

## Key financial indicators

<b>Financial indicators</b> (EUR mn)	<b>Q1 2014</b>	<b>Q1 2013</b>	
Total income	62.1	74.1	-16%
Gross rental income	36.8	30.3	+21%
Fees from real estate management	1.1	1.6	-31%
Property disposal proceeds	16.1	37.0	-56%
Profits on property disposals	0.7	1.7	-59%
Funds from Operations (FFO)	12.0	11.2	+7%

<b>Financial indicators per share</b> (EUR)	<b>Q1 2014</b>	<b>Q1 2013</b>	
EPRA earnings*	0.17	0.22	-23%
FFO*	0.18	0.24	-25%

\*With the new average number of shares in accordance with IFRS

<b>Statement of financial position – key items</b> (EUR mn)	<b>31 Mar 2014</b>	<b>31 Dec 2013</b>
Net debt equity ratio (%)	32.8%	32.6%
Loan-to-value ratio (LTV)	66.9%	66.9%
Investment property	2,232.6	2,256.4
Equity	792.0	793.1
Financial debt	1,733.9	1,723.9
Total assets	2,605.5	2,596.0
Cash and cash equivalents	81.0	56.4