

GROUP KEY FIGURES DER DEUTSCHE WOHNEN SE

Profit and loss statement		2019	2018	Change
Rental income	EUR m	837.3	785.5	6.6%
Earnings from Residential Property Management	EUR m	729.8	656.2	11.2%
Earnings from Disposals	EUR m	186.1	43.1	331.8%
Earnings from Nursing and Assisted Living	EUR m	88.3	55.3	59.7%
Corporate expenses	EUR m	-101.4	-93.7	8.2%
EBITDA	EUR m	873.1	659.1	32.5%
EBT (adjusted)	EUR m	703.5	539.5	30.4%
EBT (as reported)	EUR m	2,104.6	2,626.8	-19.9%
Earnings after taxes	EUR m	1,600.9	1,862.6	-14.1%
Earnings after taxes ¹	EUR per share	4.27	5.15	-17.1%
FFO I	EUR m	538.1	482.5 ²	11.5%
FFO I ¹	EUR per share	1.50	1.36 ²	10.3%
FFO II	EUR m	720.7	522.5	37.9%
FFO II ¹	EUR per share	2.01	1.47	36.7%
EPRA Earnings	EUR m	488.3	466.0	4.8%
Balance Sheet		31/12/2019	31/12/2018	Change
Investment properties	EUR m	25,433.3	23,781.7	1,651.6
Current assets	EUR m	1,975.0	984.0	991.0
Equity	EUR m	13,107.3	11,908.1	1,199.2
Net financial liabilities	EUR m	9,339.0	8,749.4	589.6
Loan-to-Value ratio (LTV)	in %	35.4	36.0	-0.6
Total assets	EUR m	27,851.7	25,057.9	2,793.8
Share		31/12/2019	31/12/2018	Change
Share price (closing price)	EUR per share	36.42	40.00	-9.0%
Number of shares	m	359.27	357.01	2.26
Market capitalisation	EUR bn	13.0	14.3	-9.1%
Net Asset Value (NAV)		31/12/2019	31/12/2018	Change
EPRA NAV (undiluted)	EUR m	16,791.3	15,087.8	1,703.5
EPRA NAV (undiluted)	EUR per share	47.02	42.26	11.3%
EPRA NAV (diluted)	EUR per share	47.02	42.26	11.3%
Fair values		31/12/2019	31/12/2018	Change
Fair value real estate properties ³	EUR m	24,237	22,190	2,047
Fair value per sqm living and usable space ³	EUR per sqm	2,394	2,157	11.0%

1 Based on an average of approximately 358.09 million issued shares in 2019 and approximately 355.70 million in 2018

2 Calculation method changed: Personnel and material costs for sales are no longer included in FFO I. The previous year's figures have been changed accordingly.

3 Only includes residential and commercial buildings, without Nursing and Assisted Living and without rights of use from leases, which are valued in accordance with IFRS 16