

Key Figures

Financial Key Figures* in € million	3M 2022	3M 2023	Change in %	12M 2022
Total Segment Revenue	1,629.0	1,430.7	-12.2	6,256.9
Adjusted EBITDA Total	728.7	657.1	-9.8	2,763.1
Adjusted EBITDA Rental	551.2	579.7	5.2	2,233.5
Adjusted EBITDA Value-add	50.3	26.4	-47.5	126.7
Adjusted EBITDA Recurring Sales	44.0	21.8	-50.5	135.1
Adjusted EBITDA Development	60.9	11.7	-80.8	183.2
Adjusted EBITDA Care	22.3	17.5	-21.5	84.6
Group FFO	563.1	462.6	-17.8	2,035.6
thereof attributable to non-controlling interests	18.6	18.8	1.1	91.3
Group FFO after non-controlling interests	544.5	443.8	-18.5	1,944.3
Group FFO per share in €**	0.73	0.58	-20.5	2.56
Income from fair value adjustments of investment properties	404.8	-3,612.2	-	-1,269.8
EBT	109.6	-3,184.0	-	-732.7
Profit for the period	58.3	-2,088.1	-	-669.4
Cash flow from operating activities	513.8	516.4	0.5	2,084.3
Cash flow from investing activities	1,716.6	-61.1	-	938.2
Cash flow from financing activities	-138.7	-460.3	>100	-3,145.1
Total cost of maintenance, modernization and new construction	510.2	341.0	-33.2	2,300.7
thereof for maintenance expenses and capitalized maintenance	172.5	166.3	-3.6	856.2
thereof for modernization	188.5	124.5	-34.0	837.4
thereof for new construction	149.2	50.2	-66.4	607.1

Key Balance Sheet Figures/Financial Covenants in € million	Dec. 31, 2022	Mar. 31, 2023	Change in %
Fair value of the real estate portfolio	94,694.5	91,241.3	-3.6
EPRA NTA	45,744.5	42,779.3	-6.5
EPRA NTA per share in €**	57.48	53.75	-6.5
LTV (%)	45.1%	46.6%	1.5 pp
Net Debt/EBITDA	15.8x	16.1x	0.3x
ICR bond covenants	5.5x	4.9x	-0.6x

Non-financial Key Figures*	3M 2022	3M 2023	Change in %	12M 2022
Number of units managed	622,930	618,951	-0.6	621,303
thereof own apartments	550,496	548,368	-0.4	548,524
thereof apartments owned by others	72,434	70,583	-2.6	72,779
Number of units bought	889	63	-92.9	969
Number of apartments sold	16,414	663	-96.0	19,760
thereof Recurring Sales	700	282	-59.7	2,710
thereof Non Core/other	15,714	381	-97.6	17,050
Number of new apartments completed	777	779	0.3	3,749
thereof own apartments	266	675	>100	2,071
thereof apartments for sale	511	104	-79.6	1,678
Vacancy rate (in %)	2.4	2.2	-0.2 pp	2.0
Monthly in-place rent in €/m ²	7.40	7.54	1.9	7.49
Organic rent increase (in %)	3.9	3.4	-0.5 pp	3.3
Number of employees (as of March 31/December 31)	15,900	15,924	0.2	15,915

* Previous year's figures 2022 comparable according to current key figure definition/segmentation 2023.

** Based on the shares carrying dividend rights on the reporting date.