

# GRAND CITY Properties S.A.

Luxembourg / Financial Services  
 Frankfurt  
 Bloomberg: GYC GR  
 ISIN: LU0775917882

Q3 2016  
 Results

**RATING**  
**BUY**

**PRICE TARGET**  
**€25.00**

Return Potential 64.8%  
 Risk Rating Medium

## OPERATIONAL IMPROVEMENTS DRIVE SOLID Q3

Third quarter results were slightly ahead of our forecasts and position the company well to meet our full year targets for rental income and funds from operations (FFO I). Although external growth is slowing due to scarce supply in the German residential market, we believe the company will be able to extract further value from its sizable portfolio through operational improvements. We have slightly dialled back our growth forecasts to reflect the tight market and now see fair value for the stock at €25 (previously: €26). GCP shares are currently trading some 11% below EPRA NAV representing an excellent entry point. Our recommendation is Buy.

**Operational performance and portfolio growth drive rental income** GCP reported rental income of €111m for the three month period, which topped our estimate (FBe: €109m). The figure grew 22% Y/Y and 3% Q/Q. The increase in rental income can be traced to the larger portfolio and operational improvements in its existing properties through rent and occupancy increases. On a nine month basis, rental income increased some 36% Y/Y to €320m. The portfolio contains 84k units as of October compared to 76k at the end of 2015. We note that the potential of the portfolio was not fully reflected in the Q3 figures. As of October 2016, the monthly annualised run rates for rental income and FFO I stood at €452m and €164m respectively (August 2016: €440m and €159m) continuing a positive trend (see overleaf).

**Underlying operating metrics continue to improve** Thanks to GCP's rigorous turnaround measures, the EPRA NAV vacancy rate was compressed further to 8.1% compared to 8.3% in August and 10.0% in May. At the same time, in-place rent increased to €5.35/m<sup>2</sup> corresponding to like-for-like in-place rent growth of 2.1% p.a. These KPIs underscore our view that the company can continue to extract embedded potential in the existing portfolio. (p.t.o.)

## FINANCIAL HISTORY & PROJECTIONS

	2013	2014	2015	2016E	2017E	2018E
Rental income (€m)	99.63	216.84	333.50	433.18	494.05	554.74
Y/Y growth	n.a.	117.6%	53.8%	29.9%	14.1%	12.3%
Adj. EBITDA (€m)	54.24	112.01	176.52	222.31	254.02	286.08
Net income (€m)	266.1	243.8	393.6	613.2	431.8	491.5
EPS (diluted) (€)	2.97	1.52	2.35	3.18	2.24	2.55
EPRA NAV (€m) <sup>1</sup>	861.92	1439.38	2544.35	3352.50	3800.23	4335.85
DPS (€)	0.00	0.21	0.20	0.50	0.58	0.66
FFO I (€m)	38.14	76.11	127.92	153.40	180.69	209.07
Net gearing	71.0%	103.9%	80.1%	53.9%	53.1%	50.0%
Liquid assets (€m)	166.80	272.30	388.93	810.72	752.07	769.10

<sup>1</sup> including hybrid notes

## RISKS

Risks include, but are not limited to, unfavourable interest rate developments, which would affect unhedged financial debt, unfavourable macroeconomic development, and departure of key personnel.

## COMPANY PROFILE

GRAND CITY Properties (GCP) is a real estate firm focused on investing in and managing value-add opportunities in the German real estate market. GCP's portfolio is located in primarily Germany's densely populated areas. The overarching strategy for its real estate investments is to "buy-and-hold" and create value over the long term.

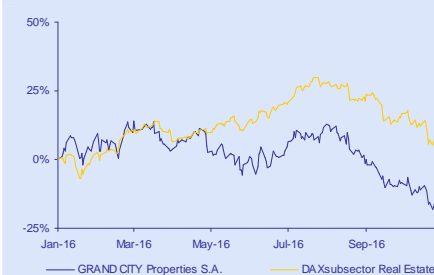
## MARKET DATA

As of 17 Nov 2016

Closing Price	€ 15.17
Shares outstanding	153.79m
Market Capitalisation	€ 2332.99m
52-week Range	€ 14.73 / 21.50
Avg. Volume (12 Months)	235,104

Multiples	2015	2016E	2017E
P/FFO I	17.0	15.2	13.1
P/EPRA NAV	0.8	0.7	0.6
FFO I Yield	5.9%	6.6%	7.7%
Div. Yield	1.3%	3.3%	3.8%

## STOCK OVERVIEW



## COMPANY DATA

As of 30 Sep 2016

Liquid Assets	€ 643.50m
Current Assets	€ 1,050.50m
EPRA NAV <sup>1</sup>	€ 3,297.20m
Total Assets	€ 6,108.50m
Current Liabilities	€ 357.20m
Total Equity	€ 2957.30m

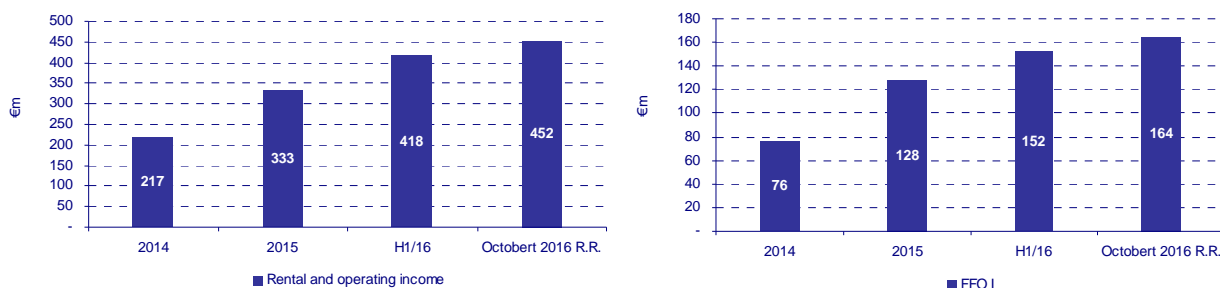
<sup>1</sup> including hybrid notes

## SHAREHOLDERS

Edolaxia Ltd.	33.3%
FMR LLC	4.5%
Merrill Lynch Intl	2.5%
Odey Asset Mngt	2.3%
Free Float	57.4%



**Figure 1: Rental income and FFO I developments**



Source: First Berlin Equity Research; Company

### Repositioning strategy and operational scale effects continue to drive profitability

The capital gains, property revaluations and other income line item climbed 18% Y/Y to €85m in the third quarter (Q3/15: €72m), nearly all of which was generated by changes in the fair value of investment properties. This was driven chiefly by successful increases in rent and occupancy metrics translating into increased property valuations conducted by external assessors. We believe the result underscores GCP's ability to acquire underperforming properties and unlock value over time.

**Table 1: Q3 results vs estimates**

in € '000	Q3/16	Q3/16E	delta	Q3/15	delta	9M/16	9M/15	delta
Rental income	111,385	109,420	1.8%	91,472	21.8%	320,189	234,902	36.3%
Adjusted EBITDA*	57,477	56,734	1.3%	47,066	22.1%	164,745	121,616	35.5%
Adjusted margin	51.6%	51.8%	-	51.5%	-	51.5%	51.8%	-
FFO I	40,404	39,555	2.1%	32,994	22.5%	116,540	87,334	33.4%

\*adjusted for capital gains, property revaluations, and other income

Source: First Berlin Equity Research; Company

Property operating expenses increased 20% Y/Y to €52m in Q2, due chiefly to the increase in related purchased services, i.e. warm costs (water and heating) traced to rental income. At the operating level, administration and other expenses increased 29% Y/Y to €2.2m reflecting the overall growth of GCP. Adjusted EBITDA, which reflects the recurring operational profit excluding capital gains and revaluation effects, climbed 22% in Q3/16 to €57m (Q3/15: €47m; FBe: €57m). The increase is traced to improving occupancy rates and rent levels as well as portfolio growth. Net income (NI) grew by 14% for the period to €103m (Q3/15: €91m) fuelled by top line growth, the revaluation profits, and economies of scale. On a nine month basis, rental income, adjusted EBITDA and FFO I grew more strongly as highlighted in table 1.

FFO I, which corresponds to bottom line profits, climbed some 23% during Q3 to €40m compared to €33 in the prior year period, thanks to the strong adjusted EBITDA growth and excellent financing conditions owing to the low cost of debt. The WACD (weighted average cost of debt) stood at 1.6% at the end of Q3. On a nine month basis, FFO I increased 33% Y/Y to €117m equal to €0.76 per share.

**Table 2: Financial position highlights**

in €'000	9M/16	2015	Delta
Cash & liquid assets	643,550	388,925	65.5%
Investment property <sup>1</sup>	4,818,733	3,859,511	24.9%
Total equity	2,957,298	2,172,295	36.1%
EPRA NAV incl. hybrid notes	3,297,167	2,544,347	29.6%
EPRA NAV	2,630,500	2,066,201	27.3%
Interest bearing debt	982,313	846,900	16.0%
Straight bonds	1,046,896	1,045,413	0.1%
Convertible bond (series C) <sup>2</sup>	0	122,576	-100.0%
Convertible bond (series F) <sup>3</sup>	426,960	0	-
Loan-to-Value (LTV)	38%	42%	-
Equity ratio	48%	46%	-

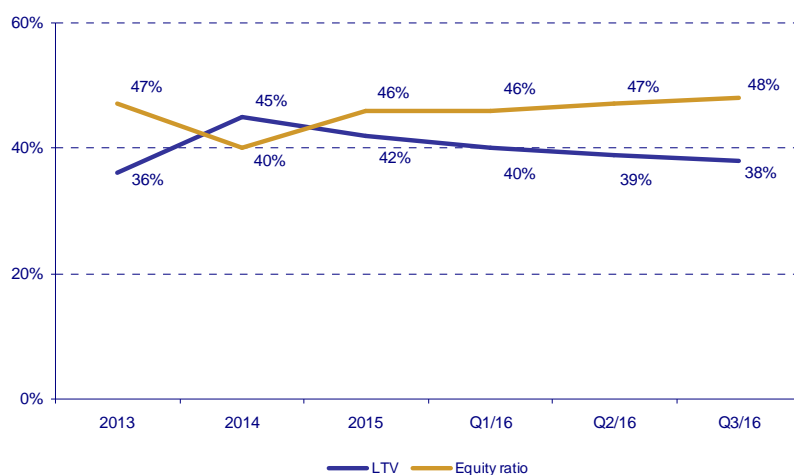
<sup>1</sup> including advanced payments and balance of inventories

<sup>2</sup> as of January 2016 Series C Bond has been fully converted

<sup>3</sup> Series F issued in February 2016

Source: First Berlin Equity Research; Company

**Debt service metrics remain solid** The debt structure featured an LTV of 38% at the end of Q3 compared to 39% at the end of Q2 and 42% at end 2015. This is well below the 45% internal limit set by the Management Board in the second quarter. GCP reported cash and liquid assets of €644m for the period compared to €389m at the end of 2015, while net debt remained steady at €1.8bn. Coverage ratios remained strong with a debt service coverage ratio (DSCR) and an interest coverage ratio (ICR) of 4.6x and 6.2x respectively at the end of Q3 (Q4/15: 4.7x and 6.1x respectively). We note that the company's solid financial structure was acknowledged by Standard and Poor's in June with an upgrade to a BBB rating (February 2013: BB-) with a positive outlook.

**Figure 2: Balance sheet KPI developments**

Source: First Berlin Equity Research; Company



**Liquidity boosted by perpetual hybrid note** GCP also placed a perpetual hybrid note of €200m in September. The hybrid note is accounted for in equity rather than debt therefore boosting the equity ratio and decreasing the financial leverage metrics. The notes offered by a stable German real estate company are attractive to investors with a 2.75% coupon rate. The offering was oversubscribed allowing the company to tap the market for an additional €50m above the planned €150m.

**Listing upgrade in the works** GCP has applied for admission to trading of the Company's shares in the Frankfurt Stock Exchange regulated market during 2017. Currently, the company's shares are listed in the Entry Standard Segment of the Frankfurt Stock Exchange open market. The uplisting would provide the GCP with opportunities for inclusion in various stock indices. Such an adoption would make the shares more attractive to institutional investors, some of which have mandates to include shares of index members in their portfolios.

**Table 3: Changes to our forecasts**

in €'000	2016E			2017E		
	Old	New	% change	Old	New	% change
Rental income	433,178	433,178	0.0%	498,498	494,055	-0.9%
Revaluations	484,971	545,938	12.6%	308,618	300,726	-2.6%
Adjusted EBITDA*	222,314	222,314	0.0%	256,301	254,017	-0.9%
margin	51.3%	51.3%	-	51.4%	51.4%	-
Net income	494,201	541,467	9.6%	387,987	381,310	-1.7%
EPS € (diluted)	2.90	3.18	9.6%	2.28	2.24	-1.7%

\*adjusted for capital gains, property revaluations, and other income

Source: First Berlin Equity Research

**Dialling back growth assumptions** Given the current tight supply environment, we have lowered our portfolio growth forecasts and now assume GCP will be able to acquire another 8k units in the coming two years (previously: 10k). We have also decreased our capital gains, property revaluations and other income line item in expectation of a cooling of the overall market. The recently reported monthly annualised run rates for October support our FY16 targets of €433m in rental income and FFO I of €153m.

**Underlying portfolio offers further earnings upside, reiterate Buy rating** Although supply is currently very tight in the German residential market, we believe the company will be able to offset slower external growth with strong operational momentum. This should allow GCP to extract further embedded value from its sizable portfolio which now totals 84k units. The company is well financed with a 1.6% cost of debt giving management the flexibility to make prudent acquisitions that follow disciplined investment criteria. Real estate stocks have been under pressure in recent weeks amid fears of rising interest rates and an overheated market. Consequently, GCP shares are trading some 11% below EPRA NAV of €17.10/share. With rental income and profitability still on the rise, we regard this discount as unwarranted and recommend the share with a Buy and a €25 price target (previously €26).



## VALUATION MODEL

All figures in EUR '000	2016	2017	2018	2019
Shareholder's Equity	2,828,391	3,193,967	3,636,743	4,134,025
Consolidated NAV	3,019,708	3,419,830	3,901,923	4,443,088
NAV per share (€)	19.64	22.00	24.62	27.42
Deferred taxes	325,796	373,401	426,928	486,273
Derivative financial instruments	6,995	6,995	6,995	6,995
EPRA NAV	3,352,500	3,800,226	4,335,846	4,936,356
<b>EPRA NAV per share (€)</b>	<b>21.80</b>	<b>24.45</b>	<b>27.36</b>	<b>30.46</b>
FFO	153,402	180,690	209,068	235,444
Revaluation results	545,938	300,726	338,138	374,890
New Equity	-	-	-	-
<b>Total return</b>	<b>699,340</b>	<b>481,416</b>	<b>547,205</b>	<b>610,333</b>

EPRA NAV	3,352,500	3,800,226	4,335,846	4,936,356
Return on NAV	27.5%	14.4%	14.4%	14.1%
Cost of equity	5.0%	5.0%	5.0%	5.0%
<b>Spread (percentage points)</b>	<b>22.5%</b>	<b>9.4%</b>	<b>9.4%</b>	<b>9.1%</b>

	2016	2017	2018	2019
WACC	3.1%	3.1%	3.1%	3.1%
Value creation	755,454	357,522	409,620	450,416
NPV	752,846	345,742	384,397	410,170
Dividends paid	38,375	76,701	90,345	104,534
Present value of dividends paid	38,243	74,174	84,782	95,193

Fair value calculation	
PV of total value created	1,893,154
NAV (2015)	2,172,295
Adjustments	-
Equity value	4,065,449
PV of dividends	292,391
Fair value	4,357,841
Number of shares (fully diluted)	171,852
<b>Fair value per share (€)</b>	<b>25.00</b>



## INCOME STATEMENT

All figures in EUR '000	2013A	2014A	2015A	2016E	2017E	2018E
<b>Rental and operating income</b>	<b>99,630</b>	<b>216,837</b>	<b>333,497</b>	<b>433,178</b>	<b>494,055</b>	<b>554,743</b>
Revenue from sale of buildings	70,000	14,675	0	6,477	0	0
<b>Revenue</b>	<b>169,630</b>	<b>231,512</b>	<b>333,497</b>	<b>439,655</b>	<b>494,055</b>	<b>554,743</b>
Capital gains, property revaluations & other	236,846	230,969	311,131	545,938	300,726	338,138
Result from equity-accounted investees	470	94	0	0	0	0
Property expenses	-42,711	-100,175	-151,552	-199,262	-227,265	-255,182
Cost of buildings sold	-54,914	-14,425	0	-4,450	0	0
Administration expenses	-3,339	-5,650	-7,153	-13,335	-14,749	-15,703
<b>Operating income (EBIT)</b>	<b>305,982</b>	<b>342,325</b>	<b>485,923</b>	<b>768,546</b>	<b>552,767</b>	<b>621,996</b>
Finance expenses	-11,320	-22,040	-25,830	-37,788	-37,765	-36,959
Other financial results	7,778	-32,664	-73	0	0	0
<b>Pre-tax income (EBT)</b>	<b>302,440</b>	<b>287,621</b>	<b>460,020</b>	<b>730,758</b>	<b>515,002</b>	<b>585,037</b>
Tax and deferred tax expenses	-36,388	-43,787	-66,450	-117,546	-83,167	-93,578
Minority interests	-39,777	-38,259	-35,120	-49,057	-34,547	-39,317
Hybrid note investors	0	0	-14,517	-22,689	-15,978	-18,184
<b>Net income</b>	<b>226,275</b>	<b>205,575</b>	<b>343,933</b>	<b>541,467</b>	<b>381,310</b>	<b>433,958</b>
Basic EPS (in €)	2.97	1.73	2.71	3.52	2.45	2.74
Diluted EPS (in €)	2.97	1.52	2.35	3.18	2.24	2.55
<b>Adjusted EBITDA</b>	<b>54,243</b>	<b>112,009</b>	<b>176,521</b>	<b>222,314</b>	<b>254,017</b>	<b>286,077</b>
<b>Ratios</b>						
Adjusted EBITDA margin on rental income	54.4%	51.7%	52.9%	51.3%	51.4%	51.6%
Tax rate	14.0%	14.0%	-5.0%	14.0%	14.0%	14.0%
<b>Expenses as % of revenues</b>						
Property expenses	42.9%	46.2%	45.4%	46.0%	46.0%	46.0%
Administration expenses	3.4%	2.6%	2.1%	3.1%	3.0%	2.8%
<b>Y-Y Growth</b>						
Rental and operating income	n.a.	117.6%	53.8%	29.9%	14.1%	12.3%
Total revenues	n.a.	36.5%	44.1%	31.8%	12.4%	12.3%
Operating income	n.a.	11.9%	41.9%	58.2%	-28.1%	12.5%
Adjusted EBITDA	n.a.	106.5%	57.6%	25.9%	14.3%	12.6%
Net income/ loss	n.a.	-9.1%	67.3%	57.4%	-29.6%	13.8%
<b>Funds from Operations (FFO)</b>						
<b>Operating profit</b>	<b>305,982</b>	<b>342,325</b>	<b>485,923</b>	<b>768,546</b>	<b>552,767</b>	<b>621,996</b>
Depreciation and amortisation	193	903	1,729	1,733	1,976	2,219
<b>EBITDA</b>	<b>306,175</b>	<b>343,228</b>	<b>487,652</b>	<b>770,279</b>	<b>554,743</b>	<b>624,215</b>
Capital gains, property revaluations and other	-236,846	-230,969	-311,131	-545,938	-300,726	-338,138
Result from disposal of trading properties	-15,086	-250	0	-2,027	0	0
<b>Adjusted EBITDA</b>	<b>54,243</b>	<b>112,009</b>	<b>176,521</b>	<b>222,314</b>	<b>254,017</b>	<b>286,077</b>
Financial expense	-11,320	-22,040	-25,830	-37,788	-37,765	-36,959
Tax	-4,780	-13,863	-22,776	-31,124	-35,562	-40,051
<b>FFO I</b>	<b>38,143</b>	<b>76,106</b>	<b>127,915</b>	<b>153,402</b>	<b>180,690</b>	<b>209,068</b>



## BALANCE SHEET

All figures in EUR '000	2013A	2014A	2015A	2016E	2017E	2018E
<b>Assets</b>						
<b>Current assets, total</b>	<b>248,592</b>	<b>401,815</b>	<b>627,204</b>	<b>1,059,001</b>	<b>1,035,239</b>	<b>1,087,056</b>
Cash and cash equivalents	132,542	270,131	236,001	657,800	599,147	616,180
Traded securities at fair value though P&L	34,258	2,165	152,924	152,924	152,924	152,924
Trade and other receivables	61,843	123,705	226,402	237,358	270,715	303,969
Inventories - Trading property	19,949	5,814	11,877	10,918	12,453	13,983
<b>Non-current assets, total</b>	<b>1,402,495</b>	<b>2,227,243</b>	<b>4,061,699</b>	<b>4,937,780</b>	<b>5,558,040</b>	<b>6,219,519</b>
Equipment and intangible assets	4,383	7,516	9,493	10,442	11,487	12,635
Investment property	1,375,450	2,179,982	3,845,979	4,710,257	5,318,024	5,966,272
Equity accounted investees	7,354	0	0	0	0	0
Other LT assets	12,817	28,552	195,390	205,160	215,417	226,188
Deferred tax assets	2,491	11,193	10,837	11,921	13,113	14,424
<b>Total assets</b>	<b>1,651,087</b>	<b>2,629,058</b>	<b>4,688,903</b>	<b>5,996,781</b>	<b>6,593,279</b>	<b>7,306,575</b>
<b>Shareholders' equity &amp; debt</b>						
<b>Current liabilities, total</b>	<b>111,277</b>	<b>153,266</b>	<b>277,317</b>	<b>290,584</b>	<b>329,107</b>	<b>368,881</b>
Short-term debt	10,563	5,792	54,676	16,481	19,552	23,893
Trade and other payables	92,357	128,837	190,358	240,206	273,963	307,617
Other current liabilities	8,357	18,637	32,283	33,897	35,592	37,372
<b>Long-term liabilities, total</b>	<b>771,885</b>	<b>1,434,142</b>	<b>2,239,291</b>	<b>2,686,488</b>	<b>2,844,342</b>	<b>3,035,771</b>
Long-term debt	461,753	537,217	792,224	824,058	977,578	1,194,655
Convertible and straight bonds	194,676	716,832	1,167,989	1,495,294	1,450,306	1,369,327
Deferred taxes	80,169	141,003	239,374	325,796	373,401	426,928
Other LT liabilities	35,287	39,090	39,704	41,339	43,057	44,860
Minority interests	63,001	90,736	142,260	191,317	225,864	265,181
<b>Shareholders' equity</b>	<b>704,924</b>	<b>950,914</b>	<b>2,030,035</b>	<b>2,828,391</b>	<b>3,193,967</b>	<b>3,636,743</b>
<b>Total consolidated equity and debt</b>	<b>1,651,087</b>	<b>2,629,058</b>	<b>4,688,903</b>	<b>5,996,781</b>	<b>6,593,279</b>	<b>7,306,575</b>
<b>Ratios</b>						
Current ratio (x)	2.23	2.62	2.26	3.64	3.15	2.95
Equity ratio	46.5%	39.6%	46.3%	50.4%	51.9%	53.4%
EPRA NAV ('000)	861,926	1,439,386	2,544,347	3,352,500	3,800,226	4,335,846
Net debt ('000)	500,192	987,545	1,625,964	1,525,109	1,695,365	1,818,771
Financial leverage	71.0%	103.9%	80.1%	53.9%	53.1%	50.0%
Loan-to-value	36.2%	45.1%	42.1%	32.3%	31.8%	30.4%
Return on equity (ROE)	34.6%	23.4%	18.1%	20.3%	12.6%	12.6%



## CASH FLOW STATEMENT

All figures in EUR '000	2013A	2014A	2015A	2016E	2017E	2018E
<b>Net income</b>	<b>266,052</b>	<b>243,834</b>	<b>393,570</b>	<b>613,212</b>	<b>431,835</b>	<b>491,459</b>
Depreciation and amortisation	193	903	1,729	1,733	1,976	2,219
Profit from investments in equity accounted investee	-470	-94	0	0	0	0
Change in fair value of investment properties	-236,846	-230,968	-311,131	-545,938	-300,726	-338,138
Net finance expenses	3,542	54,704	25,903	37,788	37,765	36,959
Tax result	36,388	43,787	66,450	117,546	83,167	93,578
Others	0	171	753	0	0	0
<b>Operating cash flow</b>	<b>68,859</b>	<b>112,337</b>	<b>177,274</b>	<b>224,341</b>	<b>254,017</b>	<b>286,077</b>
Inventories - trading properties	0	14,134	-943	959	-1,534	-1,530
Trade & other receivables	-14,169	-39,030	-24,825	-10,956	-33,357	-33,254
Trade & other payables	7,463	31,359	20,234	49,848	33,757	33,653
Provisions for other liabilities	4,028	5,875	4,506	2,166	2,220	2,271
Tax paid	-4,780	-10,791	-18,798	-31,124	-35,562	-40,051
<b>Net cash flow from operating activities</b>	<b>61,401</b>	<b>113,884</b>	<b>157,448</b>	<b>235,233</b>	<b>219,540</b>	<b>247,167</b>
Investment in fixed/intangible assets	-975	-1,847	-3,680	-2,682	-3,020	-3,368
Investments and acquisitions of investment property	-309,468	-349,944	-406,475	-318,340	-307,040	-310,110
Acquisition of subsidiaries	-72,350	-38,561	-445,922	0	0	0
Proceeds from investments in financial assets	-28,070	62,449	-358,971	-9,770	-10,258	-10,771
<b>Cash flow from investing</b>	<b>-410,863</b>	<b>-327,903</b>	<b>-1,215,048</b>	<b>-330,792</b>	<b>-320,318</b>	<b>-324,249</b>
Debt financing, net	219,917	393,143	440,130	443,520	156,590	221,419
Equity financing, net	201,546	0	639,939	150,000	0	0
Other financing activities	-7,562	-11,648	-23,735	-38,375	-76,701	-90,345
Net paid financing expenses	-12,874	-29,887	-32,864	-37,788	-37,765	-36,959
<b>Cash flow from financing</b>	<b>401,027</b>	<b>351,608</b>	<b>1,023,470</b>	<b>517,357</b>	<b>42,125</b>	<b>94,115</b>
<b>Net cash flows</b>	<b>51,565</b>	<b>137,589</b>	<b>-34,130</b>	<b>421,799</b>	<b>-58,653</b>	<b>17,033</b>
Cash, start of the year	80,977	132,542	270,131	236,001	657,800	599,147
<b>Cash, end of the year</b>	<b>132,542</b>	<b>270,131</b>	<b>236,001</b>	<b>657,800</b>	<b>599,147</b>	<b>616,180</b>
<b>Adjusted EBITDA/share (in €)</b>	<b>0.71</b>	<b>0.94</b>	<b>1.27</b>	<b>1.45</b>	<b>1.63</b>	<b>1.81</b>
<b>FFO I</b>	<b>38,143</b>	<b>76,106</b>	<b>127,915</b>	<b>153,402</b>	<b>180,690</b>	<b>209,068</b>
<b>FFO/share (in €)</b>	<b>0.50</b>	<b>0.66</b>	<b>0.89</b>	<b>1.00</b>	<b>1.16</b>	<b>1.32</b>
<b>Y-Y Growth</b>						
Operating cash flow	n.a.	85.5%	38.3%	49.4%	-6.7%	12.6%
Adjusted EBITDA/share	n.a.	32.6%	33.9%	14.3%	13.0%	10.5%
FFO I	n.a.	99.5%	68.1%	19.9%	17.8%	15.7%



### FIRST BERLIN RECOMMENDATION & PRICE TARGET HISTORY

Report No.:	Date of publication	Previous day closing price	Recommendation	Price target
Initial Report	21 January 2013	€4.37	Buy	€14.30
2...13	↓	↓	↓	↓
14	24 March 2016	€19.90	Buy	€25.00
15	18 May 2016	€19.92	Buy	€25.00
16	22 August 2016	€20.09	Buy	€26.00
17	Today	€15.17	Buy	€25.00

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