

Key financial indicators Q2 2014

Financial indicators (EUR mn)	H1 2014	H1 2013		Q2 2014	Q1 2014	
Total income	114.4	111.9	+2%	52.3	62.1	-16%
Gross rental income	73.6	61.0	+21%	36.8	36.8	±0%
Fees from real estate management	2.3	3.1	-26%	1.2	1.1	+9%
Property disposal proceeds	19.6	37.1	-47%	3.5	16.1	-78%
Profits on property disposals	0.6	1.7	-65%	-0.1	0.7	>-100%
Funds from Operations (FFO)	23.6	23.1	+2%	11.6	12.0	-3%

Financial indicators per share (EUR)	H1 2014	H1 2013		Q2 2014	Q1 2014	
EPRA earnings*	0.34	0.46	-26%	0.17	0.17	±0%
FFO*	0.34	0.49	-31%	0.16	0.18	-11%

* Based on the new average number of shares outstanding, in accordance with IFRS

Statement of financial position – key items (EUR mn)	30 June 2014	31 Dec 2013
Net debt equity ratio (%)	33.3	32.6
Loan-to-value ratio (LTV) (%)	66.4	66.9
Investment property	2,209.8	2,256.4
Equity	790.1	793.1
Financial debt	1,716.0	1,723.9
Total assets	2,587.4	2,596.0
Cash and cash equivalents	92.4	56.4