

HIGHLIGHTS

OPERATIONAL HIGHLIGHTS

	30.09.2011	30.09.2010
Vacancy rate (residential)	3.6%	4.0%
In-place rent (residential)	4.95 €/m ²	4.90 €/m ²

INCOME STATEMENT HIGHLIGHTS

EUR mn	01.01.- 30.09.2011	01.01.- 30.09.2010
Net rental income	102.8	107.1
Sales result	3.0	1.9
EBITDA	104.6	84.1
Adjusted EBITDA	86.4	91.0
Net operating profit (EBIT)	103.8	69.2
Consolidated net income for the year/period	54.8	20.0
FFO I (excl. sales result)	40.4	62.2
AFFO ¹	33.5	52.0
FFO II (incl. sales result)	43.4	64.1

¹ less capitalised expenses for modernisation and maintenance

BALANCE SHEET HIGHLIGHTS

EUR mn	30.09.2011	31.12.2010
Investment property	2,548.3	2,571.7
Cash and cash equivalents	146.8	70.8
Shareholders' equity	1,113.9	976.4
Financial liabilities	1,566.1	1,606.6
Total assets	2,764.9	2,681.7
EPRA NAV	1,157.9	991.4
Loan to Value	55.3%	61.1%
Equity Ratio	40.3%	36.4%

KEY FINANCIALS PER SHARE

EUR	01.01.- 30.09.2011	01.01.- 30.09.2010
FFO I per share ²	0.98	1.51
AFFO per share ²	0.82	1.27

EUR	30.09.2011	31.12.2010
EPRA NAV per share ²	28.20	24.15

² In deviation from the EPS calculation in line with IAS 33.19, this key ratio is calculated on the basis of the 41,052,630 shares outstanding as of 30 September 2011