

TTL Beteiligungs- und Grundbesitz-AG

GEG goes Berlin

02/04/2019

Buy
6.10 EUR

Close 01/04/2019	4.46 EUR
Bloomberg: TTO GY	WKN: 750100
Sector	Real Estate

Share price performance

52 week high / low	4.64 / 3.00 EUR
YTD	26.1%
12 months	45.3%

Share price vs. SDAX



Share data

Market Cap (m EUR)	94.0
No. of shares (m)	21.1
Free float	26.6%
Trading vol. Ø (m EUR)	0.02

Next event

AGM	10/05/2019
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See end of document for disclaimer.

GEG has announced that it has acquired two adjacent properties on Alexanderplatz in Berlin with an investment volume of around € 365 m as part of a club deal for customers. AuM rose by around 10% to around € 3.6 bn. It is also very important that the Berlin office market has been opened up and that Frankfurt's large overweight is reduced. We see this transaction as clearly supportive of TTL AG, whose most important asset is its stake in GEG.

35,700 SQM AT ALEXANDERPLATZ

- The properties are the historical high-rise "Pressehaus" with 16 floors and a rental space of 24,200 sqm including the flat-roofed building "Pressecafe" (rental space of 1,200 sqm), both have been redesigned and completely revitalised.
- In addition, there will be a new development ("New Podium") with 10,300 sqm on six floors, which is scheduled for completion in 2021. Tishman Speyer will be responsible for the development.
- The properties are 90% let on a long-term basis. Just recently, a contract for 10,000 sqm in the building still to be completed has been signed with The Office Group.
- The acquisition increases the AuM of GEG from about € 3.2 bn to € 3.6 bn
- In addition, there is now about 10% exposure to the German capital and the large overweight of Frankfurt is reduced from 73% to about 66%.
- GEG's strong growth in AuM clearly raises the earnings potential of TTL AG and thus, we regard the news as clearly supportive to its share price.

in m EUR	2017	2018	2019e	2020e	2021e
Sales	0.0	0.6	0.6	0.6	0.6
EBIT	-0.4	-1.5	-1.1	-1.2	-1.4
EBIT margin	-3670.0%	-245.1%	-183.3%	-207.5%	-233.3%
Net financial debt	15.1	46.9	42.4	40.4	39.1
Free cash flow	-1.1	-0.6	7.9	7.6	7.4
EPS (in EUR)	0.05	0.19	0.28	0.33	0.38
DPS (in EUR)	0.00	0.12	0.20	0.23	0.26
Dividend yield	0.0%	3.8%	4.5%	5.2%	5.8%
EV/sales	5,908.7	200.4	243.0	241.2	241.0
EV/EBIT	-161.0	-81.7	-132.6	-116.3	-103.3
P/E	56.0	16.4	15.7	13.6	11.8

Source: Company information, Bankhaus Lampe Research estimates

Disclaimer

The creation of this recommendation was finalised on 02/04/2019 08:25 AM (CEST) and first published on 02/04/2019 08:29 AM (CEST).

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Unless shown otherwise, the stated upside targets are based upon either a discounted cash-flow pricing or upon a comparison of the performance ratios of companies that the respective analyst considers to be comparable, or upon a combination of these two analyses. Analysts modify the result of this fundamental assessment to incorporate the potential trend in market sentiment.

Details on the concepts and methods as well as the valuation models employed are available on our [website](#).

Overview of changes in our recommendations/price targets in the previous twelve months for: TTL Beteiligungs- und Grundbesitz-AG (TTO GY), Close (01/04/2019): 4.46 EUR, Analyst: Dr. Georg Kanders (Analyst).

Date of publication	Price at recommendation	Rating	Price target
27/02/2019	3.92 EUR	Buy	6.10 EUR

The distribution of recommendations in our investments universe is currently as follows (date: 01/04/2019)

Rating	Basis: all analysed companies	Basis: companies with investment banking relationships
Buy	58.3%	60.0%
Hold	38.1%	40.0%
Sell	3.1%	0.0%
Under Review	0.0%	0.0%

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Company	Disclosure
TTL Beteiligungs- und Grundbesitz-AG	5, 6

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