

## Key financial indicators

<b>Financial indicators</b> (EUR mn)	<b>H1 2016</b>	<b>H1 2015</b>
Total income	346.3	107.9
Gross rental income	54.6	70.4
Fees from real estate management	15.0	3.0
Property disposal proceeds	265.5	19.9
Profits on property disposals	16.9	1.7
Funds from Operations (FFO)	27.7	24.0

<b>Financial indicators per share</b> (EUR)	<b>H1 2016</b>	<b>H1 2015</b>
EPRA earnings	0.39	0.35
FFO	0.40	0.35

<b>Statement of financial position – key items</b> (EUR mn)	<b>30/06/2016</b>	<b>31/12/2015</b>
Net debt ratio (loan-to-value ratio – LTV – %)	57.2	62.6
Investment property	1,659.0	1,700.2
Equity	809.9	792.1
Financial debt	1,297.0	1,573.8
Total assets	2,185.7	2,456.1
Cash and cash equivalents	162.6	204.6