

10 | May | 2022

Price (Euro) **12.04**
52 weeks range 16.19 / 11.78

Key Data

ISIN	DE000A1X3XX4
Bloomberg	DIC:GR
Reporting standard	IFRS
Market Cap (Euro million)	986
Number of shares (million)	81.9
Free Float	45.5%
Free Float Market Cap (Euro million)	448
CAGR EBIT (21 -24e)	27.3%

Multiples	2021	2022e	2023e	2024e
Market Cap / Total revenues	9.1	5.6	4.4	4.2
PE-Ratio	17.0	12.5	8.9	8.8
Dividend Yield	6.2%	6.6%	7.9%	8.6%

Key Data per share (Euro)	2021	2022e	2023e	2024e
Earnings per share (EPS)	0.71	0.97	1.35	1.37
FFO per share	1.32	1.52	1.89	2.07
Dividend per share (DPS)	0.75	0.80	0.95	1.03

Financial Data (Euro '000)	2021	2022e	2023e	2024e
Gross rental income	108,390	175,660	225,346	234,112
Net rental income	91,216	153,181	198,063	206,200
Administrative expenses	-21,518	-25,199	-27,924	-29,012
Personnel expenses	-38,096	-42,613	-43,955	-44,476
Real estate management fees	101,225	111,367	125,235	137,406
Profit on disposal of investment property	23,765	26,698	21,761	14,210
EBIT	115,619	178,925	227,765	238,437
Net financial result	-49,707	-57,863	-53,971	-59,166
EBT	72,436	127,317	179,663	184,948
Taxation	-14,051	-25,905	-34,577	-36,607
Net profit after minorities	57,795	84,676	121,439	123,228
FFO	107,200	133,239	170,870	186,346

Main Shareholders

Deutsche Immobilien Chancen-Gruppe	34.4%
Yannick Patrick Heller	10.1%
RAG-Stiftung	10.0%

Financial calendar

1H 2022 report	2 August 2022
SRC Forum Financials & Real Estate	13 September 2022
9M 2022 report	9 November 2022

Analysts

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Solid first quarter in terms of numbers and a strong quarter in terms of transactions positions the firm on track to reach guidance and estimates – Euro 26.00 target price and Buy rating affirmed

Today, the company released the report for the first quarter of 2022. The numbers were in line with our expectations and all in all showed some further growth. Gross rental income was up 7% from Euro 23.4m to Euro 25.0m while net rental income hiked by about 8% from Euro 19.6m to Euro 21.1m. This was mainly driven by a good letting performance and acquisitions in the recent quarters. The letting performance of the first three months amounted to 65,500 sqm (+17%) and the like-for-like rental income growth was at a good 3.3%. The real estate management fees of the institutional business hiked by 6% from Euro 24.0m to Euro 25.4m and were driven by higher transaction and performance fees. The share of profit of associates came in at Euro 4.5m, up from last year's number of Euro 2.5m. Administrative costs hiked significantly from Euro 5.1m to Euro 10.6m, which was mainly attributable to transaction costs of Euro 4.9m from the VIB acquisition. While the firm reported profit on disposals of more than Euro 12m last year, this year's number was at almost zero. The firm's EBIT thus was all in all down from Euro 32.1m last year to now Euro 15.2m. The net interest result amounted to Euro -9.0m compared to last year's number of Euro -6.8m and was impacted by the financing activities. The bottom line after minorities amounted to Euro 9.4m (1Q 2021: Euro 22.1m). The cash driven FFO showed a slight increase from Euro 26.5m to Euro 26.7m.

Looking at the portfolio, the company made some significant progress in 1Q that will clearly lift the numbers for the rest of the year. Next to the successful completion of the takeover of VIB Vermögen, on which we reported in detail with our update from 24 March, where DIC now holds more than 60% and has started to fully consolidate from 1 April, the firm has also acquired three logistics assets in the Netherlands and thus entered the market of another European country for the first time. Furthermore, yesterday and thus already in the second quarter, the firm acquired another logistics asset in the Cologne/Bonn region. All four assets are for the "RLI-GEG Logistics & Light Industrial III" fund, which is now already invested at about 80% of the planned target volume. Next to the acquisitions, one property was disposed from the commercial portfolio for about Euro 27m. On a pro forma basis, assets under management have significantly increased from Euro 11.5bn at year-end 2021 to now more than Euro 13bn. The adjusted NAV per share amounts to Euro 25.08, slightly up from Euro 25.00 at FY 2021. Regarding the balance sheet, the LTV ratio increased to 55.1% (FY 2021: 48.5%) and the equity ratio decreased from 32.5% to now 29.7%. These changes are mainly driven by the financing of the VIB shares till the reporting date and the company is aiming to revert to the target LTV ratio of below 50% in the coming quarters.

The firm can look back at solid numbers for the first 3 months and on a very good quarter regarding transactions, which will further lift the numbers of the coming quarters significantly. We see the firm on track to reach its full-year guidance, which was lifted after the successful takeover bid, as well as on track to reach our estimates. We confirm our Euro 26.00 target price as well as our Buy rating.

DIC Asset AG

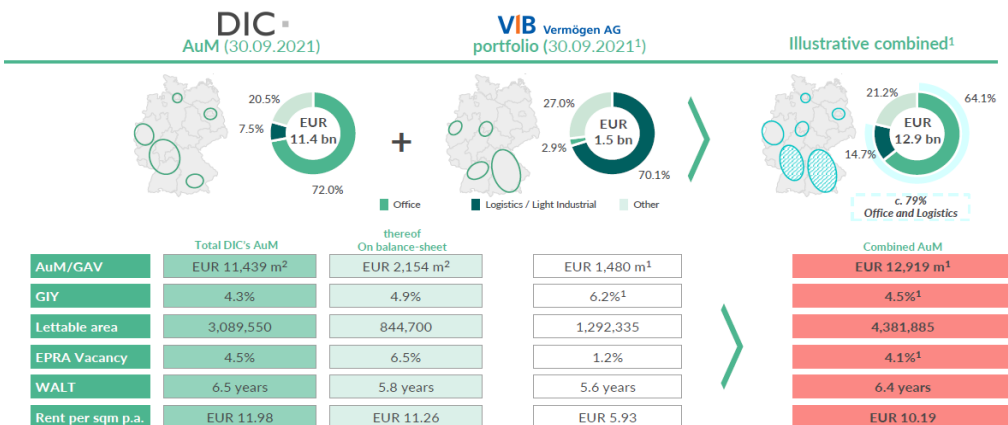
Industry:	Real Estate	Management Board of DIC Asset
Sub-segment:	Commercial property investor	CEO Sonja Wärtgtes
	Own book / Institutional Business / Managed Accounts (transaction, asset and property management)	CIO Johannes von Mutius
		Patrick Weiden
		Christian Bock
Region:	Germany	Supervisory Board of DIC Asset:
Headquarter:	Frankfurt	Prof. Dr. Gerhard Schmidt
Foundation	1998	Michael Zahn
Employees:	306	Prof. Dr. Ulrich Reuter
		Eberhard Vetter
IR Contact:		Rene Zahnd
Dipl.-Kfm. Peer Schlinkmann, CIRO		Dr. Angela Geerling
P.Schlinkmann@dic-asset.de		

DIC Asset is a strong commercial properties player in the German market with two strong and more or less equally weighted pillars or businesses, which help for a very complementary income and investment structure.

In the Commercial Portfolio DIC Asset does on balance sheet investment for their own books, in particular office properties that offer a stable cash income (core / core plus) as well as some value add properties which need more attention to reduce vacancy and increase the intrinsic cash flow in mid-term, in particular by repositioning or revitalization of some assets. This strategy is complemented by an intelligent cycle management to sell some properties at the right time for portfolio optimization and generating additional trading profits. The commercial portfolio has a size of more than Euro 2.2bn at present. A bigger focus will be laid on logistics assets in future. Here, the successful partial takeover of VIB Vermögen is already a big milestone and will further lift the portfolio as can be seen in the grafik below.

In the second pillar, the Institutional Business, the company launches diversified real estate funds for many years, as the DIC Office Balance I was initiated in 2010 and DIC Office Balance II in 2014 and DIC Office Balance III in 2015, all with targeted AuM between Euro 300m and Euro 450m. DIC also initiated funds outside the office topic, for instance with the DIC Retail Balance I fund, which came in September 2017 with a size of about Euro 250m or the new RLI-GEG Logistics & Light Industrial III fund with a volume of Euro 400m. The institutional business offers a great range of fees for set-up, transactions, asset and property management services for the funds, club deals and individual mandates. In addition to a broad income stream from servicing fees there are lucrative equity returns from the co-investment stakes. The assets under management in the Institutional Business steeply increased by almost 50% in 2019, from Euro 3.9bn to Euro 5.7bn, to Euro 7.6bn in 2020 and again steeply to Euro almost Euro 9.3bn in 2021. All activities in the field of fund business (third party mandates) have been bundled under the GEG roof. Both pillars, the Commercial Portfolio and the Institutional Business, are serviced from the group's own asset and property management platform, named DIC Onsite, with branches in Frankfurt, Mannheim, Dusseldorf, Cologne, Hamburg, Munich, Berlin and Stuttgart. The institutional business offers a very steady and lucrative income stream of management fees as well as transaction-related fees and performance fees. In 2020 the real estate management fees significantly hiked 27% to Euro 80m. Another milestone was the takeover of Munich based RLI investors in December 2020 (closing January 2021) with over Euro 700m Assets under Management. This helps to sharpen the profile of DIC in the field of logistics investments and helps to cross sell logistics assets to GEG clients and vice versa. With the RLI deal and further transactions, the total assets base grew to Euro 11.5bn at FY2021 and the management fees hiked to more than Euro 101m. The company aims to reach a Euro 15bn asset base in the mid-term. We assume this is very realistic already in 2023, as the VIB consolidation has already brought the portfolio a big step closer to that target.

The FFO I result of 2021 crossed the Euro 100m mark for the first time and was at more than Euro 107m, up more than 11% from the Euro 96.5m in 2020. For 2022 DIC Asset has lifted its forecast to a range of Euro 130m to Euro 136m for the FFO I result following the successful partial takeover of VIB.



Source: Company Data, SRC Research

SWOT Analysis

Strengths

- The company has a very experienced management team that has a broad network in the industry and a high level of combined knowledge in investments, asset and property management and real estate finance and a year-long and outstanding track record in transactions to foster group's overall earnings with a lucrative deal pipeline.
- The company has its own property management platform (DIC Onsite) operating from 8 German cities in all German core regions for commercial properties, in particular office properties. With DIC Onsite the firm covers the entire value chain for the own properties and third party properties and exploits its platform in a perfect way.
- The commercial portfolio with 93 properties and about 1,500 rental contracts for an annual rental income of more than Euro 103m is a very solid base to deliver a steady cash flow and will now be even further lifted with the consolidation of VIB Vermögen. This stable business is complemented by a lucrative Institutional Business to satisfy the growing demand for stable and lucrative yielding assets from different types of institutional investors. DIC Asset serves a long list of first class clients with demanding and often tailor-made products. Thus, the institutional business is a perfect completion for the group's earnings structure with the additional inflow of asset, property management and set up fees as well as lucrative transaction related fees for buying or selling the properties for the funds and other third party mandates.
- The diversity of business gives DIC Asset a brighter scope in the market, as the company is offered more than 2,000 properties each year. The huge scope in the market gives a bigger impetus at typical market participants, such as banks, real estate brokers and construction firms.

Weaknesses

- The business model as investor AND property manager is not very common in Germany, but more in other countries. We assume that with a longer history and track record of the own trading platform the company gets a higher visibility for their success story which will also translate into higher prices for the DIC Asset share. The hike in dividend from 70 Cents to 75 Cents offers a decent yield of almost 5%.

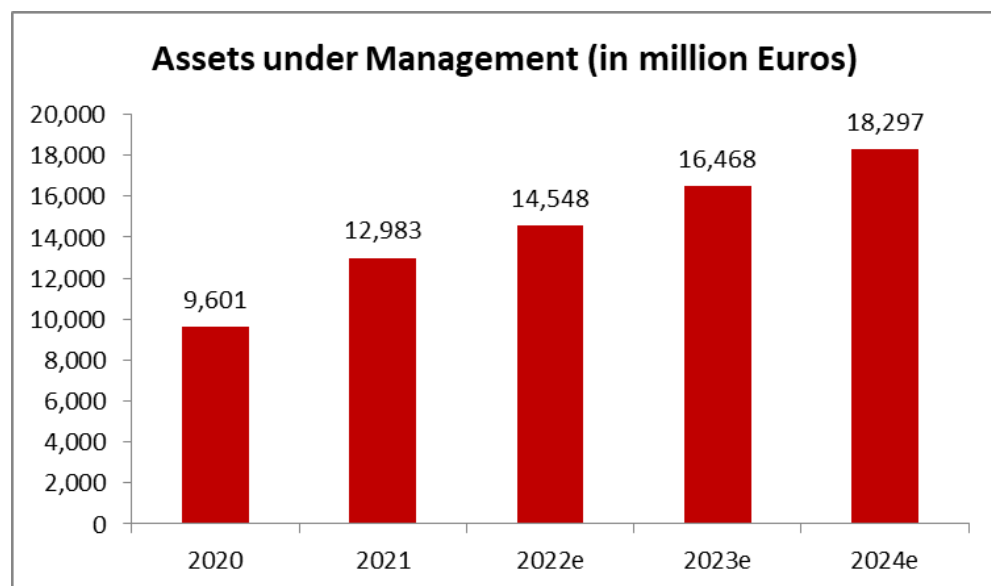
Opportunities

- There are synergies at the cost side of institutional business after the GEG takeover of about Euro 3.0m to Euro 3.5m, coming from 2020 on. The RLI Investors takeover also offers synergies and of course important cross sell potential. More M & A deals might come in mid-term to boost the growth of assets base in Institutional Business, in office and / or logistics. The successful VIB takeover with a Euro 1.5bn portfolio size was already a big milestone.
- The firm has a very high transparency level with all new EPRA key indicators in their annual report and publishes the annual and quarterly numbers quite early, which should give further credit and higher appreciation at investors.
- A promotion of the DIC Asset share from the SDax to the higher MDax index in the mid-term would be a pushing impetus for the share price. For the moment, the free float market cap is too low, and with 34% of the shares held by Deutsche Immobilien Chancen Group and 10% by RAG Foundation it is a way to go to bring up free float market cap. The mid-term growth of the portfolio to Euro 15bn might still offer the opportunity for MDax.

Threats

- A severe economic downturn or shocks like the current Corona pandemic would not impair the P & L so much, as the firm does cost accounting. But the institutional demand for commercial properties could decline with a decelerating demand for office space. Furthermore, the letting performance for new lettings or prolongations might dwindle. The 2021 letting performance and space demand draw another picture, so far.
- The general trend for more working in home office accelerating in pandemic times might have a dampening effect on the general space demand. In general, some new economic research reports show that the "working from home effect" on the space demand is overestimated.

DIC Asset AG 31/12 IFRS ('000)	2019	2020	2021	2022e	2023e	2024e	CAGR '21 - '24e
Gross rental income	101,942	100,695	108,390	175,660	225,346	234,112	29.3%
Ground rents	-676	-510	-523	-814	-1,045	-1,276	
Service charge income on principal basis	20,836	22,135	23,211	33,053	39,417	41,548	
Service charge expenses on principal basis	-23,565	-24,029	-26,415	-39,167	-47,214	-48,974	
Other property-related expenses	-10,631	-16,070	-13,447	-15,552	-18,441	-19,210	
Net rental income	87,906	82,221	91,216	153,181	198,063	206,200	31.2%
Administrative expenses	-17,876	-19,077	-21,518	-25,199	-27,924	-29,012	
Personnel expenses	-27,918	-30,280	-38,096	-42,613	-43,955	-44,476	
Depreciation and amortization	-34,242	-38,774	-42,986	-43,941	-44,284	-44,847	
Real estate management fees	62,883	79,722	101,225	111,367	125,235	137,406	10.7%
Other operating income	2,616	2,222	3,815	3,146	3,255	3,180	
Other operating expenses	-1,979	-1,852	-1,802	-3,714	-4,386	-4,224	
Net proceeds from disposal of investment property	175,973	116,324	139,337	186,332	124,334	89,657	
Carrying amount of investment property disposed	-135,457	-84,324	-115,572	-159,634	-102,573	-75,447	
Profit on disposal of investment property	40,516	32,000	23,765	26,698	21,761	14,210	
Net operating profit before financing activities (EBIT)	111,906	106,182	115,619	178,925	227,765	238,437	27.3%
Share of the profit or loss of associates	18,321	11,370	6,524	6,255	5,869	5,677	
Interest income	10,296	8,670	9,550	8,235	7,243	6,247	
Interest expenses	-42,660	-36,760	-59,257	-66,098	-61,214	-65,413	
Profit/loss before tax (EBT)	97,863	89,462	72,436	127,317	179,663	184,948	36.7%
Current income tax expenses	-13,803	-14,128	-19,447	-17,758	-25,443	-26,874	
Deferred tax expenses	-3,371	-2,222	5,396	-8,147	-9,134	-9,733	
Tax	-17,174	-16,350	-14,051	-25,905	-34,577	-36,607	
Net profit	80,689	73,112	58,385	101,412	145,086	148,341	36.5%
Minorities	-222	3,099	590	16,736	23,647	25,113	
Net profit after minorities	80,911	70,013	57,795	84,676	121,439	123,228	28.7%
FFO	95.0	96.5	107.2	133.2	170.9	186.3	20.2%
Number of shares ('000)	71,713	79,421	81,504	87,591	90,214	90,214	
Earnings per share	1.13	0.88	0.71	0.97	1.35	1.37	
FFO per share	1.32	1.22	1.32	1.52	1.89	2.07	
Dividend per share	0.66	0.70	0.75	0.80	0.95	1.03	



SRC Research **- Der Spezialist für Finanz- und Immobilienaktien -**

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Rating chronicle:

DIC Asset AG	24/03/2022	Buy	15.48 €	26.00 €
DIC Asset AG	10/02/2022	Buy	15.46 €	24.00 €
DIC Asset AG	01/02/2022	Buy	15.24 €	24.00 €
DIC Asset AG	12/01/2022	Buy	15.18 €	24.00 €
DIC Asset AG	15/11/2021	Buy	15.44 €	22.00 €
DIC Asset AG	16/09/2021	Buy	15.30 €	22.00 €
DIC Asset AG	08/06/2021	Buy	15.03 €	22.00 €
DIC Asset AG	06/05/2021	Buy	14.67 €	22.00 €
DIC Asset AG	11/02/2021	Buy	15.56 €	22.00 €
DIC Asset AG	15/01/2021	Buy	14.24 €	22.00 €
DIC Asset AG	28/10/2020	Buy	9.57 €	20.00 €
DIC Asset AG	06/07/2020	Buy	12.32 €	20.00 €

Please note:

The share price mentioned in this report is from 9 May 2022. DIC Asset AG mandated SRC Research for covering the share.

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