

# Key Figures

Financial Key Figures* in € million	9M 2022	9M 2023	Change in %	12M 2022
Total Segment Revenue	4,606.3	4,232.3	-8.1	6,256.9
Adjusted EBITDA Total	2,110.1	2,010.0	-4.7	2,763.1
Adjusted EBITDA Rental	1,685.3	1,803.3	7.0	2,233.5
Adjusted EBITDA Value-add	125.3	73.3	-41.5	126.7
Adjusted EBITDA Recurring Sales	112.8	51.6	-54.3	135.1
Adjusted EBITDA Development	122.1	28.0	-77.1	183.2
Adjusted EBITDA Care	64.6	53.8	-16.7	84.6
Group FFO	1,577.8	1,446.0	-8.4	2,035.6
thereof attributable to non-controlling interests	62.0	69.6	12.3	91.3
Group FFO after non-controlling interests	1,515.8	1,376.4	-9.2	1,944.3
Group FFO per share in €**	1.98	1.78	-10.1	2.56
Income from fair value adjustments of investment properties	3,137.6	-6,318.9	-	-1,269.8
EBT	3,379.7	-5,343.6	-	-732.7
Profit for the period	2,211.7	-3,808.9	-	-669.4
Cash flow from operating activities	1,488.9	1,282.7	-13.8	2,084.3
Cash flow from investing activities	923.2	-584.1	-	938.2
Cash flow from financing activities	-2,483.0	-1,044.2	-57.9	-3,145.1
Total cost of maintenance, modernization and new construction	1,739.8	1,021.7	-41.3	2,300.7
thereof for maintenance expenses and capitalized maintenance	594.8	493.4	-17.0	856.2
thereof for modernization	631.3	358.7	-43.2	837.4
thereof for new construction	513.7	169.6	-67.0	607.1

Key Balance Sheet Figures/Financial Covenants in € million	Dec. 31, 2022	Sep. 30, 2023	Change in %
Fair value of the real estate portfolio	94,694.5	88,693.7	-6.3
EPRA NTA	45,744.5	41,148.3	-10.0
EPRA NTA per share in €**	57.48	50.51	-12.1
LTV (%)	45.1%	46.8%	1.7 pp
Net Debt/EBITDA	15.8x	16.1x	0.3x
ICR	5.5x	4.4x	-1.1x

Non-financial Key Figures*	9M 2022	9M 2023	Change in %	12M 2022
Number of units managed	621,396	618,679	-0.4	621,303
thereof own apartments	549,010	547,998	-0.2	548,524
thereof apartments owned by others	72,386	70,681	-2.4	72,779
Number of units bought	910	63	-93.1	969
Number of apartments sold	18,598	1,713	-90.8	19,760
thereof Recurring Sales	1,853	958	-48.3	2,710
thereof Non Core/other	16,745	755	-95.5	17,050
Number of new apartments completed	1,543	1,799	16.6	3,749
thereof own apartments	907	1,292	42.4	2,071
thereof apartments for sale	636	507	-20.3	1,678
Vacancy rate (in %)	2.1	2.1	-	2.0
Monthly in-place rent in €/m <sup>2</sup>	7.47	7.67	2.7	7.49
Organic rent increase (in %)	3.3	3.8	0.5 pp	3.3
Number of employees (as of Sep. 30/Dec. 31)	15,851	15,798	-0.3	15,915

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

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