

CORPORATE NEWS

Munich, 14.02.2020

Increase in TTL's consolidated net profit confirms repositioning

- Consolidated net profit increases by 16 percent up to EUR 4.8 million
- Income from investments rose to EUR 7.7 million
- Earnings per share increase by around 15 percent to EUR 0.22 per share
- Further expansion of business segments planned

TTL Beteiligungs- und Grundbesitz-AG ("TTL AG", "TTL") (ISIN DE0007501009) today published its annual report for the year 2019. The holding company, which focuses on the German commercial real estate market, increased its profitability again in 2019 and confirms the preliminary figures already published.

The company's consolidated net income for 2019 rose from EUR 4.1 million to EUR 4.8 million, which represents an increase of 16 percent over the previous year. "The results published today show that we have successfully initiated the repositioning of TTL AG in 2019. The expansion of our investment focus has given us new scope for action, which we have been able to use successfully", says Theo Reichert, CEO of TTL AG.

With an investment portfolio of EUR 88.6 million (previous year EUR 99.4 million), the company's income from investments including silent partnerships improved by around 7 percent in 2019 to EUR 7.7 million (previous year EUR 7.2 million). This was primarily due to the direct investment in DIC Asset AG, which was successively built up via our 50 %- affiliated company TTL Real Estate GmbH. As at 31 December 2019, the stake in DIC Asset AG amounted to almost 5 percent and was increased to a total of 7.1 percent in January 2020. The aim is still to achieve an intercompany participation ("Schachtelbeteiligung") of at least 10 percent.

TTL AG's equity attributable to shareholders rose to around EUR 47.7 million in 2019 (previous year: EUR 46.8 million), while earnings per share increased by approximately 15 percent to EUR 0.22 per share in the same period.

The dividend payment of EUR 0.20 per share proposed by the Executive Board for the 2019 business year represents an increase of 66 percent compared to the dividend of EUR 0.12 per share resolved in May of the previous year and a payout ratio of the consolidated net profit of around 90 percent.

For 2020, TTL AG expects a consolidated net income of at least EUR 4.8 million at the level of the past fiscal year and intends to expand the business in all segments through targeted investments.

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**CHAIRMAN OF THE
SUPERVISORY BOARD**

PROF. DR. GERHARD
SCHMIDT

IMPORTANT KEY FIGURES

TTL AG consolidated IFRS in Euro thousand	2019	2018
Income statement data		
Revenues	1,174	605
Result of operating activities	-813	-1,486
Income from investments incl. silent partnerships	7,715	7,222
Financial result	5,358	6,238
Annual result	4,806	4,135
Earnings per share	0.22 €	0.19 €
Key Balance Sheet Figures		
Non-current assets	89,085	99,445
Current assets	14,820	6,863
Total assets	103,905	106,308
Equity attributable to shareholders of TTL AG	47,681	46,831
Equity incl. non-controlling interests	47,681	55,426
Non-current liabilities	50,964	43,243
Current liabilities	5,260	7,639
Total equity and liabilities	103,905	106,308

The 2019 Annual Report can be downloaded from the TTL AG website at the following link: <https://www.ttl-ag.de/en/investor-relations/financial-reports.html>

About TTL

TTL Beteiligungs- und Grundbesitz-AG (ISIN DE0007501009/Stock exchange symbol TTO) is a listed holding company focusing on the German real estate market. As a holding company, its aim is to enter into profitable investments, to accompany and develop them in order to participate in their value enhancement and to sustainably increase the earning power of TTL AG in the interest of its shareholders. TTL invests in both privately held and listed real estate companies with high dividends. In addition, TTL also participates in real estate projects and properties via platforms, whereby TTL Group provides mezzanine financing for these investments in addition to equity.

The Munich-based company holds through DIC Capital Partners (Europe) GmbH an interest in the Deutsche Immobilien Chancen Group and invests via TTL Real Estate GmbH in listed, high-dividend real estate companies. At the same time, the company engages itself in real estate project developments, value-add properties and portfolios via the StoneCap Partners investment platform and plans to invest in further real estate portfolios in the future.

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