

## GROUP KEY FIGURES DEUTSCHE WOHNEN SE

Profit and loss statement		2020	2019	Change
Contracted rental income	EUR m	837.6	837.3	0.0%
Earnings from Residential Property Management	EUR m	720.4	729.8	-1.3%
Earnings from disposals before valuation gains due to disposal	EUR m	308.7	186.1	65.9%
Earnings from Nursing and Assisted Living	EUR m	82.0	88.3	-7.1%
Corporate expenses	EUR m	-105.9	-101.4	4.4%
EBITDA (adjusted)	EUR m	1,010.1	901.2	12.1%
EBT (adjusted)	EUR m	818.6	709.1 <sup>4</sup>	15.4%
EBT (as reported)	EUR m	2,243.7	2,104.6	6.6%
Earnings after taxes	EUR m	1,544.6	1,600.9	-3.5%
Earnings after taxes <sup>1</sup>	EUR per share	4.32	4.27	1.1%
FFO I	EUR m	544.1	553.1 <sup>2,4</sup>	-1.6%
FFO I (undiluted) <sup>1</sup>	EUR per share	1.56	1.54 <sup>2,4</sup>	1.3%
FFO I (diluted) <sup>1</sup>	EUR per share	1.56	1.54 <sup>2,4</sup>	1.3%
FFO II	EUR m	806.0	726.3 <sup>4</sup>	11.0%
FFO II (undiluted) <sup>1</sup>	EUR per share	2.32	2.03 <sup>4</sup>	14.3%
FFO II (diluted) <sup>1</sup>	EUR per share	2.32	2.03 <sup>4</sup>	14.3%
<b>Balance sheet</b>		<b>31/12/2020</b>	<b>31/12/2019</b>	<b>Change</b>
Investment properties	EUR m	28,069.5	25,433.3	2,636.2
Current assets	EUR m	1,745.9	1,975.0	-229.1
Equity	EUR m	13,832.8	13,107.3	725.5
Net financial liabilities	EUR m	10,840.1	9,339.0	1,501.1
Loan-to-Value ratio (LTV)	in %	37.0	35.4	1.6
Total assets	EUR m	30,797.4	27,851.7	2,945.7
<b>Share</b>		<b>31/12/2020</b>	<b>31/12/2019</b>	<b>Change</b>
Share price (closing price)	EUR per share	43.69	35.64	22.6%
Number of shares (without own shares)	m	343.77	357.09	-3.7%
Market capitalisation (without own shares)	EUR bn	15.0	13.0	15.4%
<b>EPRA Net Tangible Assets (NTA)</b>		<b>31/12/2020</b>	<b>31/12/2019</b>	<b>Change</b>
EPRA NTA	EUR m	17,844.40	16,589.10	7.6%
EPRA NTA	EUR per share	51.91	46.46	11.7%
<b>Market values</b>		<b>31/12/2020</b>	<b>31/12/2019</b>	<b>Change</b>
Fair value properties <sup>3</sup>	EUR m	26,168	24,237	1,931
Fair value per sqm living and usable space <sup>3</sup>	EUR per sqm	2,683	2,394	12.1%

1 Based on the weighted average of some 347.85 million shares in circulation in 2020 (without own shares) or some 358.09 million in 2019

2 Calculation method changed: taxes due to disposals are no longer included in FFO I. Disclosures for prior years have been changed accordingly

3 Only includes residential and commercial buildings, without Nursing and Assisted Living and without right-of-use assets under leases measured according to IFRS 16

4 Previous year's figure changed due to exercise of IAS 23 option