

Key financial indicators

Financial indicators (EUR mn)	9m/2015			9m/2014			Q3/2015	Q2/2015	
Total income	254.6	165.3	+54%	146.7	62.1	>100%			
Gross rental income	104.1	110.7	-6%	33.6	35.3	-5%			
Fees from real estate management	4.5	3.6	+25%	1.5	1.6	-6%			
Property disposal proceeds	126.0	22.7	>100%	106.1	17.8	>100%			
Profits on property disposals	14.1	1.0	>100%	12.4	1.4	>100%			
Funds from operations (FFO)	36.8	35.4	+4%	12.8	11.9	+8%			

Financial indicators per share (EUR)	9m/2015			9m/2014			Q3/2015	Q2/2015	
EPRA earnings	0.52	0.51	+2%	0.16	0.18	-11%			
FFO	0.54	0.52	+4%	0.19	0.17	+12%			

Statement of financial position – key items (EUR mn)	30 Sep 2015	31 Dec 2014
Net debt equity ratio (%)	35.2	33.4
Net debt ratio (loan-to-value ratio – LTV)	64.1	65.9
Investment property	1,930.4	2,143.9
Equity	781.7	774.8
Financial debt	1,585.4	1,667.9
Total assets	2,440.7	2,537.0
Cash and cash equivalents	143.8	97.4