

URW BP 2022-2024

Year	2019	2020	2021	2022	2023	2024
AREPS start		12,37	7,28	6,91	8	9,03
Letting fees		-0,42	0	0	0	0
Disposals		-0,49	-0,68	-1,32	0	-1,24
Deliveries		0	0,28	0	0	0,79
Financial exp		-0,27	-0,11	0,55	0	0,56
Others		0,39	-0,01	0	0	0
Covid relief/LfL rent		-1,78		0,61	0,16	0,16
Doubtfull debt		-1,05		0,5	0,1	0,05
Variable income		-0,68		0,41	0,27	0
C&E business		-0,53	0,15	0,18	0,3	-0,1
Service income		-0,26		0,16	0,2	0,2
AREPS end	12,37	7,28	6,91	8	9,03	9,45
Correction sales/deliveries				0,39		
AREPS year				8,39		
DPS (dividend)		0	0	0	0	8,00
Year	2019	2020	2021	2022	2023	2024
Debt start				24.484	20.861	19.947
Profit year				-1.174	-1.264	-1.322
Dividend				0	0	1.120
Sales EU 1.5 mrd at niy 5.0%				-1.500	0	0
Sales US Reg at niy 7.0%				-1.549	0	0
Sales 40% US Flag at niy 5.0%				0	0	-3.472
Development				600	350	120
Debt end			24.484	20.861	19.947	16.393
Assets start				54.473	51.000	50.430
Sales EU 1.5 mrd at niy 5.0%				-1.500	0	0
Sales US Reg at niy 7.0%				-1.549	0	0
Sales 40% US Flag at niy 5.0%				0	0	-3.472
Deliveries				600	350	120
Revaluation EU -1%				-340	-340	-340
Revaluation US reg				-69	0	0
Revaluation US flag -6%				-615	-580	-415
Assets end			54.473	51.000	50.430	46.323
LTV (proportionate)			44,95%	40,90%	39,55%	35,39%
LTV (IFRS)			43,37%	39,47%	38,17%	34,15%
Year			2021	2022	2023	2024
NAV (NTA method) start				17.122	17.272	17.616
Profit year				1.174	1.264	1.322
Dividend				0	0	-1.120
Revaluation EU -1%				-340	-340	-340
Revaluation US reg				-69	0	0
Revaluation US flag -6%				-615	-580	-415
NAV (NTA method) end			17.122	17.272	17.616	17.063
NTA per share			€ 123,18	€ 124,26	€ 126,73	€ 122,76