

## Company profile

Fact Sheet (Status: Feb 03, 2012)

Deutsche Wohnen is one of the largest listed residential property companies in Germany with a business focus on managing and developing its residential property portfolio. The portfolio comprises 50,112 units in total, of which 49,664 are residential units and 448 are commercial properties. The Company has 102.3 million shares listed in the Deutsche Börse's MDAX and is also included in the leading indices EPRA/NAREIT and GPR 250.

ISIN bearer shares: DE000A0HN5C6  
 Ticker-symbol bearer shares: DWN I

ISIN registered shares: DE0006283302  
 Ticker-symbol registered shares: DWN

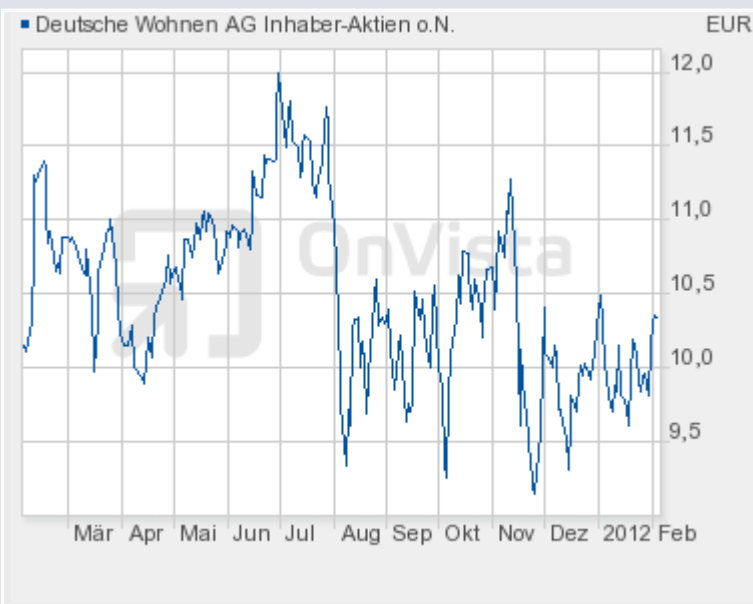
## Management board

- Michael Zahn (C)
- Helmut Ullrich
- Lars Wittan

## Supervisory board

- Uwe E. Flach (C)
- Dr. rel.pol. Andreas Kretschmer (DC)
- Wolfgang Clement
- Matthias Hünlein
- Dr. Michael Leinwand
- Dr. Florian Stetter

## Share chart



## Financial calendar

Feb 07-08, 2012	QUO VADIS 2012, Berlin
Mar 01, 2012	HSBC Real Estate and Construction Conference, Frankfurt/Main
Mar 29, 2012	Conference Call Full Year Results 2011
Mar 29, 2012	Full Year Results 2011 - Annual Report 2011
Apr 02-04, 2012	Deutsche Bank's 2nd VIP Real Estate Event, Frankfurt/Main
Apr 18-19, 2012	Credit Suisse Global Real Estate Conference, London
Apr 26-27, 2012	Kapitalmarktконференз Bankhaus Lampe, Baden-Baden
May 11, 2012	Interim Report 1st quarter 2012
May 14-16, 2012	Deutsche Bank German, Swiss & Austrian Conference 2012, Frankfurt/Main
May 30-31, 2012	Kempen & Co. European Property Seminar, Amsterdam
Jun 06, 2012	Annual General Meeting 2012, Frankfurt/Main
Jun 14-15, 2012	Investorenkonferenz „Warburg-Highlights“, Hamburg
Aug 13, 2012	Interim Report 1st-2nd quarter 2012
Sep 05, 2012	Kempen & Co. German Property Seminar, Berlin
Sep 06-07, 2012	EPRA Annual Conference, Berlin
Sep 12-13, 2012	Merrill Lynch 2012 Global Real Estate Conference, New York
Oct 08-10, 2012	Expo Real, Munich
Nov 12, 2012	Interim Report 1st-3rd quarter 2012

## Shareholder structure<sup>\*)</sup>

>5%	Cohen & Steers, Inc.	9.91%
	Zurich Deutscher Herold Lebensversicherung AG	5.75%
	First Eagle Overseas Fund	5.24%
	Sun Life Financial Inc.	5.03%
>3%	Asset Value Investors Ltd.	4.94%
	Ärzteversorgung Westfalen-Lippe	3.33%
	BlackRock, Inc.	3.06%
	7 institutional shareholders	37.26%
	Freefloat according to Deutsche Börse	94.25% <sup>**)</sup>

<sup>\*)</sup> according to latest WpHG notification received from above stated shareholders

<sup>\*\*)</sup> without Zurich Deutscher Herold Lebensversicherung AG

## Key figures

EUR m; Annual figures	2009	2010
<b>Consolidated Financial Statements Annual figures</b>		
Earnings from the residential property management	151.0	150.9
Earnings from disposals	9.7	12.7
Earnings from nursing and assisted living	9.1	8.9
Corporate expenses	(34.6) <sup>1)</sup>	(31.8)
EBITDA (adjusted)	133.5 <sup>1)</sup>	136.1
EBT (adjusted)	18.5	33.7
EBT (as reported)	3.4	57.1
Earnings after taxes	(13.3)	23.8
Earnings after taxes per share in EUR	(0.16) <sup>2)</sup>	0.29
FFO (without disposals)	25.1	33.1
FFO (without disposals) per share in EUR	0.31	0.40
FFO (incl. disposals)	34.8	45.8
FFO (incl. disposals) per share in EUR	0.43	0.56
<b>Consolidated balance sheet</b>		
Investment properties	2,835.5	2,821.0
Current assets	123.0	108.8
Equity	862.0	889.9
Net debt	1,772.2	1,738.5
Total assets	3,079.3	3,038.2
<b>Share</b>		
Share price as of 31.12. (in EUR)	6.70	10.50
Number of shares as of 31.12. (EUR m)	81.84	81.84
Market capitalisation as of 31.12	548	859
<b>Net Asset Value (NAV)</b>		
EPRA NAV	915.2	964.0
EPRA NAV per share in EUR	11.18	11.78
<b>Market Value</b>		
Fair value of real estate properties <sup>3)</sup>	2,749.8	2,672.3
Fair value per sqm residential and commercial area <sup>3)</sup>	895	926
1) adjusted for restructuring- and reorganizational costs		
2) based on 81.84m shares outstanding		
3) only comprises residential and commercial buildings		

# FACT SHEET



## Key figures

Quartely figures - Group in EUR m	2010			2011		
	H1	9M	GJ	Q1	H1	9M
Earnings from the residential property management	76.2	113.4	150.9	39.6	79.6	118.4
Earnings from disposals	5.1	8.8	12.7	2.7	5.0	7.2
Earnings from nursing and assisted living	4.6	7.1	8.9	2.7	5.0	7.3
Corporate expenses	(14.9)	(22.5)	(31.8)	-7.6	(15.3)	(23.0)
EBITDA	69.8	104.6	136.1	37.3	73.9	108.8
EBT (adjusted)	17.9	26.9	33.7	14.0	26.9	37.6
EBT (as reported)	16.0	24.5	57.1	14.2	27.2	37.4
Earnings after taxes	8.1	10.1	23.8	8.5	16.9	19.7
Earnings after taxes per share (in EUR)	0.10	0.12	0.29	0.1	0.21	0.24
FFO (without disposals)	n/m	n/m	33.1	15.2	28.4	40.1
FFO (without disposals) per share in EUR	n/m	n/m	0.40	0.19	0.35	0.49
FFO (incl. disposals)	25.3	37.7	45.8	17.9	33.4	47.3
FFO (incl. disposals) in EUR	0.31	0.46	0.56	0.22	0.41	0.58
Loan-to-Value-ratio (LTV) in %	n/m	n/m	60.6	60.1%	60.7	62.1%
Investment properties	2,780.5	2,740.4	2,821.0	2,806.7	2,795.8	2,895.7
Current assets	165.6	158.5	108.0	97.2	151.8	164.8
Equity	844.3	844.9	889.9	917.3	904.1	878.2
Net financial liabilities	1,699.4	1,656.5	1,738.5	1,714.1	1,757.7	1,867.3
Total Assets	3,070.8	3,021.2	3,038.2	3,003.5	3,043.2	3,155.0
Net Asset Value (NAV)						
EPRA NAV	n/m	n/m	964,0	977.5	975.5	985.6
EPRA NAV per share (Eur)	n/m	n/m	11.78	11.94	11.92	12.04

## Stock fundamentals

ISIN	DE000A0HN5C6
WKN	A0HN5C
Share type	Ordinary
Reuters Code	DWNGn.DE
Bloomberg Code	DWNI@GR
Ticker	DWNI

Branch	Real Estate
Country	Deutschland
Major Indices	MDAX, CDAX, EPRA/NAREIT, GPR 250, Prime All Share, Classic All Share
Segment	Prime Standard
Last Dividend	EUR 0.20 (for 2010)
No. of shares	81,840,000

Stock exchanges	Xetra, Frankfurt, Stuttgart, München, Hannover, Hamburg, Düsseldorf, Berlin
Rating	

## Deutsche Wohnen AG

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## Investor Relations

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