

SEPTEMBER 2022

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DIOK REALESTATE AG

PORTFOLIO REPORT HY 2022

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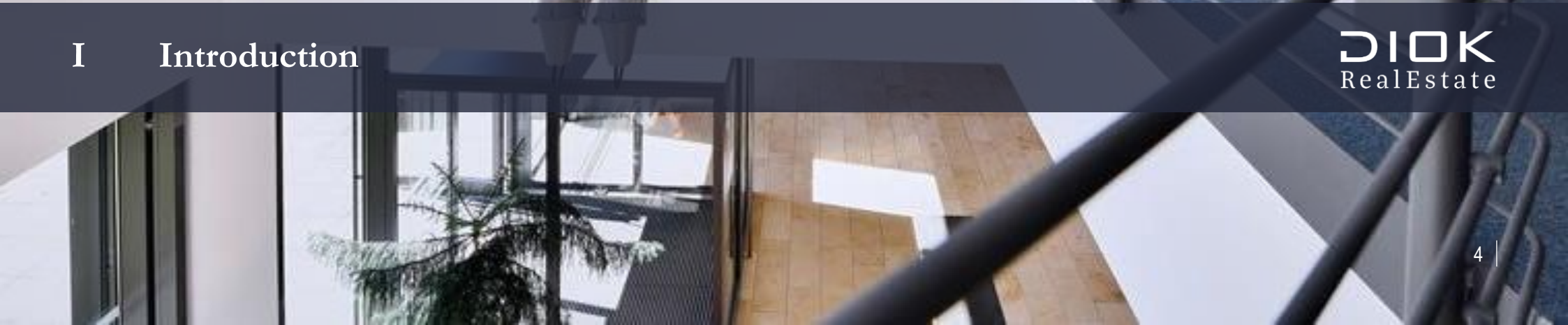
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I Introduction

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Overview

HY 2022
GAV EUR 227m
 16 Assets
126.380 sqm



Committed funds of
 new shareholders for
 repayment of
 expensive loans⁽³⁾

Savings p.a.
~EUR 730.000



New Shareholder Base

49.9% Delta BuyCo I
 S.à.r.l.⁽¹⁾;
 And two new
 international private
 investor, 20.0% and
 10.1%⁽²⁾



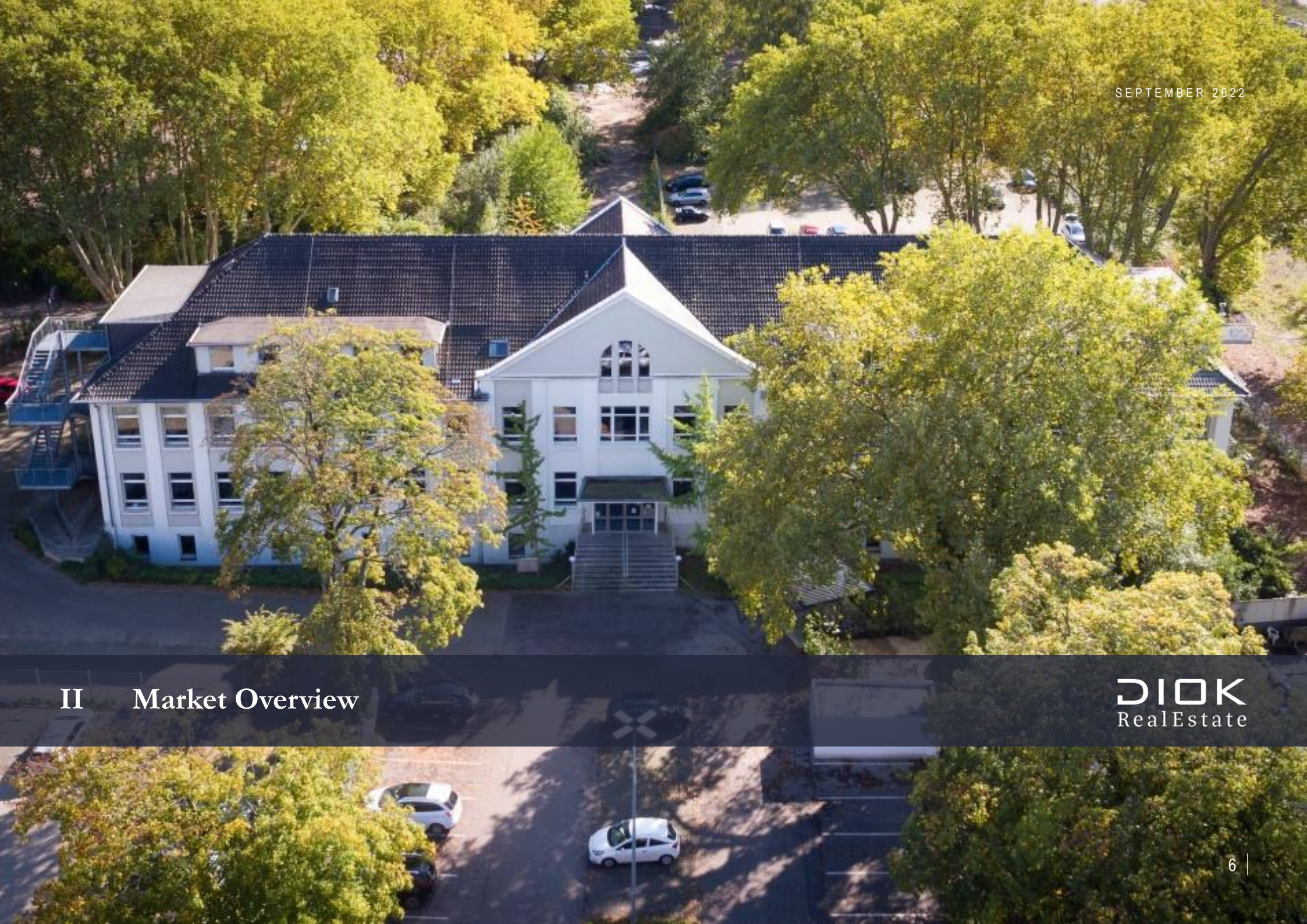
Rent at EUR 9.9mn
WALT 5.0 years
 1.796 EUR/m² GAV
Yield @ 4.3% /
Target @ 6.2%

Source:

(1) https://www.diok-realestate.de/media/diok_presse_220614_de.pdf

(2) https://www.diok-realestate.de/media/diok_cn_220915_de.pdf

(3) Subject to final approval



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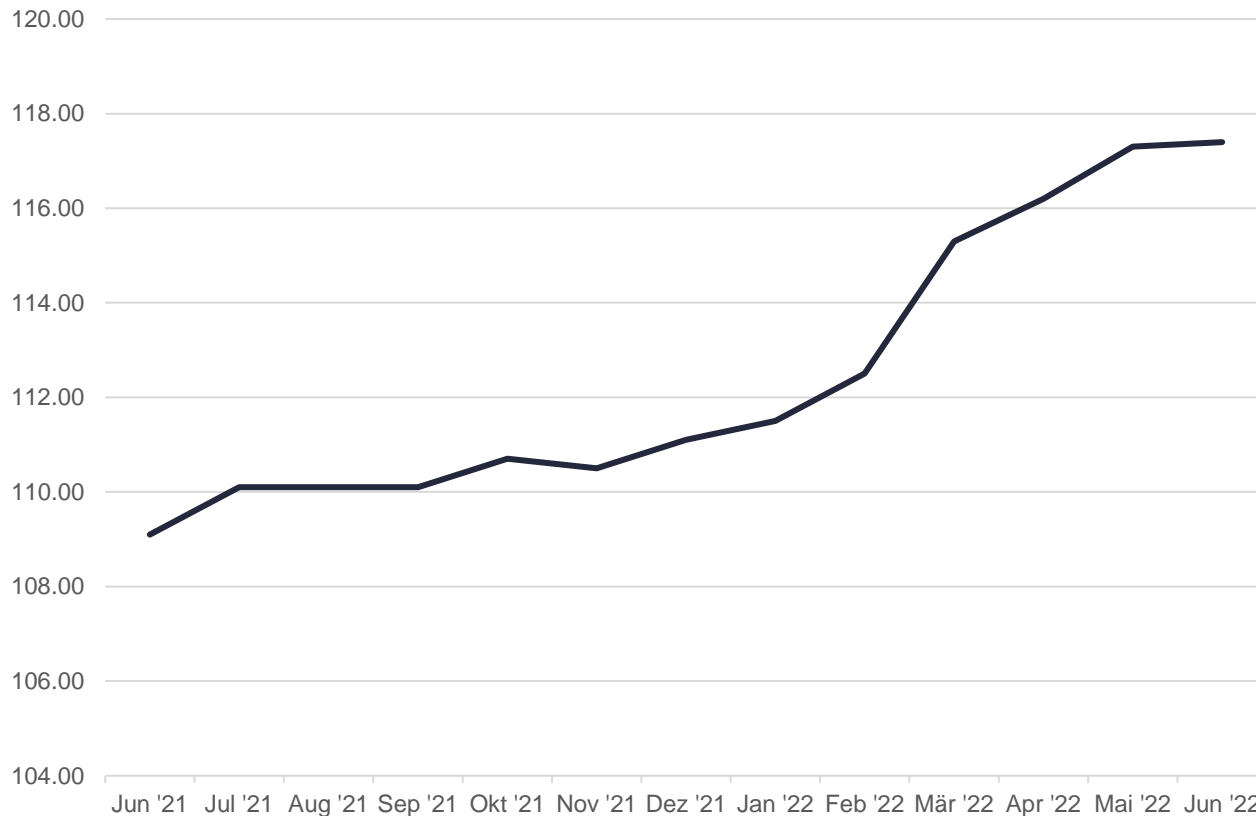
II Market Overview

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Diok's business model participates from CPI development

Development of inflation in Germany

CPI Development - 2015 = 100



Impact of the COVID-19 pandemic on Diok's operations

“The inflation rate in Germany is expected to be +7.6% in June 2022. The inflation rate is measured as the change in the consumer price index (CPI) compared with the same month a year earlier. Based on the results available so far, the Federal Statistical Office (Destatis) also reports that consumer prices are expected to increase by 2.5% on February 2022.”

PRESSRELEASE DESTATIS #272, 29-Jun-2022

Selected impact on Diok's rental contracts

Neu-Ulm	+5.43%
Aachen	+3.90%
Ulm LM13	+4.67%
Hallbergmoos	+5.39%

→ Diok participates from the CPI development due to its inflation linked rental contracts

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III Company and Strategy

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Organizational chart

Diok is organized around its acquisition process, which involves management, the supervisory board and minority shareholders.



Corporate governance

- Management and supervisory board work closely together in order to ensure good corporate governance and control of the company in order to create value
- Transparency is a focus area, both in corporate management and in communications
- Therefore, Diok regularly communicates the situation of the company as well as with significant business changes to the public and bondholders
 - Diok mainly provides information via annual reports, (semi-) annual portfolio reports (including KPIs) and press releases, which are accessible to all interested parties on the company website
 - In addition to the regular publicity, Diok publishes facts about ad-hoc disclosures in line with legal obligations

Outsourcing of non-core activities

- Winters & Hirsch (real estate valuation), MWE (legal advisory), Virides (property management), PRAEDIA (facility management) and BF.direkt (finance broker) have been engaged by the company since the foundation
- Ebner & Stolz provides audit services, e.g. for (semi-) annual reports
- SWAP provides accounting advisory services

IV Portfolio Overview

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A functional analysis shows that the c. portfolio 81% of the portfolio by value is constituted of science parks, typically dominated by leading industries

The company is currently sharpening its focus on Science Parks and will rename itself as European Science Park Group

Portfolio KPIs⁽¹⁾

GAV:
€227m

Portfolio size:
126k sqm

Net rental income:
€9.9m

NRI yield:
4.3%

Number of units:
16

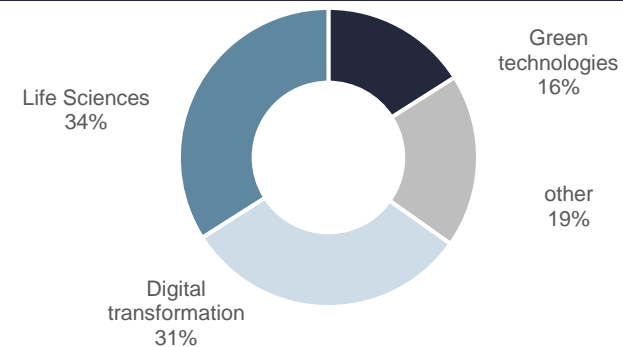
Science Parks:
81%⁽²⁾

Geographic footprint

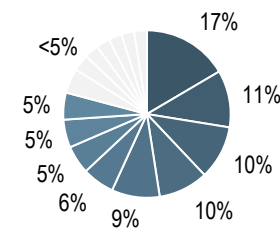


(1): Pro forma as of 30.06.2022 incl. Darmstadt-Griesheim Acquisition
(2): Assets that met the criteria to be a Science Parks

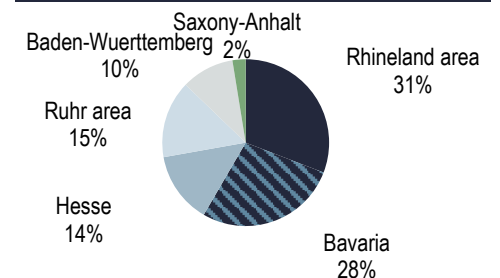
Tenant-Mix "Science" in % of rent



By asset (based on GAV)



By region (based on GAV)



Selected blue-chip tenants



Latest Acquisition – Science Park “Campteq” in Darmstadt-Griesheim

Following the new Acquisition strategy

Impressions



Key Figures:

Area: 13,600 sqm

GAV: EUR 22 mn.

Anchor tenant:
Azenta Life Science

NRI: EUR 0.9mn @ c. 60%
Occupancy

Comments on new Acquisition profile

“Investing in high-yield and risk-diversified science and technology assets occupied by tenants from forward looking industries, such as the digitalization, communication, automation and pharmaceutical technology sectors, has proven the right approach, especially against the background of the COVID-19 pandemic.”

MARKUS DREWS, 29-June-2022

“Following recent momentum within the business, including the purchase of Campteq Innovation Campus Darmstadt together with our anchor tenant Azenta Life Sciences, and reducing our debt, we are on track to deliver on our corporate strategy. Initially, we aim to make **DIOK the market leader in Germany**, and plan further acquisitions in the near future.”

DANIEL GROSCH, 15-Sept-2022

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V Selected Assets

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Selected Assets ⁽¹⁾



HALLBERGMOOS

GELSENKIRCHEN



AACHEN

ULM



NEU-ULM

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⁽¹⁾ Note: For more Information check: <https://www.diok-realestate.de/de/portfolio.html>

DANIEL L. GROSCH

Vorstand

Tel +49 221 80 14 98 00
Fax +49 221 80 14 98 11

Mobil +49 172 130 22 80
d.grosch@diok-realestate.de
www.diok-realestate.de

RALF NÖCKER

Vorstand

Tel +49 221 80 14 98 00
Fax +49 221 80 14 98 11

Mobil +49 172 138 3709
r.noecker@diok-realestate.de
www.diok-realestate.de

MARKUS DREWS

Vorstand

Tel +49 221 80 14 98 00
Fax +49 221 80 14 98 11

Mobil +49 173 1000 355
m.drews@diok-realestate.de
www.diok-realestate.de