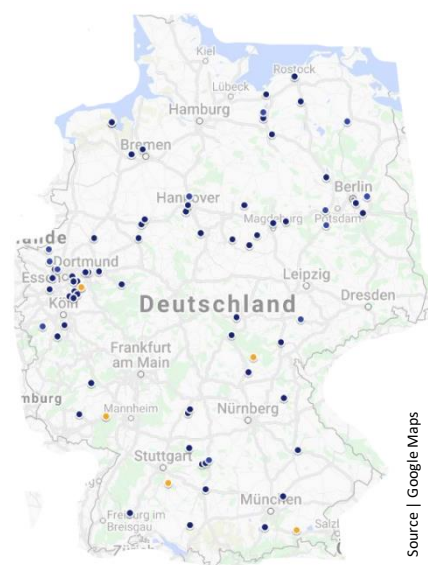


# Fact Sheet

**Deutsche Industrie REIT-AG** sustainably invests in German Light Industrial real estate. Light Industrial includes storage, distribution of goods as well as management and production. This asset class consists mostly of medium to large industrial and commercial estates. These properties are usually more complex than pure logistics real estate and have a high local relevance.

## Real estate portfolio

	Pro forma	31/12/2020	30/09/2019
# Properties	79	73	69
Commercial rental space (m <sup>2</sup> )	1,400,383	1,296,680	1,229,072
Annualised In place rent (m€)	51.7	47.4	44.5
IPR commercial (€/m <sup>2</sup> )	3.43	3.41	3.47
WALT (years)	5.3	5.0	5.0
Occupancy commercial	87.8%	87.4%	85.1%
Market value (m€)	628.4	583.2	565.0



- Portfolio as of 31/12/2020
- Properties with transfer after 31/12/2020

## Diversified mix of uses

Type	Properties	Commercial rental space	IPR p. m <sup>2</sup>	Occupancy commercial	WALT	Annualised rent	Market value
Industrial park	17	385,205 m <sup>2</sup>	4.58 €	73.1%	4.1	16.2 m€	172.8 m€
Logistics	24	427,935 m <sup>2</sup>	3.33 €	90.1%	4.7	15.5 m€	213.7 m€
Production & logistics	38	587,243 m <sup>2</sup>	2.93 €	95.9%	6.6	20.0 m€	241.9 m€
<b>Total</b>	<b>79</b>	<b>1,400,383 m<sup>2</sup></b>	<b>3.43 €</b>	<b>87.8%</b>	<b>5.3</b>	<b>51.7 m€</b>	<b>628.4 m€</b>

## Income statement

(in TEUR)	Q1 2020/2021	Q1 2019/2020
Gross rental income	11,850.9	8,767.1
Net rental income	9,061.9	7,393.3
Net income	7,466.2	5,271.1
FFO	7,903.0	4,995.1
FFO per share (€)	0.25	0.19

## Balance sheet

(in TEUR)	31/12/2020	30/09/2020
Investment properties	606,663	585,820
Total assets	741,012	715,849
Equity	384,347	377,200
REIT equity ratio	63.4%	64.4%
(net) Loan-to-Value	39.7%	37.1%
EPRA NAV	384,175	376,709
EPRA NAV per share	11.98	11.74

## Share information

	December 2020
ISIN	DE000A2G9LL1
WKN	A2G9LL
Ticker symbol	JB7
Shares issued	32,079,505
Share class	bearer shares
Stock exchanges	XETRA, Berlin, Frankfurt
Fiscal year	1/10 - 30/09

## Shareholder structure

Shareholder	share (%)
Obotritia Capital-Gruppe	29.7
VBL	9.8
Dr. Dirk Markus attributable	6.3
Parson GmbH	6.2
Massachusetts Financial Services	5.0
Free float according to the definition of Deutsche Börse	42.5