

Key financial indicators

Financial indicators (EUR mn)	2014	2013	
Total income	277.6	236.1	+18%
Gross rental income	147.5	125.2	+18%
Fees from real estate management	5.2	6.5	-20%
Property disposal proceeds	90.5	81.1	+12%
Profits on property disposals	6.8	7.6	-11%
Funds from Operations (FFO)	47.9	45.9	+4%

Financial indicators per share (EUR)	2014	2013	
EPRA earnings*	0.69	0.93	-26%
FFO*	0.70	0.94	-26%
Net asset value (NAV)	12.61	12.58	

* Reduction due to changed average number of shares – comparable prior-year figures: FFO 0.67, EPRA earnings 0.66

Statement of financial position – key items (EUR mn)	31 Dec 2014	31 Dec 2013
Net debt equity ratio (%)	33.4	32.6
Loan-to-value ratio (LTV)	65.9	66.9
Investment property	2,143.9	2,256.4
Equity	774.8	793.1
Financial debt	1,667.9	1,723.9
Total assets	2,537.0	2,596.0
Cash and cash equivalents	97.4	56.4