(SDAX, Financial Services, DBAN GR)



Buy EUR 40.20		<b>Value Indicators:</b> NAV 2026e:	EUR 40.20	Warburg Risk Score: Balance Sheet Score: Market Liquidity Score:	<b>3.5</b> 5.0 2.0	Description: Private equity both as an advias a co-investor focused on the German Mittelstand	
Price E	EUR 24.60 <b>63.4</b> %	Market Snapshot: Market cap: No. of shares (m): Freefloat MC: Ø Trad. Vol. (30d):	430 17	Shareholders: Freefloat Rossmann Beteiligungs GmbH Ricardo Portabella Peralta		Key Figures (WRe): Price / Book: Equity Ratio:	2025e 0.6 x 75 %

## Preview: Q2 unlikely to surprise but stronger M&A momentum expected in H2

- The planned sale of the 80% stake in von Poll Immobilien was slightly delayed in Q1 due to the temporary investigation by the public prosecutor's office into the real estate brokerage firm Engel & Völkers (allegation: bogus self-employment promoted by franchisor). However, following the suspension of the investigation against Engel & Völkers, a sale of the stake in von Poll Immobilien is expected in the coming weeks. A positive contribution to the disposal result (WRe: low double-digit million) is likely after the stake had already been written up due to offers. Von Poll Immobilien was the third investment in ECF funds in 2018, with the volume of the co-investment totalling EUR 11.7m.
- Other potential sales mentioned by the company on mergermarket include Green Datahub (modern, data-centred storage architecture that helps companies consolidate and exchange data), mageba (specialist and manufacturer of bridge bearings, expansion joints and systems for earthquake protection and structural monitoring) and duagon (provider of network components for data communication in rail vehicles).
- However, following a discussion with the company, we believe that there is nothing to suggest that sales could already take effect in H1. This is in line with the CEO's guidance that M&A activities will increase over the course of the year and should primarily become visible in H2 and then also contribute positively to NAV growth. We continue to believe that the company will achieve its guidance of EUR 665-780m with an expected NAV of EUR 686m in 2025. Within this range, the management recently considered the midpoint to be realistic.
- On the acquisition side, there has been positive development of the private debt business recently. In Q1, the ELF Fund provided a five-year EUR 20m loan for a buy-out of a specialised B2B distributor of passive electronic components. In Q2, there should have been further opportunities for debt investments considering the market conditions and good demand. DBAG's liquidity totalled a high EUR 226m at the end of Q1 and includes a credit line of EUR 126m. Following potential investments, this could be reduced somewhat.
- According to the company, the impact of possible direct tariffs on DBAG's investments should not be substantial. Around 10% of the companies
  in the portfolio could be directly affected.
- We confirm our Buy recommendation and our price target of EUR 40.20 based on our 2026 estimates. The discount to NAV per share is >30%. Although we do not expect much impetus from the economic development in Germany in 2025 and 2026 (IMF estimate +0.0% and +0.9% GDP growth respectively), DBAG's announcement of stronger M&A activity should lead to rising valuation and disposal results, which will then strengthen earnings from the investment business.

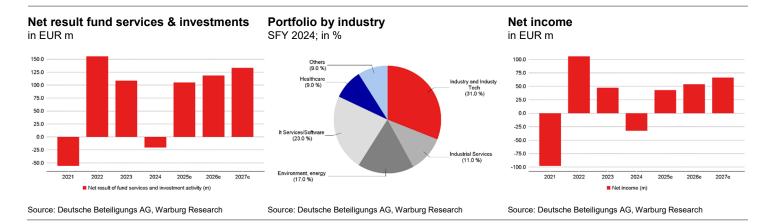


Rel. Performance vs SDAX:	
1 month:	-9.1 %
6 months:	-14.0 %
Year to date:	-14.8 %
Trailing 12 months:	-25.2 %

Company events:	
07.08.25	Q2
06.11.25	Q3

FY End: 31.12. in EUR m	CAGR (24-27e)	2021	2022	2023	2024	2025e	2026e	2027e
Net result of investment activity	-	-99	110	61	-34	59	71	84
Fee income of fund management and advisory services		43	46	48	14	46	47	49
Net result of fund services and investment activity		-56	155	109	-21	105	118	133
EBIT	_	-95	111	55	-32	54	65	79
EBT		-96	109	50	-32	45	57	70
Net income	-	-98	106	48	-32	43	54	66
EPS	-	-5.19	5.63	2.50	-1.93	2.00	2.51	3.09
DPS	63.9 %	0.80	1.00	1.00	0.25	1.10	1.10	1.10
Dividend Yield		2.2 %	3.2 %	3.4 %	0.9 %	4.5 %	4.5 %	4.5 %
NAV		580	669	688	650	686	730	787
NAV per share		30.83	35.60	37.59	35.79	39.26	41.78	45.02
Return on NAV		-13.3 %	18.5 %	8.7 %	-2.2 %	7.3 %	9.5 %	10.7 %
P / E		n.a.	5.5 x	11.7 x	n.a.	12.3 x	9.8 x	8.0 x
Net Debt		26	-15	106	-4	-30	-2	25
ROE		-15.3 %	16.9 %	7.0 %	-4.9 %	6.4 %	7.6 %	8.8 %
ROCE (NOPAT)		n.a.	17.1 %	7.2 %	n.a.	7.8 %	9.0 %	9.8 %
	Guidance 202	5 PE Inv. NA	V in EUR 665	5-780m; Fun	d Inv. Serv. E	BITA 8-13m		



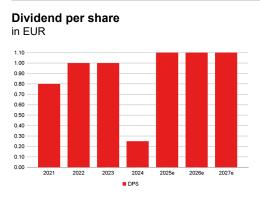


### **Company Background**

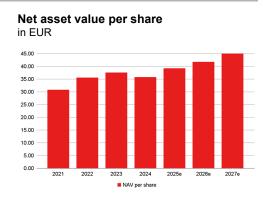
- Deutsche Beteiligungs AG (DBAG) is a publicly-listed private equity firm sponsoring management buyouts (MBOs) and financing expansion capital.
- DBAG's business model is to invest its own funds (Private Equity Investments Segment) alongside funds it manages and for which it earns fees (Fund Investment Services Segment) helping cover fixed costs.

### **Competitive Quality**

- DBAG has a tight focus on mainly direct investments in unlisted, operationally healthy German Mittelstand companies in the industrials and services sector with an enterprise value of EUR 50m 250m p.a.
- Differentiation is based on DBAG's long-standing track record. Since it was founded in 1965, DBAG has made more than 300 private equity investments.
- Investors value this experience which cannot be matched by new entrants and the very solid track record of generating a 15-year average return for shareholders above 10%.







Source: Deutsche Beteiligungs AG, Warburg Research



Valuation							
	2021	2022	2023	2024	2025e	2026e	2027e
Price / Book	0.9 x	0.9 x	0.8 x	0.7 x	0.6 x	0.6 x	0.5 x
Book value per share ex intangibles	30.82	35.59	34.75	32.97	36.34	38.88	42.14
EV / Sales	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
EV / EBITDA	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
EV / EBIT	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
EV / EBIT adj.*	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
P / FCF	18.7 x	67.1 x	43.3 x	n.a.	62.2 x	49.5 x	40.1 x
P/E	n.a.	5.5 x	11.7 x	n.a.	12.3 x	9.8 x	8.0 x
P / E adj.*	n.a.	5.5 x	11.7 x	n.a.	12.3 x	9.8 x	8.0 x
Dividend Yield	2.2 %	3.2 %	3.4 %	0.9 %	4.5 %	4.5 %	4.5 %
FCF Potential Yield (on market EV)	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
*Adjustments made for: -							

Company Specific Items							
	2021	2022	2023	2024	2025e	2026e	2027e
NAV per share	30.83	35.60	37.59	35.79	39.26	41.78	45.02
Return on NAV	-13.3 %	18.5 %	8.7 %	-2.2 %	7.3 %	9.5 %	10.7 %
Net result of investment activity	-99	110	61	-34	59	71	84
Fee income of fund management and advisory services	43	46	48	14	46	47	49
Net result of fund services and investment activity	-56	155	109	-21	105	118	133
NAV	580	669	688	650	686	730	787

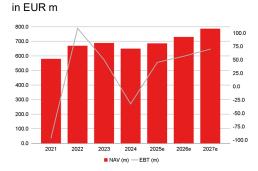


Consolidated profit & loss							
In EUR m	2021	2022	2023	2024	2025e	2026e	2027e
NAV	580	669	688	650	686	730	787
Net result of investment activity	-99	110	61	-34	59	71	84
Net result of fund services and investment activity	-56	155	109	-21	105	118	133
Personnel expenses	25	27	32	7	33	34	35
Other operating income	4	5	5	2	5	5	5
Other operating expenses	18	22	27	6	24	24	25
Unfrequent items	0	0	0	0	0	0	0
EBITDA	-95	111	55	-32	54	65	79
Margin	170.1 %	71.3 %	50.8 %	153.9 %	51.0 %	55.3 %	59.4 %
Depreciation of fixed assets	0	0	0	0	0	0	0
EBITA	-95	111	55	-32	54	65	79
Amortisation of intangible assets	0	0	0	0	0	0	0
Goodwill amortisation	0	0	0	0	0	0	0
EBIT	-95	111	55	-32	54	65	79
Margin	170.1 %	71.3 %	50.8 %	153.9 %	51.0 %	55.3 %	59.4 %
EBIT adj.	-95	111	55	-32	54	65	79
Interest income	0	0	0	0	0	0	0
Interest expenses	1	2	5	1	9	9	9
Other financial income (loss)	0	0	0	0	0	0	0
EBT	-96	109	50	-32	45	57	70
Margin	172.1 %	69.9 %	46.0 %	157.2 %	43.0 %	47.9 %	52.4 %
Total taxes	2	3	2	0	2	3	3
Net income from continuing operations	-98	106	48	-32	43	54	66
Income from discontinued operations (net of tax)	0	0	0	0	0	0	0
Net income before minorities	-98	106	48	-32	43	54	66
Minority interest	0	0	0	0	0	0	0
Net income	-98	106	48	-32	43	54	66
Margin	175.2 %	68.1 %	43.7 %	157.7 %	40.9 %	45.6 %	49.9 %
Number of shares, average	15	19	18	18	17	17	17
EPS	-5.19	5.63	2.50	-1.93	2.00	2.51	3.09
EPS adj.	-5.19	5.63	2.50	-1.93	2.00	2.51	3.09
*Adjustments made for:							

Guidance: Guidance 2025 PE Inv. NAV in EUR 665-780m; Fund Inv. Serv. EBITA 8-13m

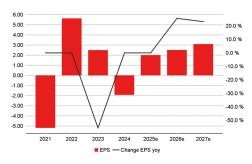
Financial Ratios							
	2021	2022	2023	2024	2025e	2026e	2027e
EBITDA / Interest expenses	n.m.	47.8 x	10.3 x	n.m.	6.3 x	7.3 x	8.4 x
Tax rate (EBT)	-1.7 %	2.6 %	4.9 %	-0.3 %	4.9 %	4.9 %	4.9 %
Dividend Payout Ratio	n.m.	17.8 %	38.5 %	n.m.	44.7 %	35.6 %	28.9 %

### Net result fund services & investments



Source: Warburg Research

## Performance per Share

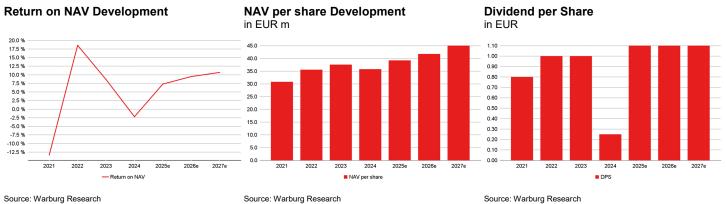


Source: Warburg Research



Consolidated balance sheet							
In EUR m	2021	2022	2023	2024	2025e	2026e	2027e
Assets							
Goodwill and other intangible assets	0	0	52	51	51	51	50
thereof other intangible assets	0	0	0	0	0	0	C
thereof Goodwill	0	0	0	0	0	0	0
Property, plant and equipment	2	14	13	13	14	14	15
Financial assets	557	635	805	609	667	739	822
Other long-term assets	1	1	1	1	1	1	1
Fixed assets	560	650	871	673	733	805	889
Inventories	0	0	0	0	0	0	0
Accounts receivable	0	0	0	0	0	0	0
Liquid assets	19	20	24	126	160	132	105
Other short-term assets	67	38	18	49	18	18	18
Current assets	87	58	42	175	178	151	123
Total Assets	646	708	914	848	911	955	1,012
Liabilities and shareholders' equity							
Subscribed capital	67	67	65	64	62	62	62
Capital reserve	260	260	257	255	255	255	255
Retained earnings	-1	-1	-2	-2	-2	33	80
Other equity components	253	344	368	332	371	380	390
Shareholders' equity	580	669	688	650	686	730	787
Minority interest	0	0	0	0	0	0	0
Total equity	580	669	688	650	686	730	787
Provisions	19	22	21	16	21	21	21
thereof provisions for pensions and similar obligations	4	5	4	3	4	4	4
Financial liabilities (total)	41	0	126	119	126	126	126
Short-term financial liabilities	0	0	0	0	0	0	0
Accounts payable	0	0	0	0	0	0	0
Other liabilities	7	17	78	64	78	78	78
Liabilities	67	39	225	199	225	225	225
Total liabilities and shareholders' equity	646	708	914	848	911	955	1,012

Financial Ratios							
	2021	2022	2023	2024	2025e	2026e	2027e
Efficiency of Capital Employment							
ROA	-17.4 %	16.3 %	5.5 %	-4.8 %	5.9 %	6.7 %	7.5 %
Return on Capital							
NAV per share	30.83	35.60	37.59	35.79	39.26	41.78	45.02
Return on NAV	-13.3 %	18.5 %	8.7 %	-2.2 %	7.3 %	9.5 %	10.7 %
ROCE (NOPAT)	n.a.	17.1 %	7.2 %	n.a.	7.8 %	9.0 %	9.8 %
ROE	-15.3 %	16.9 %	7.0 %	-4.9 %	6.4 %	7.6 %	8.8 %
Adj. ROE	-15.3 %	16.9 %	7.0 %	-4.9 %	6.4 %	7.6 %	8.8 %
Balance sheet quality							
Net Debt	26	-15	106	-4	-30	-2	25
Net Financial Debt	22	-20	102	-8	-34	-6	22
Net Gearing	4.5 %	-2.3 %	15.4 %	-0.6 %	-4.3 %	-0.3 %	3.2 %
Net Fin. Debt / EBITDA	n.a.	n.a.	185.2 %	n.a.	n.a.	n.a.	27.2 %
Book Value / Share	30.8	35.6	37.6	35.8	39.3	41.8	45.0
Book value per share ex intangibles	30.8	35.6	34.7	33.0	36.3	38.9	42.1



Source: Walburg Nesearch Source: Walburg Nes



Consolidated cash flow statement							
In EUR m	2021	2022	2023	2024	2025e	2026e	2027
Net income	-98	106	48	-35	43	54	66
Depreciation of fixed assets	0	0	0	0	0	0	(
Amortisation of goodwill	0	0	0	0	0	0	0
Amortisation of intangible assets	0	0	0	0	0	0	C
Increase/decrease in long-term provisions	-9	4	-5	-6	0	0	C
Other non-cash income and expenses	137	0	0	0	-34	-43	-53
Cash Flow before NWC change	30	109	43	-41	9	11	13
Increase / decrease in inventory	0	0	0	0	0	0	C
Increase / decrease in accounts receivable	0	0	0	0	0	0	C
Increase / decrease in accounts payable	0	0	0	0	0	0	0
Increase / decrease in other working capital positions	0	-100	-30	20	0	0	C
Increase / decrease in working capital (total)	0	-100	-30	20	0	0	C
Net cash provided by operating activities [1]	30	9	13	-20	9	11	13
Investments in intangible assets	0	0	0	0	0	0	C
Investments in property, plant and equipment	-1	-1	-1	0	-1	-1	-1
Payments for acquisitions	0	0	0	0	0	0	0
Financial investments	97	70	215	27	120	120	C
Income from asset disposals	40	119	112	57	140	140	0
Net cash provided by investing activities [2]	-58	49	-104	29	20	20	0
Change in financial liabilities	41	-41	128	-7	0	0	C
Dividends paid	-30	-15	-19	0	-19	-19	-19
Purchase of own shares	0	0	-13	-4	0	0	C
Capital measures	0	0	0	0	0	0	C
Other	-1	-1	-2	0	0	0	C
Net cash provided by financing activities [3]	10	-57	95	-11	-19	-19	-19
Change in liquid funds [1]+[2]+[3]	-19	1	4	-2	10	11	-6
Effects of exchange-rate changes on cash	0	0	0	0	0	0	C
Cash and cash equivalent at end of period	19	20	24	22	34	45	39

Financial Ratios										
	2021	2022	2023	2024	2025e	2026e	2027e			
Cash Flow										
FCF	29	9	12	-21	9	11	13			
Interest Received / Avg. Cash	0.0 %	0.7 %	0.7 %	0.0 %	0.1 %	0.1 %	0.1 %			
Interest Paid / Avg. Debt	5.4 %	11.3 %	8.5 %	0.6 %	6.9 %	7.1 %	7.4 %			



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- The company preparing the analysis as well as its affiliated companies and employees have other important interests in relation to the -7analysed company, such as, for example, the exercising of mandates at analysed companies.

Company	Disclosure	Link to the historical price targets and rating changes (last 12 months)	
Deutsche Beteiligungs AG	3, 5	https://www.mmwarburg.com/disclaimer/disclaimer_en/DE000A1TNUT7.htm	



#### INVESTMENT RECOMMENDATION

Investment recommendation: expected direction of the share price development of the financial instrument up to the given <u>price target</u> in the opinion of the analyst who covers this financial instrument.

<u>"_"</u>	Rating suspended:	The available information currently does not permit an evaluation of the company.	
-S-	Sell:	The price of the analysed financial instrument is expected to fall over the next 12 months.	
-H-	Hold:	The price of the analysed financial instrument is expected to remain mostly flat over the next 12 month	
-B-	Buy:	The price of the analysed financial instrument is expected to rise over the next 12 months.	

Rating	Number of stocks	% of Universe
Buy	143	71
Hold	48	24
Sell	6	3
Rating suspended	5	2
Total	202	100

#### WARBURG RESEARCH GMBH - ANALYSED RESEARCH UNIVERSE BY RATING ...

... taking into account only those companies which were provided with major investment services in the last twelve months.

Rating	Number of stocks	% of Universe
Buy	37	73
Hold	10	20
Sell	1	2
Rating suspended	3	6
Total	51	100

#### PRICE AND RATING HISTORY DEUTSCHE BETEILIGUNGS AG AS OF 26.06.2025



Markings in the chart show rating changes by Warburg Research GmbH in the last 12 months. Every marking details the date and closing price on the day of the rating change.



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