

# HALF-YEAR FINANCIAL REPORT 2016

# KEY GROUP INDICATORS

IN EUR THOUSAND	H1 2016	H1 2015	Change in %
<b>Income statement</b>			
Revenue	39,001	36,211	+7.7
Total operating revenue	39,114	36,457	+7.3
EBIT (earnings before interest and tax)	33,230	28,805	+15.4
EBIT without valuation effects	30,230	27,855	+8.5
EBT (earnings before tax)	22,965	18,425	+24.6
EBT margin (in %)	58.7	50.5	+8.2 pt.
EBT excluding valuation effects and extraordinary items	19,965	17,607	+13.4
Consolidated net income	19,264	15,377	+25.3
Earnings per share <sup>1</sup> (diluted/undiluted, in EUR)	0.67	0.53	+26.5
<b>Balance sheet</b>			
	<b>30/06/2016</b>	31/12/2015	
Total assets	1,025,819	1,009,352	+1.6
Equity	425,927	406,754	+4.7
Equity ratio (in %)	41.5	40.3	+1.2 pt.
Net debt	508,552	517,393	-1.7
LTV (loan-to-value ratio, in %)	51.7	53.1	-1.4 pt.
Gearing (in %)	140.8	148.1	-7.3 pt.
NAV (Net Asset Value) undiluted	433,246	412,765	+5.0
NAV per share, undiluted <sup>2</sup> (in EUR)	16.47	15.69	+5.0
NAV diluted	451,641	431,160	+4.8
NAV per share, diluted <sup>3</sup> (in EUR)	16.38	15.63	+4.8
<b>Other key financials</b>			
	<b>H1 2016</b>	H1 2015	
FFO (funds from operations)	17,468	15,742	+11.0
FFO per share <sup>1</sup> (in EUR)	0.63	0.57	+11.0
	<b>30/06/2016</b>	31/12/2015	
Share price (Xetra closing price, in EUR)	19.39	17.10	+13.4
Number of shares <sup>2</sup> (reporting date: 31/12)	26,308,405	26,308,405	—
Average number of shares during the reporting period <sup>1</sup>	27,579,812	27,579,812	—
ICR (interest coverage ratio, interest expense/net basic rents, in %)	30.4	31.7	-1.3 pt.
Average borrowing rate (in %)	3.64	3.67	—
Annualised net basic rents	68,440	68,027	+0.6
Vacancy rate (in %)	1.6	1.8	-0.2 pt.
<b>EPRA performance indicators</b>			
	<b>H1 2016</b>	H1 2015	
EPRA Earnings	15,886	14,080	+12.8
EPRA Earnings per share (in EUR)	0.58	0.51	+12.8
	<b>30/06/2016</b>	31/12/2015	
EPRA NAV	451,641	431,160	+4.8
EPRA NAV Earnings (in EUR)	16.38	15.63	+4.8
EPRA-Vacancy rate (in %)	1.6	1.8	-0.2 pt.

<sup>1</sup> Average number of shares in reporting period

<sup>2</sup> Shares in circulation as of the reporting date

<sup>3</sup> Number of shares as of the reporting date including potential shares from the mandatory convertible bonds

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## LETTER TO THE SHAREHOLDERS

### DEAR SHAREHOLDERS,

We can look back on a very positive first half of the year. We managed to improve both revenue and earnings in line with our targets. We made significant strides forward in our project development business, which is an area we are focusing on more closely.

Thanks to higher rental income from properties completed in 2015 and our successful endeavours to further reduce the vacancy rate, total operating revenue rose by 7.3% to EUR 39.1 million (previous year: EUR 36.5 million). As a result, earnings before tax (EBT), adjusted for the positive effects of changes in value for investment properties, increased by 13.4% to EUR 20.0 million (previous year: EUR 17.6 million). Consolidated net income rose considerably year-on-year by 25.3% to reach a total of EUR 19.3 million (previous year: EUR 15.4 million). FFO (funds from operations) as an indicator of the company's cash inflow from operating activities climbed by 11.0% in the first half of 2016 to a total of EUR 17.5 million (previous year: EUR 15.7 million). NAV also continued to develop positively, coming in at EUR 433.2 million as of June 30, 2016 (31/12/2015: EUR 412.8 million).

In terms of our operating business, we reached further milestones in the first half of the year. The acquisition of further sites at Interpark Kösching lays the foundation for future growth. By virtue of its direct proximity to Ingolstadt and the catchment area of the Munich and Nuremberg metropolitan regions, Interpark is regarded as one of the most important industrial parks in southern Germany. These additional acquisitions are part of our strategy of focusing more closely on profitable project development, which is also influenced by the general rise in property prices. The sites acquired at Interpark have a total area of roughly 177,000 sqm. On these sites, we plan to build properties for the logistics and light industry sectors with a rentable floor space of approx. 90,000 sqm. The size of the individual units may vary between 2,000 and 60,000 sqm, thus offering individual customers the opportunity to fit them in line with their requirements.

Our Annual General Meeting for the 2015 financial year was held on June 30 in Ingolstadt. We are delighted that you, our shareholders, showed us such support on all items of the proposed agenda. We are particularly pleased that we are once again able to share our success with you to an appropriate extent by increasing the dividend by more than 6% to EUR 0.51 per share.

We wish to resolutely press ahead with our successful course in the second half of the year. We are confident about the months ahead, which is partly due to the fact that we are currently in detailed talks about further promising projects. With this in mind, we hereby confirm the guidance for the VIB Group in the 2016 financial year that we issued at the start of the year.

Neuburg/Danube, August 2016



Ludwig Schlosser  
(Management Board Chairman)



Holger Pilgenröther  
(Management Board member)



Martin Pfandzelter  
(Management Board member)

# PROPERTY PORTFOLIO

## OVERVIEW

On the cut-off date of June 30, 2016, our property portfolio comprised a total of 103 properties with a total rentable area of some 1,004,000 sqm. The majority of the properties are located in the economically strong, high-growth region of southern Germany. For more than 20 years, we have been building an extensive network in the regions of Bavaria and Baden-Württemberg. Thanks to close contact with our tenants, we have a precise understanding of the needs of our target markets. As a result, we managed to reduce the vacancy rate for our entire portfolio to the low level (compared to the sector as a whole) of 1.6% (31/12/2015: 1.8%).

As of June 30, 2016, the market value of our portfolio stood at EUR 978.0 million. Our annualised net rental income amounted EUR 68.4 million (31/12/2015: EUR 68.0 million).

### PROPERTY PORTFOLIO IN KEY FIGURES

Number of properties	103
Rentable space	approx. 1,004,000 sqm
Market value of portfolio	EUR 978.0 million
Annualised rental income	EUR 68.4 million
Vacancy rate	1.6%

As at: June 30, 2016

In our view, the diversification of our portfolio plays a key role in terms of being well positioned in the commercial property market in the long term. To this end, we have increasingly shifted our focus towards the logistics/light industry and retail sectors in recent years, which make up 61% and 32% respectively of our overall portfolio (as of June 30, 2016). The remaining 7% of the portfolio relates to office space and other commercial properties.

Alongside diversification, we reduce the portfolio risk by means of a long average remaining term of our rental agreements; currently 5 years and 10 months, thus ensuring highly predictable earnings. Even rental agreements with short remaining terms are generally not terminated by the tenant, but are either automatically renewed by the agreed term or mature into permanent rental agreements.

We also ensure that we have a diverse tenant structure in order to minimise any cluster or concentration risks. Furthermore, we always check the credit rating of a future tenant before entering into a rental agreement in order to minimise the risk of rent default.

## PROPERTY LOCATIONS

The concentration of the VIB portfolio on southern Germany is partly due to the fact that the company was founded in the Upper Bavarian town of Neuburg an der Donau and the associated strong network in this region. As a result of more than 20 years of success, the personal contacts and spirit of mutual trust fostered by the senior management of VIB enable the company to harness market opportunities at an early stage, giving it an important and often decisive edge on its competitors. Another key factor for us is that southern Germany is the country's strongest region in economic terms, characterised by both material prosperity and a diverse economic structure. All these factors play a significant role in the value stability of the VIB portfolio.

## PORTFOLIO DEVELOPMENT

The first half of the 2016 financial year was dominated by extension and conversion work on existing properties, as well as the acquisition of selected sites in strong economic locations. The latter underscores our strategy of achieving growth by focusing on attractive in-house developments alongside the acquisition of existing properties, especially in the current market environment and with rising property prices. The new sites are scheduled for development in the next few years. In addition, the company examines attractive projects on an ongoing basis with a view to enlarging its property portfolio.

To date, we invested some EUR 1.2 million in the rejuvenation and modernisation of the City Center Gersthofen shopping centre. The work began in 2015 and was completed as planned in June 2016. With 41 retail outlets, City Center Gersthofen has a total rentable area of approximately 8,900 sqm, boasts more than 400 parking spaces and is situated in the town centre of Gersthofen.

In May, we acquired further plots at Interpark Kösching near Ingolstadt, now reaching a total area of roughly 177,000 sqm. Here, we plan to build further properties specially tailored to clients from the logistics and light industry sectors. We expect a total rentable area of about 90,000 sqm. Depending on customer requirements, the size of the individual units may vary between 2,000 and 60,000 sqm.

Furthermore, VIB Vermögen invested roughly EUR 1.7 million in extension work on an existing property in Neuburg an der Donau. The logistics complex concerned was enlarged by 1,250 sqm to its new size of around 13,700 sqm. Following a three-month construction phase, the extension was handed over to the tenant on schedule in mid May.

During the first half of the year, we also managed to reduce the vacancy rate at Grundig-Park, an extensive logistics park on Beuthener Strasse in Nuremberg. A site measuring 4,700 sqm has been rented to a customer from the logistics industry since June.

# SHARE

## SHARE PRICE DEVELOPMENT

Below, the VIB share is compared with the share price indexes DAX and SDAX. The share indexes are shown for reasons of objective comparability of the share price movements, as they do not include dividend payments or subscription rights.

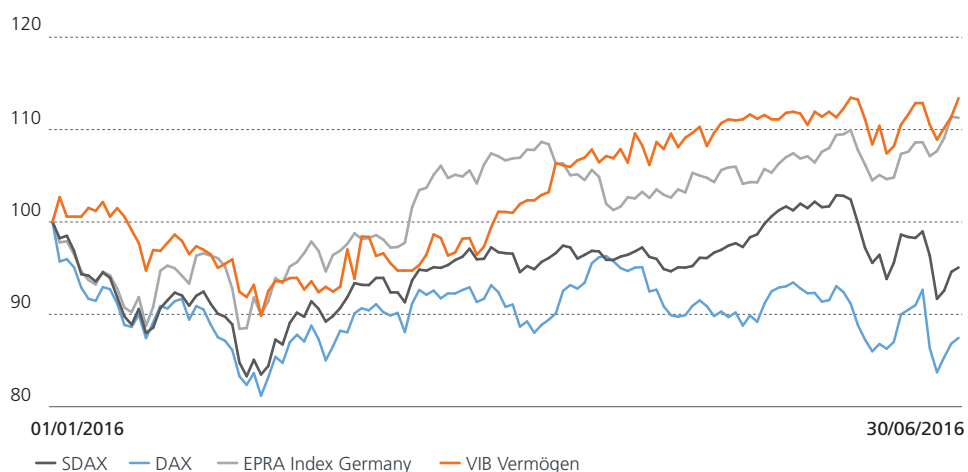
The DAX share price index started 2016 with losses and had fallen sharply by early February. It then entered a recovery period until the end of March before moving into a volatile phase of sideways movement. Overall, the DAX share price index closed at 4,713 points on June 30, 2016, which corresponds to a fall of 12.5% over the half-year period. The SDAX share price index showed a better performance: Compared with the level seen at the start of the year, the index fell by 4.9% to 4,420 points.

Overall, our share strongly outperformed both the DAX and the SDAX in the first half of 2016. The VIB share terminated the trading year 2015 at EUR 17.10, with its performance influenced by overall market movements until mid February. Our share had recovered considerably by the end of June, ending the first half of the year at EUR 19.39. This equates to an increase of 13.4% over the half-year period. Our share outperformed the SDAX by 18.3 percentage points.

Overall, property shares performed well in the first six months of 2016 – as documented by the relevant comparison index, EPRA Germany, which includes the major German property companies. This industry index climbed by 11.3% in the first half of 2016, thus being 2.1 percentage points below the growth of the VIB share.

### SHARE PRICE DEVELOPMENT FROM JANUARY 1 TO JUNE 30, 2016

(INDEXED COMPARISON WITH EPRA AND THE DAX AND SDAX SHARE PRICE INDEXES, IN %)



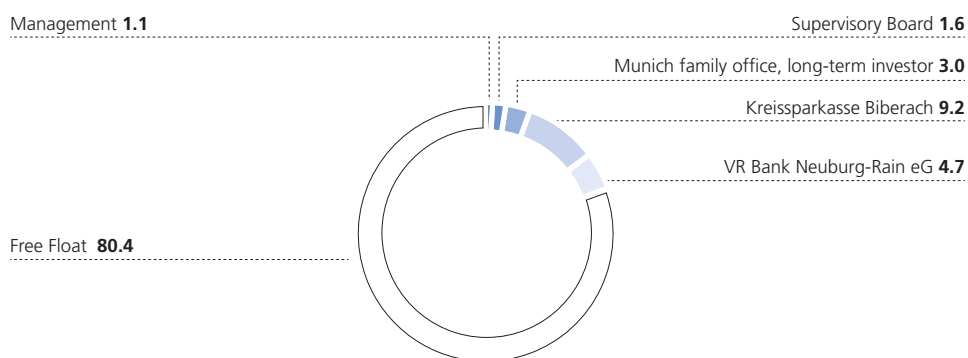
With a closing price of EUR 19.39 and a total of 26,308,405 shares in circulation as of June 30, 2016, VIB achieved a market capitalisation of EUR 510.1 million as of the end of the reporting period. This represents an increase of EUR 60.2 million, or 13.4%, on the figure recorded on December 31, 2015.

## SHAREHOLDER STRUCTURE CHARACTERISED BY HIGH FREE FLOAT

Our shareholder structure is distinguished by a balanced ratio of free float to long-term investors. Alongside VR Bank Neuburg-Rain eG as a founding investor (4.7%), Kreissparkasse Biberach (9.2%) is another financial institution, specialising in small and mid caps, with a long-term investment in VIB Vermögen AG. A family office has also held a 3.0% interest in the company since 2014. In addition, the management holds 1.1%, and the Supervisory Board holds 1.6%, of the shares in VIB Vermögen. Our free float stood at 80.4% as of June 30, 2016.

### SHAREHOLDER STRUCTURE

IN%



As at: June 30, 2016

## 2016 ANNUAL GENERAL MEETING

At the 2016 Annual General Meeting, which was held on June 30, 2016, in Ingolstadt, VIB Vermögen AG summarised the course of business in the previous financial year and explained the continued strategy for the 2016 financial year. A total of 54.3% of the voting-entitled share capital was represented. With figures in excess of 95%, the shareholders once again showed their overwhelming support for all items on the agenda. The Annual General Meeting resolved, for instance, to increase the dividend from EUR 0.48 per share to EUR 0.51 per share, resulting in a dividend distribution of roughly EUR 13.4 million. The dividend was paid to shareholders on July 1, 2016.

Furthermore, the AGM extended the mandates of serving Supervisory Board members Franz-Xaver Schmidbauer, Jürgen Wittmann and Rolf Klug. At the consultative Supervisory Board meeting that followed the Annual General Meeting, Franz-Xaver Schmidbauer was elected Chair of the Supervisory Board and Jürgen Wittmann was elected Deputy Chair of the Supervisory Board.



# BUSINESS REPORT

## BUSINESS TRENDS

As we expected, VIB's course of business in the first half of the current financial year was very strong. By securing attractive sites at Interpark Kösching near Ingolstadt, we have laid the foundation for continued growth at the company. One area of focus continues to be the development of our own properties, particularly for clients from the logistics and light industry sectors.

We also made further progress in terms of our existing properties. Alongside modernisation work on our shopping centre in Gersthofen, which was completed in June 2016, we also finished work to add a logistics centre to a property rented to a long-standing customer in Neuburg an der Donau. The additional logistics space measures some 1,250 sqm and was handed over to the tenant on schedule in May 2016.

## EXPLANATORY NOTES ON THE OPERATING RESULT AND AN ANALYSIS OF EARNINGS, ASSETS AND FINANCIAL POSITION

### EARNINGS POSITION

#### SELECTED INDICATORS OF EARNINGS POSITION

IN EUR THOUSAND	H1 2016	H1 2015	Change in %
Revenue	39,001	36,211	+7.7
Total operating revenue	39,114	36,457	+7.3
EBIT	33,230	28,805	+15.4
EBIT excluding valuation effects	30,230	27,855	+8.5
EBT	22,965	18,425	+24.6
EBT excluding valuation effects and extraordinary items	19,965	17,607	+13.4
Consolidated net income	19,264	15,377	+25.3
Earnings per share (in EUR), diluted/undiluted	0.67	0.53	+26.5

We further increased our rental income in the first half of 2016 thanks to the investments we made in 2015. As a result, total operating revenue rose from EUR 36,457 thousand in the previous year to EUR 39,114 thousand in the first half of 2016. This represents an increase on the same period last year of 7.3%.

There was a positive value adjustment for investment properties of EUR 3,000 thousand in the reporting period (previous year: EUR 950 thousand). This resulted from the valuation through P&L of the new logistics centre extension built in 2016, as well as from the further optimisation of the occupancy rate in existing properties. Expenses for investment properties were more or less on a par with the previous year at EUR –6,222 thousand (previous year: EUR –6,188 thousand). Two opposing effects were witnessed in this regard: on the one hand, operating costs for properties climbed by EUR 576 thousand due to the acquisitions and developments from the previous year. On the other hand, maintenance costs were down by EUR 543 thousand year-on-year in the first six months of 2016. Personnel expenses came in at EUR –1,840 thousand in the first six months (previous year: EUR –1,618 thousand), with other operating expenses rising slightly from EUR –771 thousand to EUR –795 thousand.

After deducting depreciation and amortisation, earnings before interest and taxes (EBIT) came to EUR 33,230 thousand – an increase of 15.4% on the previous year's figure of EUR 28,805 thousand. EBIT adjusted for valuation effects came to EUR 30,230 thousand (previous year: EUR 27,855), which equates to an increase of 8.5%. In spite of an increase in total liabilities, interest expenses remained more or less unchanged on the previous year due to more favourable financing conditions, coming in at EUR –10,172 thousand (previous year: EUR –10,166 thousand). Earnings before tax (EBT) improved by 24.6% to EUR 22,965 thousand (previous year: EUR 18,425 thousand). As a result, the EBT margin increased from 50.5% to 58.7%. EBT adjusted for valuation effects and extraordinary items rose to EUR 19,965 thousand (previous year: EUR 17,607 thousand), which equates to an above-average increase in earnings of 13.4%.

Income tax expenses came in at EUR –3,701 thousand (effective taxes: EUR –1,633 thousand; deferred taxes: EUR –2,068 thousand).

Consolidated net income rose by 25.3% in the first half of 2016, climbing from EUR 15,377 thousand in the previous year to EUR 19,264 thousand. Both diluted and diluted earnings per share stood at EUR 0.67 in the reporting period (previous year: EUR 0.53).

## NET ASSETS

### SELECTED INDICATORS OF NET ASSETS

IN EUR THOUSAND	30/06/2016	31/12/2015	Change in %
Total assets	1,025,819	1,009,352	+1.6
Investment properties	977,969	969,022	+0.9
Net debt (current and non-current financial liabilities ./. bank balances)	508,552	517,393	–1.7
Equity	425,927	406,754	+4.7
Equity ratio	41.5%	40.3%	—

Compared with December 31, 2015, the company's total assets rose by EUR 16,467 thousand to EUR 1,025,819 thousand (December 31, 2015: EUR 1,009,352 thousand).

Investment properties were valued at EUR 977,969 thousand, compared with EUR 969,022 thousand as of December 31, 2015. Bank balances and cash in hand came in at EUR 39,578 thousand as of the cut-off date (December 31, 2015: EUR 33,111 thousand).

Due to the consolidated net profit, equity rose to EUR 425,927 thousand in the first half of 2016 (December 31, 2015: EUR 406,754 thousand). The equity ratio improved further, reaching 41.5% as of June 30, 2016 (December 31, 2015: 40.3%).

Overall, financial liabilities decreased slightly in the first half of 2016. Non-current financial liabilities fell by EUR 23,617 thousand to EUR 504,358 thousand (December 31, 2015: EUR 527,975 thousand), whereas non-current financial liabilities rose by EUR 21,243 thousand to EUR 43,112 thousand (December 31, 2015: EUR 21,869 thousand). Net debt, i.e. the balance between current and non-current financial liabilities less bank balances, came to EUR 508,552 thousand as of June 30, 2016 (December 31, 2015: EUR 517,393 thousand) and was therefore down on the level witnessed at the end of the 2015 financial year.

By virtue of the positive course of business in the first half of the year and the resulting increase in equity, the undiluted net asset value (NAV) of the company climbed to EUR 433,246 thousand as of June 30, 2016 (December 31, 2015: EUR 412,765 thousand). Taking the 26,308,405 shares in circulation as of June 30, 2016, this corresponds to an undiluted NAV per share of EUR 16.47 as of the balance sheet cut-off date, compared to EUR 15.69 as of December 31, 2015 – an increase of 5.0%, or EUR 0.78, per share.

## FINANCIAL POSITION

### SELECTED INDICATORS OF FINANCIAL POSITION

IN EUR THOUSAND	H1 2016	H1 2015	Change in %
<b>Cash and cash equivalents at start of period</b>	<b>33,111</b>	<b>37,786</b>	
Cash flow from operating activities	26,198	24,459	+7.1
Cash flow from investing activities	-6,944	-43,092	+83.9
Cash flow from financing activities	-12,787	4,718	—
Change in cash and cash equivalents due to consolidation	0	257	—
<b>Cash and cash equivalents at end of period</b>	<b>39,578</b>	<b>24,128</b>	<b>+64.0</b>

Cash inflow from operating activities stood at EUR 26,198 thousand in the first half of 2016 (previous year: EUR 24,459 thousand). Cash outflow from investment activities fell to EUR 6,944 thousand in the first half of 2016 (previous year: EUR 43,092 thousand). Cash outflow from financing activities came in at EUR -12,787 thousand in the first six months (previous year: cash inflow of EUR 4,718 thousand). The balance of cash and cash equivalents came to EUR 39,578 thousand on June 30, 2016 (June 30, 2015: EUR 24,128 thousand).

As of June 30, 2016, the VIB Group has access to undrawn credit and overdraft lines in the amount of EUR 12,450 thousand (December 31, 2015: EUR 12,450 thousand).

FFO (funds from operations) as an indicator of the company's cash inflow from operating activities climbed to EUR 17,468 thousand in the first half of 2016 (previous year: EUR 15,742 thousand). FFO per share improved to EUR 0.63 (previous year: EUR 0.57).

**FUNDS FROM OPERATIONS (FFO) PER SHARE – INDICATES THE PORTFOLIO'S EARNINGS STRENGTH**

IN EUR THOUSAND	H1 2016	H1 2015
<b>Earnings before interest and tax (EBIT)</b>	<b>33,230</b>	<b>28,805</b>
Adjusted for:		
Income/expenses (non-cash effective)	-11	-6
Changes in value for investment properties	-3,000	-950
	<b>30,219</b>	<b>27,849</b>
Interest and similar expenses	-10,172	-10,166
Other interest and similar income	23	36
Profit/loss on equity accounted investments	-33	-35
Expenses from guaranteed dividend	-83	-83
	<b>19,954</b>	<b>17,601</b>
Effective tax expense	-1,633	-1,257
	<b>18,321</b>	<b>16,344</b>
Minority interest (adjusted for valuation gains/losses)	-853	-602
<b>FFO in absolute terms</b>	<b>17,468</b>	<b>15,742</b>
Average number of shares in the reporting period	27,579,812	27,579,812
<b>FFO per share (in EUR)</b>	<b>0.63</b>	<b>0.57</b>

## EMPLOYEES

In addition to the three members of the Managing Board, the VIB Group employed a further 32 commercial members of staff (31/12/2015: 31) and 6 industrial members of staff (31/12/2015: 6). The industrial staff are mostly caretakers and cleaners (mainly part-time employees), who are hired to manage individual properties. The resulting personnel expenses are charged on to the respective tenants as incidental costs.

Occupational pension schemes are taking on ever greater significance in public debate and are therefore an important incentive when it comes to attracting qualified personnel. In order to help its employees save for retirement, the senior management of VIB launched a performance-related occupational pension scheme in the first half of 2016. The pension contributions paid by VIB are dependent on the employee's years of service at the company and are designed to generate long-term company loyalty amongst the workforce. With this model, VIB is proud to continue doing justice to its commitment of being a responsible and attractive employer.

During the reporting period, the Managing Board comprised Ludwig Schlosser (Chairman), Holger Pilgenröther and Martin Pfandzelter.

### **OVERALL STATEMENT ON THE COMPANY'S BUSINESS POSITION**

The Managing Board of VIB Vermögen AG is highly satisfied with the development of the company's earnings, assets and financial position in the first half of 2016. Both revenue and earnings developed in line with expectations. There was a further improvement in equity, which illustrates the company's sustainable financing position. Both the net asset value (NAV) and FFO as an indicator of the company's cash inflow from operating activities increased in the first half of 2016. Furthermore, VIB Vermögen AG possesses sufficient cash and cash equivalents to successfully develop the company further.

## **RISKS AND OPPORTUNITIES**

The 2015 Annual Report contains detailed information on the basic risk management principles, as well as the significant opportunities and risks that could potentially affect the earnings, assets and financial position of the VIB Group.

In the first six months of the current financial year, no further significant risks and opportunities were identified beyond the opportunities and risks outlined in the 2015 Annual Report. There are currently no risks that could jeopardise the company's ability to operate as a going concern.

## OUTLOOK

In light of the stable macroeconomic conditions and the current low interest rates, VIB continues to assume positive development on the German commercial property market in 2016. On the basis of the company's planning, the Managing Board of VIB Vermögen AG continues to expect the following for the 2016 financial year:

Financial performance indicators:

- › an increase in operating revenue from EUR 78.0 million to EUR 82.0 million
- › an increase in earnings before interest and tax (EBIT), excluding valuation effects and extraordinary items, from EUR 58.0 million to EUR 61.0 million
- › an increase in earnings before tax (EBT), excluding valuation effects and extraordinary items, from EUR 38.0 million to EUR 40.5 million
- › funds from operations (FFO) of between EUR 33.0 million and EUR 35.5 million

Non-financial performance indicators:

- › a vacancy rate based on effective annual net rents of below 5.0% as of December 31, 2016
- › an average interest rate on the portfolio of loan borrowings of between 3.30% and 3.40% as of December 31, 2016

This guidance could be influenced by a material change to the underlying macroeconomic conditions, changes to the overall interest rate as well as further acquisitions or disposals of properties in the 2016 financial year.

Neuburg/Danube, August 11, 2016



Ludwig Schlosser  
(Management Board Chairman)



Holger Pilgenröther  
(Management Board member)



Martin Pfandzelter  
(Management Board member)

# CONSOLIDATED INCOME STATEMENT (IFRS)

FOR THE PERIOD FROM JANUARY 1, 2016 TO JUNE 30, 2016

IN EUR THOUSAND	H1 2016	H1 2015
<b>Revenue</b>	<b>39,001</b>	<b>36,211</b>
Other operating income	113	246
<b>Total operating revenue</b>	<b>39,114</b>	<b>36,457</b>
Changes in value from investment properties	3,000	950
Expenses for investment properties	-6,222	-6,188
Personnel expenses	-1,840	-1,618
Other operating expenses	-795	-771
<b>Earnings before interest, tax, depreciation and amortisation (EBITDA)</b>	<b>33,257</b>	<b>28,830</b>
Depreciation and amortisation	-27	-25
<b>Earnings before interest and tax (EBIT)</b>	<b>33,230</b>	<b>28,805</b>
Profit/loss on equity accounted investments	-33	-35
Income/expenses from measurement of financial derivatives	0	-132
Other interest and similar income	23	36
Interest and similar expenses	-10,172	-10,166
Expenses from guaranteed dividend	-83	-83
<b>Earnings before tax (EBT)</b>	<b>22,965</b>	<b>18,425</b>
Income taxes	-3,701	-3,048
<b>Consolidated net income</b>	<b>19,264</b>	<b>15,377</b>
Group shareholders' share of earnings	18,411	14,567
Non-controlling shareholders' share of earnings	853	810
<b>UNDILUTED EARNINGS PER ORDINARY SHARE (IN EUR)</b>		
Profit/loss on continuing operations	0.67	0.53
<b>Undiluted earnings per share</b>	<b>0.67</b>	<b>0.53</b>
<b>DILUTED EARNINGS PER SHARE (IN EUR)</b>		
Profit/loss on continuing operations	0.67	0.53
<b>Diluted earnings per share</b>	<b>0.67</b>	<b>0.53</b>

## CONSOLIDATED BALANCE SHEET (IFRS)

AS OF JUNE 30, 2016

### ASSETS

IN EUR THOUSAND	June 30, 2016	Dec. 31, 2015
<b>Non-current assets</b>		
Intangible assets	22	24
Property, plant and equipment	1,233	966
Investment properties	977,969	969,022
Interests in associated companies	3,725	3,052
<b>Total non-current assets</b>	<b>982,949</b>	<b>973,064</b>
<b>Current assets</b>		
Receivables and other assets	2,049	2,128
Income tax receivables	0	33
Bank balances and cash in hand	39,578	33,111
Prepayments and accrued income	1,243	1,016
<b>Total current assets</b>	<b>42,870</b>	<b>36,288</b>
<b>Total assets</b>	<b>1,025,819</b>	<b>1,009,352</b>



**EQUITY AND LIABILITIES**

IN EUR THOUSAND	June 30, 2016	Dec. 31, 2015
<b>Equity</b>		
Subscribed share capital	26,308	26,308
Share premium account	192,410	192,410
Retained earnings	55,914	55,914
Net retained profits	139,646	121,235
	<b>414,278</b>	<b>395,867</b>
Cash flow hedges	-6,887	-7,052
Foreign currency translation	1	-5
Non-controlling shareholders' share of earnings	18,535	17,944
<b>Total equity</b>	<b>425,927</b>	<b>406,754</b>
<b>Non-current liabilities</b>		
Profit participation capital	660	660
Financial debt	504,358	527,975
Derivative financial instruments	8,327	8,513
Deferred taxes	35,159	33,074
Pension provisions	1,669	1,634
<b>Total non-current liabilities</b>	<b>550,173</b>	<b>571,856</b>
<b>Current liabilities</b>		
Financial debt	43,112	21,869
Income tax liabilities	610	491
Liabilities to participating interests	830	827
Other liabilities	4,249	7,288
Accruals and deferred income	918	267
<b>Total current liabilities</b>	<b>49,719</b>	<b>30,742</b>
<b>Total assets</b>	<b>1,025,819</b>	<b>1,009,352</b>

## IMPRINT

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## IR-CONTACT

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### **Directors entitled to represent the company:**

Ludwig Schlosser (CEO),  
Holger Pilgenröther, Martin Pfandzelter

### **Court of registration:**

Ingolstadt

### **Registration no:**

HRB 101699

## FINANCIAL CALENDAR

<b>September 8, 2016</b>	SRC Forum Frankfurt
<b>September 21, 2016</b>	Berenberg Goldman Sachs Conference
<b>September 22, 2016</b>	Baader Investment Conference
<b>September 27, 2016</b>	Degroof Petercam's REAL ESTATE SEMINAR
<b>November 9, 2016</b>	Publication of the 2016 Q3 interim report

