

Group key figures

Deutsche Wohnen SE

Profit and loss statement		2018	2017	Change
Rental income	EUR m	785.5	744.2	5.5%
Earnings from Residential Property Management	EUR m	656.2	612.8	7.1%
Earnings from Disposals	EUR m	43.1	50.3	-14.3%
Earnings from Nursing and Assisted Living	EUR m	55.3	48.0	15.2%
Corporate expenses	EUR m	-93.7	-81.3	15.3%
EBITDA	EUR m	659.1	600.8	9.7%
EBT (adjusted)	EUR m	539.5	501.7	7.5%
EBT (as reported)	EUR m	2,626.8	2,598.2	1.1%
Earnings after taxes	EUR m	1,862.6	1,763.3	5.6%
Earnings after taxes ¹	EUR per share	5.15	4.88	5.6%
FFO I	EUR m	479.4	432.3	10.9%
FFO I (undiluted) ¹	EUR per share	1.35	1.23	9.8%
FFO I (diluted) ²	EUR per share	1.35	1.23	9.8%
FFO II	EUR m	522.5	482.6	8.3%
FFO II (undiluted) ¹	EUR per share	1.47	1.37	7.3%
FFO II (diluted) ²	EUR per share	1.47	1.37	7.3%
EPRA Earnings	EUR m	466.0	394.5	18.1%
		31/12/2018	31/12/2017	Change
Balance Sheet				
Investment properties	EUR m	23,781.7	19,628.4	4,153.3
Current assets	EUR m	984.0	772.9	211.1
Equity	EUR m	11,908.1	10,211.0	1,697.1
Net financial liabilities	EUR m	8,749.4	6,883.6	1,865.8
Loan-to-Value ratio (LTV)	in %	36.0	34.5	1.5
Total assets	EUR m	25,057.9	20,539.4	4,518.5
Share				
Share price (closing price)	EUR per share	40.00	36.46	9.7%
Number of shares	m	357.01	354.67	2.35
Market capitalisation	EUR bn	14.3	12.9	10.9%
Net Asset Value (NAV)				
EPRA NAV (undiluted)	EUR m	15,087.8	12,676.8	2,411.0
EPRA NAV (undiluted)	EUR per share	42.26	35.74	18.2%
EPRA NAV (diluted)	EUR per share	42.26	35.74	18.2%
Fair values				
Fair value real estate properties ³	EUR m	22,190	18,864	3,326
Fair value per sqm living and usable space ³	EUR per sqm	2,157	1,886	14.4%

1 Based on an average of approximately 355.70 million issued shares in 2018 and approximately 352.12 m in 2017.

2 Based on an average of approximately 355.70 million issued shares in 2018 and approximately 352.12 m in 2017, assuming in each case a conversion of the "in-the-money" convertible bonds.

3 Only includes residential and commercial buildings without Nursing and Assisted Living.