

Press release

TLG IMMOBILIEN continues to grow in Q3 2015 as business performs favourably

Key group figures according to IFRS

	Unit	01/01/2015- 30/09/2015	01/01/2014- 30/09/2014	Change in %
Results of operation				
Rental income	in EUR k	93,812	85,356	9.9
Net operating income from letting activities	in EUR k	82,448	75,978	8.5
Disposal profits	in EUR k	5,093	8,169	-37.7
Net income for the period	in EUR k	100,391	68,477	46.6
FFO	in EUR k	47,781	40,355	18.4
FFO per share ¹	in EUR	0.78	0.78	0.0

	Unit	30/09/2015	31/12/2014	Change in %
Balance sheet metrics				
Investment property	in EUR k	1,755,039	1,489,597	17.8
Cash and cash equivalents	in EUR k	48,550	152,599	-68.2
Balance sheet total	in EUR k	1,847,068	1,738,000	6.3
Equity	in EUR k	835,794	747,964	11.7
Equity ratio	in %	45.2	43.0	2.2pp
Liabilities to financial institutions	in EUR k	775,304	770,447	0.6
Net debt	in EUR k	726,754	617,848	17.6
Net LTV ²	in %	41.1	40.3	0.8pp
EPRA NAV	in EUR k	1,036,146	914,008	13.4
EPRA NAV per share	in EUR	16.90	14.91	13.4

¹ Before the company became an Aktiengesellschaft (stock corporation) on 5 September 2014, it was a limited liability company (GmbH). Therefore, for the purposes of comparison, the value of the issued shares is the value that would have existed if the company had always been an Aktiengesellschaft with the same number of shares. Total number of shares as at 31 December 2014 and 30 September 2015: 61.3 million; as at 30 September 2014: 52 million.

² Calculation: Net debt divided by property value

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About TLG IMMOBILIEN AG

TLG IMMOBILIEN AG is a stock exchange-listed leading commercial real estate company focusing on Berlin and growth regions in Eastern Germany. For over 20 years, TLG IMMOBILIEN has been synonymous with real estate expertise in Germany's East. TLG IMMOBILIEN generates stable rental income and exhibits low vacancy rates, very good building stock and profits from its local employees' excellent market knowledge. As an active portfolio manager, TLG IMMOBILIEN is specialised in commercial properties for office and retail use. TLG IMMOBILIEN focuses on managing a high-quality portfolio of office properties in Berlin and other regional economic centres, as well as a regionally diversified portfolio of retail properties in highly frequented micro locations. The portfolio also includes five hotels in Berlin, Dresden and Rostock. TLG IMMOBILIEN's properties stand out not only due to their excellent locations but also because of their very long-term rental or lease agreements.

As at 30 September 2015, the value of the properties under IFRS totalled EUR 1.767bn. As at the same reporting date, the EPRA Net Asset Value per share amounted to EUR 16.90.