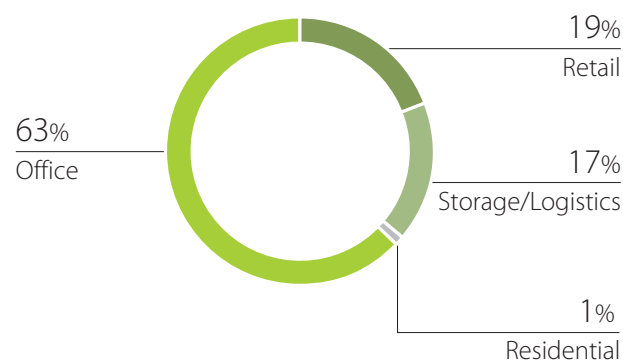
Attractive market environment exploited for sales

DEVELOPMENT COMMERCIAL PORTFOLIO*

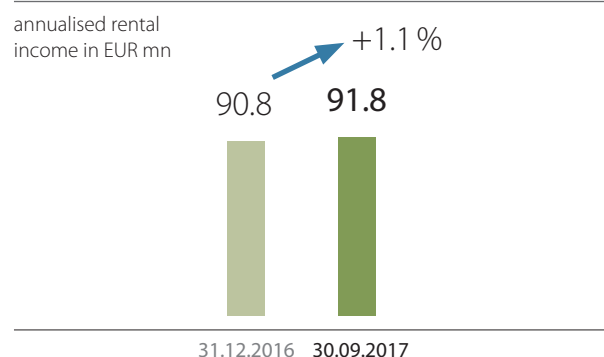
	9M 2017	9M 2016
Number of properties	114	147
Market value in EUR million	1,531.9	1,727.7
Rental space in sqm	929,600	1,048,900
Annualised rental income in EUR million	96.1	108.5
Rental income in EUR per sqm	9.40	9.50
WALT in years	4.5	4.4
Vacancy rate in %	12.1	12.4
Gross rental yield in %	6.3	6.4

* All figures excluding developments and repositioning properties, except for number of properties and market value

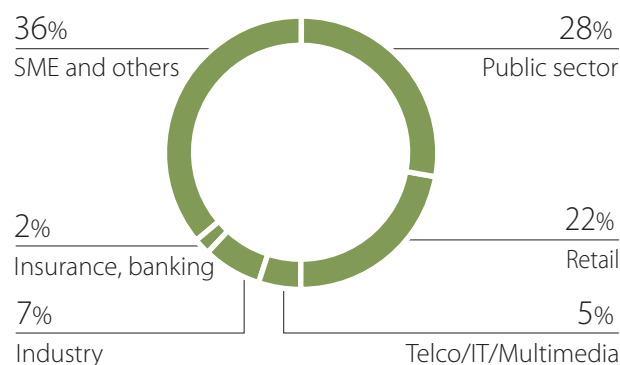
TYPES OF USE by annualised rental income



LIKE-FOR-LIKE RENTAL INCOME GROWTH



TENANT STRUCTURE by annualised rental income

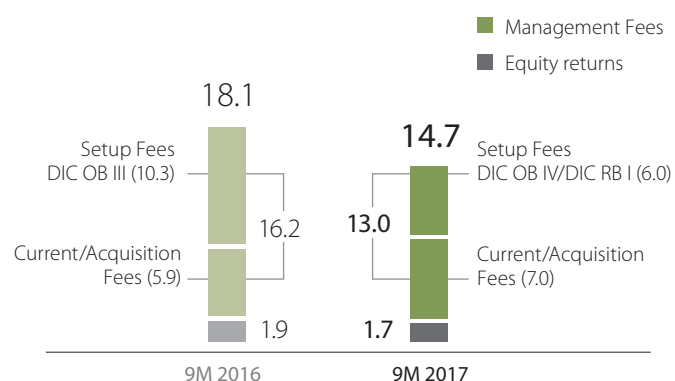


- **Sale** of 23 properties worth EUR 212 million since beginning of the year
- **Portfolio** as at 30 September 2017 comprises 114 properties with a **market value** of approx. EUR 1.5 billion
- **Annualised rental income** decreased to EUR 96.1 million as a result of sales
- **Like-for-like rental income** up 1.1 %, driven by new contracts and indexations
- **Vacancy rate** reduced further to 12.1% (Q3 2016: 12.4%)

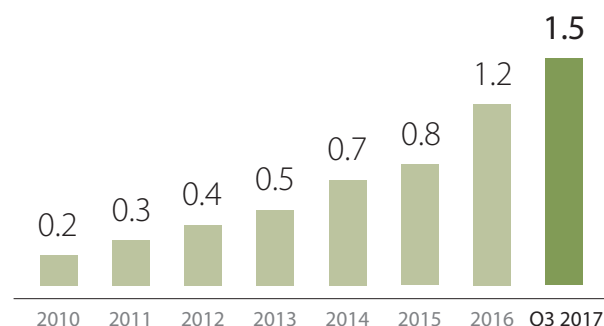
FUNDS SEGMENT

Strong momentum sustained in the fund business

INCOME OF FUND BUSINESS in EUR million

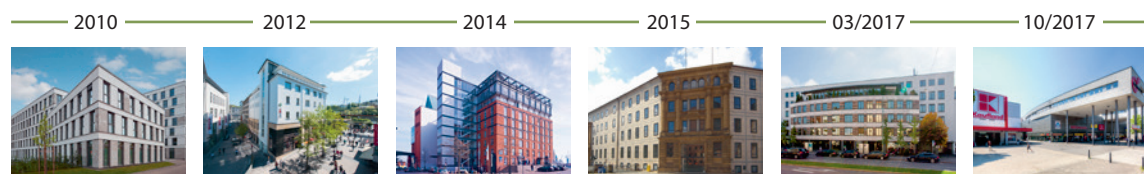


FUND VOLUME in EUR billion



- Current **fund volume** surpasses EUR 1.5 billion mark
- **New retail fund** – DIC Retail Balance I – launched in October with a portfolio comprising 3 properties (approx. EUR 190 million)
- **Income from fund business** totals EUR 14.7 million (Q3 2016: EUR 18.1 million), with EUR 7.0 million attributable to current management fees and EUR 6.0 million to set-up fees
- **Additional acquisitions** notarised. Acquisitions were once again made by way of “warehousing”
- Further **fund products** are in the planning stage

Circulation



	DIC Office Balance I	DIC HighStreet Balance	DIC Office Balance II	DIC Office Balance III	DIC Office Balance IV	DIC Retail Balance I
Assets under Management	c. 360 EUR mn	c. 210 EUR mn	c. 300 EUR mn	c. 330 EUR mn	c. 100 EUR mn	c. 190 EUR mn
Target volume	c. 420 EUR mn	c. 200 EUR mn	c. 350 EUR mn	c. 330 EUR mn	c. 350 EUR mn	c. 250 EUR mn
Target yield	c. 6.0 %	c. 5.0 %	4.5–5.0 %	c. 4.5 %	4.5–5.0 %	c. 5.0 %
Status	Management phase	Management phase	Investment phase	Management phase	Investment phase	Investment phase

as at 27.10.17, incl. signed contracts

FUNDS SEGMENT

Operational launch of DIC Retail Balance I retail fund

Object Hamburg-Bergedorf

Rental space: 18,400 sqm
 Annual rent: 3.4 EUR million
 WALT: c. 12 years
 Occupancy rate: 100 %
 Tenants: Anchor tenant Marktkauf, c. 20 tenants (e.g. Medimax, Budnikowsky, Ernstings, McDonalds)



KEY DATA FOR DIC RETAIL BALANCE I

- Investment focus: Core and core plus retail properties
- Operational launch: 1 October 2017
- Start-up portfolio: 3 non-discretionary retail centres and retail warehouse parks (approx. EUR 190 million (GAV))
- Target volume: EUR 250 million (GAV)
- Target return: approx. 5%
- Investors: Domestic institutional investors

Storchenhof Berlin

Rental space: c. 13,900 sqm
 Annual rent: EUR 1.86 million
 WALT: 8.9 years
 Occupancy rate: 100 %
 Tenants: c. 40 tenants, e.g. Kaufland und Aldi



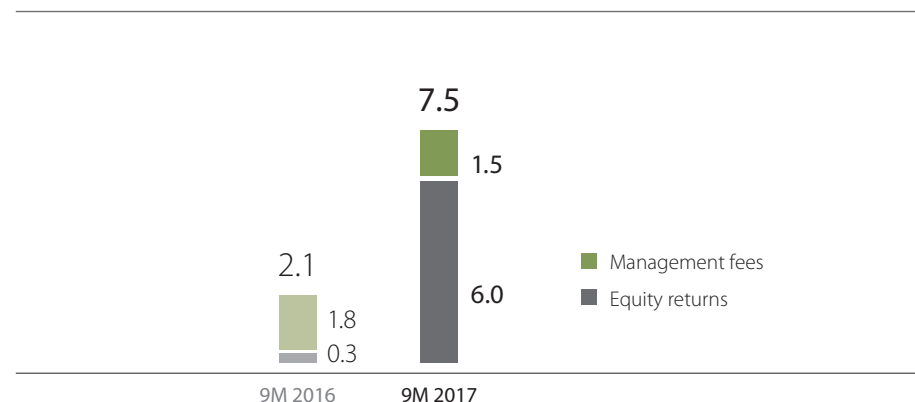
Object Hamburg-Harburg

Rental space: 26,100 sqm
 Annual rent: EUR 4 million
 WALT: c. 12 years
 Occupancy rate: 100 %
 Tenants: Anchor tenant Marktkauf, c. 30 tenants (e.g. Aldi, Rossmann)

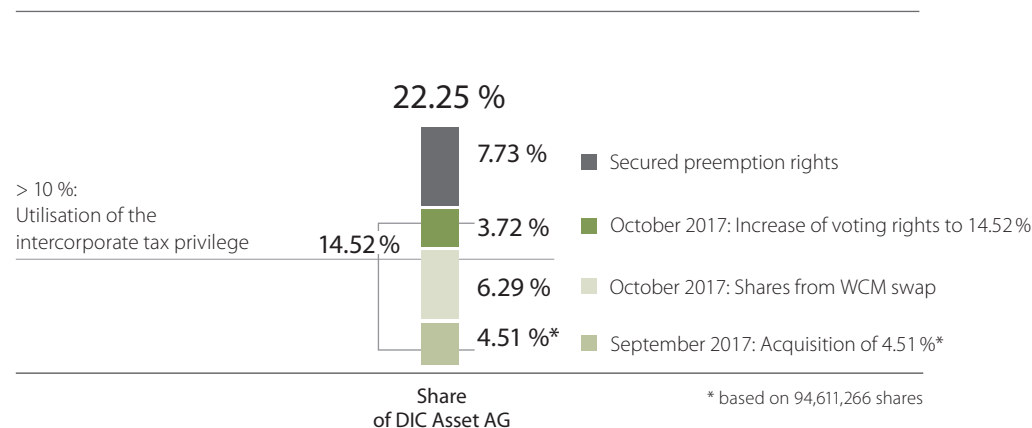
OTHER INVESTMENTS

Successful equity investment in WCM converted into TLG equity investment and expanded strategically

INCOME OF OTHER INVESTMENTS in EUR million



EQUITY INVESTMENT IN TLG as at October 2017



- **Income** from the Other Investments segment increases from EUR 2.1 million in 9M 2016 to EUR 7.5 million in 9M 2017, of which EUR 6 million is equity returns mainly from the equity investment in WCM
- **Joint ventures and project developments** reduced as planned: after the sale of three properties in 2017, 6 properties with a market value of approx. EUR 320 million remain (Q3 2016: 13 properties). MainTor completion in the 2nd half of 2018
- **Successful equity investment in WCM**
 - High dividend income of EUR 3.4 million in Q3 2017, corresponding to a dividend yield of just under 4 % on the year-end closing price for 2016
 - Extraordinary income of approx. EUR 19 million from the swap of WCM shares for TLG shares in October 2017; special dividend of at least 20 cents planned for 2017
- **Expansion of the strategic equity investment** in the meantime
 - Voting rights in **TLG AG** of more than 6 % from the swap of WCM shares increased to currently 14.52 % as a strategic investment. Potential expansion to more than 20 %
 - **Attractive income** from dividend payments and from the portfolio development of TLG intended going forward

INCOME STATEMENT

Consolidated profit up 48 %

CONSOLIDATED INCOME STATEMENT

in EUR million	9M 2017	9M 2016
Gross rental income	85.7 ¹	81.4
Profit on disposal of properties	16.4	18.9
Real Estate Management fees	14.5 ²	18.0
Share of the profit of associates	7.7 ³	2.2
Net other income	0.0	0.3
Operating expenses	-23.1 ⁴	-19.7
Depreciation and amortisation	-23.4	-26.8
Net financing costs	-26.2 ⁵	-34.0
Interest income	6.7	7.1
Interest expenses	-32.9	-41.1
Profit for the period	33.4 ⁶	22.5

- 1** **Gross rental income** up 5 % year-on-year mainly due to rental income from warehousing properties
- 2** **Real estate management fees** in 2017 include set-up fees for DIC Office Balance IV and DIC Retail Balance I. The temporary decrease versus 9M 2016 is due to higher set-up fees for DIC Office Balance III in Q1 2016
- 3** The sharp increase in the **share of the profit of associates** is largely attributable to the successful investment in WCM (+EUR 2.5 million) and to the sale of properties from the Other Investments segment (+EUR 2.0 million)
- 4** **Operating costs** increased mainly as a result of the strategic expansion of the fund business.
- 5** Substantial decrease in interest expenses due to the refinancing of the Commercial Portfolio in December 2016; improvement in **net interest result** from EUR -34.0 million to EUR -26,2 million
- 6** Improved **net interest result** and a higher share of the profit of associates lift **profit for the period** by 48 %, from EUR 22.5 million in Q3 2016 to EUR 33.4 million in Q3 2017

SEGMENT REPORTING AND FFO

Strong increase in FFO contribution from the Commercial Portfolio

RECONCILIATION TO FFO

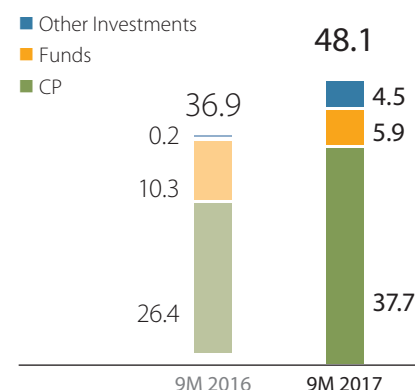
in EUR million	9M 2017	9M 2016	Δ
Net rental income	72.6	69.5	4%
Administrative expenses	-9.2	-7.5	23%
Personnel expenses	-13.9	-12.1	15%
Other operating income/expenses	0.2	0.4	-50%
Real estate management fees	14.5	18.0	-19%
Share of the profit or loss of associates without project developments and sales	9.9	2.4	>100%
Interest result	-26.0	-33.8	-23%
Funds from operations (FFO)	48.1	36.9	30%

SEGMENT REPORTING

in Mio. Euro	9M 2017				9M 2016			
	CP	Funds	Other Inv.	Total	CP	Funds	Other Inv.	Total
Gross rental income	85.7			85.7	81.4			81.4
Net rental income	72.6			72.6	69.5			69.5
Profits on property disposals	16.4			16.4	18.9			18.9
Real estate management fees		13.0	1.5	14.5		16.2	1.8	18.0
Share of the profit or loss of associates		1.7	6.0	7.7		1.9	0.3	2.2
FFO	37.7	5.9	4.5	48.1	26.4	10.3	0.2	36.9

- FFO up 30% to EUR 48.1 million mainly caused by increased net rental income, improved net interest income and the higher share of the profit of associates. **FFO per share** increases to EUR 0.70
- Increase in the FFO contribution from the **Commercial Portfolio** by 43%, mainly driven by lower financing costs and higher rental income
- FFO contribution from the **Funds** down on the prior-year level, due especially to lower set-up fees than in the previous year
- Income from the WCM investment in particular raised the FFO contribution from the **Other Investments** segment from EUR 0.2 million in Q3 2016 to EUR 4.5 million in Q3 2017

FFO CONTRIBUTION in EUR million



FFO PER SHARE in EUR



BALANCE SHEET

Considerable reduction of liabilities

BALANCE SHEET OVERVIEW

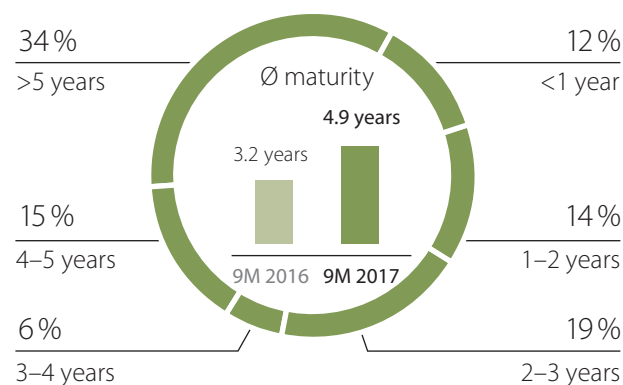
in EUR million	30.09.2017	31.12.2016
Total assets	2,197.1 ¹	2,395.5
Non-current assets	1,873.3	1,908.6
Current assets	323.8	486.9
Total equity	762.4 ²	757.0
Non-current financial liabilities	1,213.1 ³	1,181.4
Current financial liabilities	158.5	385.4
Other liabilities	63.1	71.7
Total liabilities	1,434.7 ⁴	1,638.5
Balance sheet equity ratio	34.7% ⁵	31.6 %
Loan-to-value ratio (LTV)	59.7% ⁶	59.9 %

- ¹ **Total assets** decreased by EUR 198.4 million, primarily due to our sales until 30 September 2017 and derecognition of the assets and liabilities transferred to DIC Office Balance IV and DIC Retail Balance I
- ² **Equity** increased by EUR 5.4 million to EUR 762.4 million due to the consolidated profit after deduction of the dividend payment for 2016
- ³ **Non-current loans and borrowings** up following the issuance of our fourth corporate bond in July 2017
- ⁴ **Liabilities** reduced by loan repayments as a consequence of sales and by the transfer of liabilities to the DIC Office Balance IV and DIC Retail Balance I special investment funds. The new bond 2017 had an offsetting effect
- ⁵ **Equity ratio** increased to 34.7 %
- ⁶ **LTV** stable below 60 %, at 59.7 %

FINANCIAL STRUCTURE

Significant decrease in liabilities

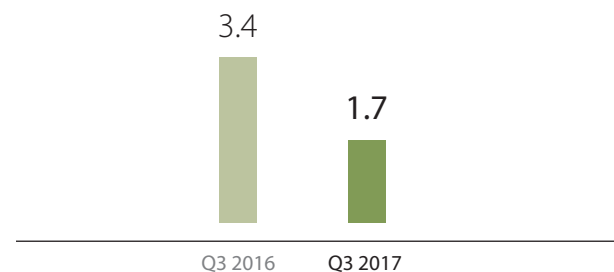
FINANCIAL DEBT MATURITIES* as at 30.09.2017



*incl. bonds/IFRS 5

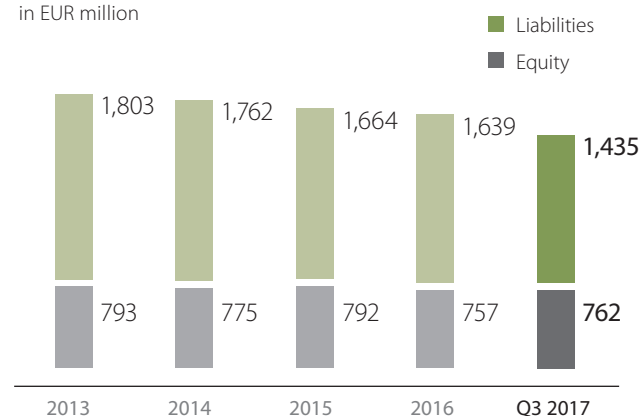
AVERAGE INTEREST RATE in %

based on bank liabilities



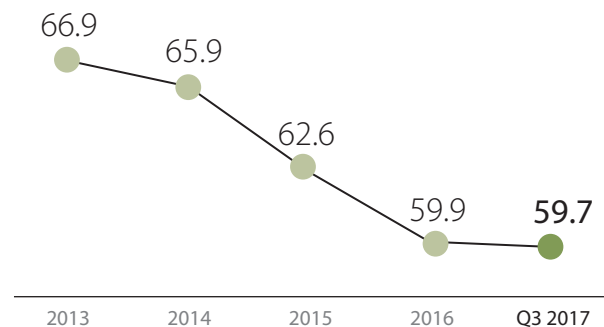
EQUITY AND LIABILITIES as at 30.09.2017

in EUR million



- Sharp increase of the average maturity of loans and borrowings to 4.9 years
- Average interest rate of liabilities to banks down to 1.7 %
- Interest cover ratio (net rental income divided by interest expense) up substantially to 220 % (31 December 2016: 173 % adjusted) due to lower interest expense
- LTV further reduced

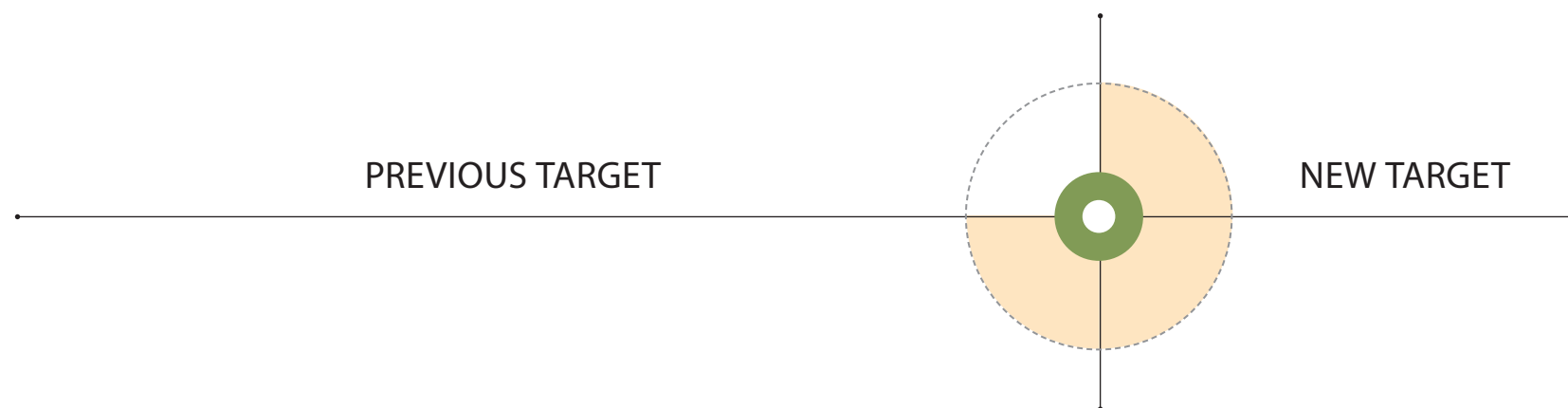
LOAN-TO-VALUE* in %



* adjusted for warehousing

FORECAST

On track to comfortably reach operating targets



Operating Targets	Gross rental income	106 – 108	✓	unchanged
	FFO	59 – 61	✓	unchanged
	Sales from the Commercial Portfolio	250	✓	unchanged
	Acquisition volume across all segments with a focus on the fund business	350	>	> 200

EUR million

DIC ASSET AG AT A GLANCE

Key financial figures in EUR million	9M 2017	9M 2016	Δ	Q3 2017	Q2 2017	Δ
Gross rental income	85.7	81.4	5%	26.5	28.7	-8%
Net rental income	72.6	69.5	4%	22.2	24.7	-10%
Real estate management fees	14.5	18.0	-19%	6.7	3.9	72%
Proceeds from sales of property	200.7	281.6	-29%	34.3	153.1	-78%
Total income	318.2	397.9	-20%	72.9	191.4	-62%
Profits on property disposals	16.4	18.9	-13%	5.6	8.6	-35%
Share of the profit or loss of associates	7.7	2.2	>100%	5.5	1.2	>100%
Funds from Operations (FFO)	48.1	36.9	30%	18.3	14.0	31%
EBITDA	88.0	89.3	-1%	32.1	30.7	5%
EBIT	64.6	62.5	3%	24.6	22.8	8%
EPRA earnings	44.6	36.0	24%	16.4	13.8	19%
Profit for the period	33.4	22.5	48%	13.4	12.4	8%
Cash flow from operating activities	41.7	20.0	>100%	18.1	13.5	34%

Key financial figures per share in EUR	9M 2017	9M 2016	Δ	Q3 2017	Q2 2017	Δ
FFO	0.70	0.54	30%	0.27	0.20	35%
EPRA earnings	0.65	0.52	25%	0.24	0.20	20%
Earnings	0.47	0.33	42%	0.19	0.17	12%

Balance sheet figures in EUR million	30.09.2017	31.12.2016
Loan-to-value ratio (LTV) in %	59.7	59.9
Investment property	1,457.2	1,583.4
Total equity	762.4	757.0
Financial liabilities	1,371.6	1,566.8
Total assets	2,197.1	2,395.5
Cash and cash equivalents	241.8	152.4

Key operating figures	9M 2017	9M 2016	Q3 2017	Q2 2017
Letting result in EUR million	14.8	22.2	7.3	3.6
Vacancy rate Commercial Portfolio in %	12.1	12.4	12.1	12.9

>> APPENDIX

CONSOLIDATED INCOME STATEMENT for the period from 1 January to 30 September

in EUR thousand	9M 2017	9M 2016	Q3 2017	Q3 2016
Total income	318,203	397,935	72,926	51,652
Total expenses	-261,288	-337,690	-53,813	-39,253
Gross rental income	85,658	81,448	26,497	26,895
Ground rents	-943	-929	-315	-313
Service charge income on principal basis	16,578	16,536	5,148	5,554
Service charge expenses on principal basis	-18,121	-17,519	-5,578	-5,666
Other property-related expenses	-10,524	-10,014	-3,465	-3,412
Net rental income	72,648	69,522	22,287	23,058
Administrative expenses	-9,231	-7,515	-3,217	-2,881
Personnel expenses	-13,916	-12,148	-4,586	-4,119
Depreciation and amortisation	-23,443	-26,815	-7,546	-8,788
Real estate management fees	14,454	17,972	6,635	2,988
Other operating income	792	352	372	112
Other operating expenses	-761	-60	-381	26
Net other income	31	292	-9	138
Net proceeds from disposal of investment property	200,721	281,626	34,274	16,101
Carrying amount of investment property disposed	-184,349	-262,689	-28,725	-14,098
Profit on disposal of investment property	16,372	18,937	5,549	2,003
Net operating profit before financing activities	56,915	60,245	19,113	12,399
Share of the profit or loss of associates	7,674	2,206	5,449	929
Interest income	6,702	7,078	2,156	2,221
Interest expense	-32,925	-41,063	-11,608	-13,014
Profit before tax	38,366	28,466	15,110	2,535
Current income tax expense	-4,967	-4,118	-2,188	-2,136
Deferred tax income/expense	-44	-1,860	450	1,880
Profit for the period	33,355	22,488	13,372	2,279
Attributable to equity holders of the parent	32,147	22,736	13,159	2,390
Attributable to non-controlling interest	1,208	-248	213	-111
Basic (=diluted) earnings per share (EUR)	0.47	0.33	0.19	0.03

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

for the period from 1 January to 30 September

in EUR thousand	9M 2017	9M 2016	Q3 2017	Q3 2016
Profit for the period	33,355	22,488	13,372	2,279
Other comprehensive income				
Items that may be reclassified subsequently to profit or loss				
Gain/losses on measurement of available-for-sale financial instruments	544	-641	117	426
Fair value measurement of hedging instruments*				
Cash flow hedges	95	446	0	1,658
Cash flow hedges of associates	97	51	76	42
Other comprehensive income	736	-144	193	2,126
Comprehensive income	34,091	22,344	13,565	4,405
Attributable to equity holders of the parent	32,883	22,592	13,352	4,516
Attributable to non-controlling interest	1,208	-248	213	-111

* after tax

CONSOLIDATED STATEMENT OF CASH FLOW

for the period from 1 January to 30 September

in EUR thousand	9M 2017	9M 2016
OPERATING ACTIVITIES		
Net operating profit before interest and taxes paid/received	63,057	61,612
Realised gains/losses on disposals of investment property	-16,372	-18,937
Depreciation and amortisation	23,443	26,815
Changes in receivables, payables and provisions	5,257	2,350
Other non-cash transactions	-3,993	-7,415
Cash generated from operations	71,392	64,425
Interest paid	-31,433	-44,379
Interest received	1,709	2,838
Income taxes paid/received	22	-2,869
Cash flows from operating activities	41,690	20,015
INVESTING ACTIVITIES		
Proceeds from disposal of investment property	203,843	35,197
Dividends received	4,049	0
Capital expenditure on investment properties	-6,925	-5,931
Acquisition/disposal of other investments	-31,056	-84,336
Loans to other entities	4,514	14,677
Acquisition/disposal of office furniture and equipment, software	-164	-75
Cash flow from investing activities	174,261	-40,468
FINANCING ACTIVITIES		
Proceeds from the issue of corporate bond	130,000	0
Proceeds from other borrowings	1,101,094	89,158
Repayment of borrowings	-1,329,331	-57,163
Deposits	3,000	2,100
Payment of transaction costs	-3,921	0
Dividends paid	-27,431	-25,374
Cash flows from financing activities	-126,589	8,721
Net changes in cash and cash equivalents	89,362	-11,732
Cash and cash equivalents as at 1 January	152,414	204,590
Cash and cash equivalents as at 30 September	241,776	192,858

CONSOLIDATED BALANCE SHEET

Assets in EUR thousand	30.09.2017	31.12.2016
Investment property	1,457,158	1,583,432
Office furniture and equipment	629	582
Investments in associates	189,385	175,491
Loans to related parties	96,158	98,402
Other investments	103,612	23,664
Intangible assets	553	658
Deferred tax assets	25,837	26,403
Total non-current assets	1,873,332	1,908,632
Receivables from sale of investment property	618	3,872
Trade receivables	8,569	3,679
Receivables from related parties	9,747	8,625
Income tax receivable	7,785	12,109
Other receivables	12,939	8,381
Other current assets	2,669	5,337
Cash and cash equivalents	241,776	152,414
Total current assets	284,103	194,417
Non-current assets held for sale	39,706	292,499
Total current assets	323,809	486,916
Total assets	2,197,141	2,395,548

Equity and liabilities in EUR thousand	30.09.2017	31.12.2016
EQUITY		
Issued capital	68,578	68,578
Share premium	732,846	732,846
Hedging reserve	-14	-206
Reserves for available-for-sale financial instruments	3,706	3,162
Retained earnings	-46,208	-50,925
Total shareholders' equity	758,908	753,455
Non-controlling interest	3,487	3,518
Total equity	762,395	756,973
LIABILITIES		
Corporate bonds	399,454	272,121
Non-current interest-bearing loans and borrowings	813,623	909,328
Deferred tax liabilities	13,188	15,653
Derivatives	0	113
Total non-current liabilities	1,226,265	1,197,215
Current interest-bearing loans and borrowings	158,529	268,916
Trade payables	6,057	1,408
Liabilities to related parties	16,302	12,024
Derivatives	0	21,579
Provisions	0	10
Income tax payable	1,880	2,088
Other liabilities	25,713	18,878
Total current liabilities	208,481	324,903
Liabilities related to non-current assets held for sale	0	116,457
Total current liabilities	208,481	441,360
Total liabilities	1,434,746	1,638,575
Total equity and liabilities	2,197,141	2,395,548

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

in EUR thousand	Issued capital	Share premium	Hedging reserve	Reserve for available-for-sale financial instruments	Retained earnings	Total shareholders' equity	Non-controlling interest	Total
Balance at 31 December 2015	68,578	732,846	-20,632	3,618	2,663	787,073	5,010	792,083
Profit for the period					22,736	22,736	-248	22,488
Other comprehensive incomes								
Gains/losses on cash flow hedges*			446			446		446
Gains/losses on cash flow hedges from associates*			51			51		51
Gains/losses on measurement of available-for-sale financial instruments				-641		-641		-641
Comprehensive income			497	-641	22,736	22,592	-248	22,344
Dividend payments for 2015					-25,374	-25,374		-25,374
Repayment of non-controlling interest							-324	-324
Balance at 30 September 2016	68,578	732,846	-20,135	2,977	25	784,291	4,438	788,729
Profit for the period					-50,950	-50,950	-924	-51,874
Other comprehensive incomes								
Gains/losses on cash flow hedges*			19,881			19,881		19,881
Gains/losses on cash flow hedges from associates*			48			48		48
Gains/losses on measurement of available-for-sale financial instruments				185		185		185
Comprehensive income			19,929	185	-50,950	-30,836	-924	-31,760
Repayment of non-controlling interest							4	4
Balance at 31 December 2016	68,578	732,846	-206	3,162	-50,925	753,455	3,518	756,973
Profit for the period					32,147	32,147	1,208	33,355
Other comprehensive incomes								
Gains/losses on cash flow hedges*			95			95		95
Gains/losses on cash flow hedges from associates*			97			97		97
Gains/losses on measurement of available-for-sale financial instruments				544		544		544
Comprehensive income			192	544	32,147	32,883	1,208	34,091
Dividend payments for 2016					-27,430	-27,430		-27,430
Repayment of non-controlling interest							-1,239	-1,239
Balance at 30 September 2017	68,578	732,846	-14	3,706	-46,208	758,908	3,487	762,395

* Net of deferred taxes

SEGMENT REPORTING

in EUR million	9M 2017				9M 2016			
	Commercial Portfolio	Funds	Other Investments	Total	Commercial Portfolio	Funds	Other Investments	Total
Key earnings figures								
Gross rental income (GRI)	85.7			85.7	81.4			81.4
Net rental income (NRI)	72.6			72.6	69.5			69.5
Profits on property disposals	16.4			16.4	18.9			18.9
Real estate management fees		13.0	1.5	14.5		16.2	1.8	18.0
Share of the profit or loss of associates		1.7	6.0	7.7		1.9	0.3	2.2
Funds from Operations (FFO)	37.7	5.9	4.5	48.1	26.4	10.3	0.2	36.9
Segment assets								
Number of properties *	114	56	6	176	147	48	13	208
Assets under Management (AuM) *	1,532	1,488	317	3,337	1,728	1,127	365	3,220
Rental space in sqm **	929,600	619,800	25,500	1,574,900	1,048,900	511,000	93,000	1,652,900

* not proportionate / based on 100%, incl. project developments, repositioning properties

** not proportionate / based on 100%, excl. project developments and repositioning

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Disclaimer

This quarterly statement contains forward-looking statements including associated risks and uncertainties. These statements are based on the Management Board's current experience, assumptions and forecasts and the information currently available to it. The forward-looking statements are not to be interpreted as guarantees of the future developments and results mentioned therein. The actual business performance and results of DIC Asset AG and of the Group are dependent on a multitude of factors that contain various risks and uncertainties. In the future, these might deviate significantly from the underlying assumptions made in this quarterly statement. Said risks and uncertainties are discussed in detail in the risk report as part of financial reporting. This quarterly statement does not constitute an offer to sell or an invitation to make an offer to buy shares of DIC Asset AG. DIC Asset AG is under no obligation to adjust or update the forward-looking statements contained in this quarterly statement.

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This quarterly statement is also available in German (binding version).

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For more information:

<http://www.dic-asset.de/engl/investor-relations/>

For instance:

- >> Up-to-date company presentation
- >> Audio webcast

FINANCIAL CALENDAR 2018

09.02.2018	Publication of Financial Report 2017
16.03.2018	General Shareholders' Meeting 2018
04.05.2018	Publication of Q1 2018 Financial Statement
03.08.2018	Publication of H1 2018 Financial Report
08.11.2018	Publication of Q3 2018 Financial Statement