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2023

Quarterly report as of 30 June

LEG

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Key figures Q2 2023

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		Q2 2023	Q2 2022	+/– %	01.01. – 30.06.2023	01.01. – 30.06.2022	+/– %
Financial Key Figures							
Rental income	€ million	208.0	198.7	4.7	414.3	396.2	4.6
Net operating income (recurring)	€ million	178.0	168.7	5.5	339.4	336.7 [1]	0.8
EBITDA	€ million	–1,342.4	1,309.4	–202.5	–1,211.2	1,450.5	–183.5
EBITDA adjusted	€ million	178.2	161.8	10.1	335.2	322.3 [1]	4.0
EBT	€ million	–1,421.3	1,137.8	–224.9	–1,295.0	1,321.1	–198.0
Net profit or loss for the period	€ million	–1,124.4	905.7	–224.1	–1,028.1	1,060.2	–197.0
FFO I	€ million	122.8	120.0	2.3	226.0	241.4	–6.4
FFO I per share	€	1.66	1.64	1.2	3.05	3.31	–7.9
FFO II	€ million	121.7	121.1	0.5	222.7	240.7	–7.5
FFO II per share	€	1.64	1.66	–1.2	3.00	3.30	–9.1
AFFO	€ million	63.7	28.4	124.3	118.6	79.4	49.4
AFFO per share	€	0.86	0.39	120.5	1.60	1.09	46.8
Balance Sheet Key Figures		**30.06.2023**	**31.12.2022**	**+/– %/BP**			
Investment property	€ million	18,919.7	20,204.4	–6.4			
Cash and cash equivalents	€ million	331.4	362.2	–8.5			
Equity	€ million	8,052.8	9,083.9	–11.4			
Total financing liabilities	€ million	9,397.2	9,460.8	–0.7			
Current financing liabilities	€ million	1,098.9	252.4	335.4			
LTV	%	46.6	43.9	+270			
Equity ratio	%	40.2	42.5	–230			
EPRA NTA, diluted	€ million	10,100.7	11,377.2	–11.2			
EPRA NTA per share, diluted	€	136.29	153.52	–11.2			
Other Key Figures		**30.06.2023**	**30.06.2022**	**+/– %/BP**			
Number residential units		166,890	166,628	0.2			
In-place rent	€/sqm	6.53	6.25	4.5			
In-place rent (l-f-l)	€/sqm	6.52	6.25	4.3			
EPRA vacancy rate	%	3.0	2.9	+10			
EPRA vacancy rate (l-f-l)	%	2.6	2.7	–10			

bp = basis points
[1] Previous year adapted

Portfolio

Portfolio segmentation and housing stock

The LEG portfolio can be divided into three market clusters using a scoring system: high-growth markets, stable markets, and higher-yielding markets. The indicators for the scoring system are described in the annual report 2022.

The portfolio is spread over around 260 locations, most of which are in LEG's home state of North Rhine-Westphalia. In addition, properties are held in the federal states of Lower Saxony, Bremen, Schleswig-Holstein, Hesse, Rhineland-Palatinate, and Baden-Wuerttemberg.

The property portfolio as of 30 June 2023 included 166,890 residential units, 1,596 commercial units and 46,674 garages and parking spaces. The average flat size was 63 square metres, and the average monthly rent was EUR 6.53 per square metre.

Operational development

The monthly in-place rent on a like-for-like basis was EUR 6.52 per square metre on 30 June 2023, an increase of 4.3 % within twelve months. Rent table adjustments contributed 2.1 % to this, whereas 1.4 % related to modernisations or new lettings and 0.8 % to the adjustment of the cost rent, which is possible every three years.

In the free-financed portfolio, which accounts for 81 % of the properties, the in-place rent rose by 4.0 % year-on-year to EUR 6.83 per square metre (like-for-like). Within this segment, the high-growth markets showed an increase of 3.9 % to EUR 7.82 per square metre (like-for-like). The free-financed properties in the stable markets showed a significant growth of 4.5 % to EUR 6.57 per square metre (like-for-like). In the higher-yielding markets rents rose by 3.5 % to EUR 6.18 per square metre (like-for-like).

In the rent-restricted portfolio the average monthly rent increased by 5.4 % to EUR 5.32 (like-for-like) at the end of the reporting period due to the cost rent adjustment.

As at 30 June 2023, the EPRA vacancy rate on a like-for-like basis fell by 10 basis points to 2.6 % compared to the previous year's reporting date. In the high-growth markets, the EPRA vacancy rate was 1.6 % as at the reporting date, in the stable markets it averaged 2.4 % and in the higher-yielding markets it was 4.3 % (always on a like-for-like basis).

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Portfolio segments – top 5 locations

	Total portfolio										Change like-for-like basis	
	30.06.2023					30.06.2022						
	Number of LEG apartments	Share of LEG portfolio in %	Living space in sqm	In-place rent €/sqm	EPRA vacancy rate in %	Number of LEG apartments	Share of LEG portfolio in %	Living space in sqm	In-place rent €/sqm	EPRA vacancy rate in %	In-place rent in% like-for-like	Vacancy rate (basis points) like-for-like
High-growth markets	**49,942**	**29.9**	**3,286,244**	**7.34**	**2.0**	**49,474**	**29.7**	**3,254,017**	**7.02**	**2.2**	**4.1**	**–40**
District of Mettmann	8,505	5.1	590,775	7.70	0.9	8,513	5.1	591,306	7.40	1.5	4.1	–50
Dusseldorf	6,203	3.7	402,676	8.72	2.6	5,701	3.4	371,594	8.35	1.4	3.2	40
Muenster	6,154	3.7	410,486	7.18	0.5	6,167	3.7	411,163	6.99	0.7	2.8	–10
Cologne	4,388	2.6	296,367	8.01	3.1	4,234	2.5	286,752	7.67	2.5	3.3	40
Aachen	2,430	1.5	164,255	5.76	1.8	2,430	1.5	164,255	5.45	2.1	5.6	–30
Other locations	22,262	13.3	1,421,685	6.90	2.5	22,429	13.5	1,428,946	6.57	3.2	5.0	–90
Stable markets	**66,754**	**40.0**	**4,257,360**	**6.29**	**2.8**	**66,651**	**40.0**	**4,247,849**	**6.00**	**2.6**	**4.7**	**–10**
Dortmund	13,840	8.3	904,474	5.99	2.2	13,861	8.3	905,389	5.76	2.1	3.9	20
District of Unna	6,982	4.2	435,362	5.68	2.5	6,916	4.2	430,351	5.40	1.7	5.1	30
Moenchengladbach	6,433	3.9	407,597	6.68	1.3	6,439	3.9	408,061	6.39	1.2	4.6	10
Essen	3,557	2.1	228,673	6.36	3.2	3,559	2.1	228,768	6.07	3.3	4.7	–10
Bielefeld	3,233	1.9	201,155	7.08	1.1	3,234	1.9	201,168	6.71	1.8	5.6	–70
Other locations	32,709	19.6	2,080,099	6.38	3.6	32,642	19.6	2,074,111	6.07	3.3	4.8	–20
Higher-yielding markets	**50,194**	**30.1**	**3,031,403**	**5.97**	**4.6**	**50,503**	**30.3**	**3,052,137**	**5.75**	**4.4**	**3.8**	**10**
District of Recklinghausen	9,025	5.4	549,082	5.78	2.4	9,028	5.4	549,160	5.56	2.9	4.0	–50
Gelsenkirchen	7,249	4.3	414,665	6.13	7.0	7,248	4.3	414,452	5.83	6.8	5.1	–10
Wilhelmshaven	6,837	4.1	395,831	5.83	10.8	6,856	4.1	397,289	5.70	8.8	2.4	190
Duisburg	6,420	3.8	387,923	6.49	2.3	6,315	3.8	382,050	6.29	2.5	3.4	–20
Hamm	4,827	2.9	289,070	5.95	2.2	4,837	2.9	289,652	5.71	2.3	4.2	–20
Other locations	15,836	9.5	994,833	5.88	3.8	16,219	9.7	1,019,533	5.66	4.0	3.6	0
Total portfolio	**166,890**	**100.0**	**10,575,006**	**6.53**	**3.0**	**166,628**	**100.0**	**10,554,003**	**6.25**	**2.9**	**4.3**	**–10**

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Performance LEG portfolio

		High-growth markets			Stable markets			Higher-yielding markets			Total		
		30.06.2023	31.03.2023	30.06.2022	30.06.2023	31.03.2023	30.06.2022	30.06.2023	31.03.2023	30.06.2022	30.06.2023	31.03.2023	30.06.2022
Subsidised residential units													
Units		11,419	11,368	11,459	13,761	13,700	14,610	7,066	7,065	7,185	32,246	32,133	33,254
Area	sqm	781,317	777,421	784,010	931,416	926,775	987,628	463,080	463,003	472,873	2,175,814	2,167,200	2,244,511
In-place rent	€/sqm	5.76	5.72	5.41	5.25	5.22	4.97	4.88	4.86	4.59	5.35	5.33	5.05
EPRA vacancy rate	%	1.6	1.7	1.0	2.0	1.6	1.7	1.9	1.7	2.1	1.8	1.7	1.5
Free-financed residential units													
Units		38,523	38,515	38,015	52,993	52,990	52,041	43,128	43,349	43,318	134,644	134,854	133,374
Area	sqm	2,504,927	2,503,912	2,470,007	3,325,943	3,325,704	3,260,221	2,568,322	2,581,607	2,579,264	8,399,193	8,411,223	8,309,491
In-place rent	€/sqm	7.84	7.73	7.54	6.58	6.47	6.31	6.18	6.08	5.97	6.84	6.73	6.58
EPRA vacancy rate	%	2.1	2.4	2.4	3.0	3.0	2.8	4.9	4.8	4.8	3.2	3.3	3.2
Total residential units													
Units		49,942	49,883	49,474	66,754	66,690	66,651	50,194	50,414	50,503	166,890	166,987	166,628
Area	sqm	3,286,244	3,281,333	3,254,017	4,257,360	4,252,479	4,247,849	3,031,403	3,044,610	3,052,137	10,575,006	10,578,422	10,554,003
In-place rent	€/sqm	7.34	7.25	7.02	6.29	6.20	6.00	5.97	5.89	5.75	6.53	6.44	6.25
EPRA vacancy rate	%	2.0	2.3	2.2	2.8	2.8	2.6	4.6	4.4	4.4	3.0	3.0	2.9
Total commercial													
Units											1,596	1,604	1,566
Area	sqm										275,283	275,930	264,626
Total parking													
Units											46,674	46,637	45,965
Total other													
Units											3,137	3,126	2,703

Value development

The following table shows the distribution of assets by market segment. LEG has carried out a remeasurement of its portfolio as at 30 June 2023. This resulted in a devaluation of 7.4 %. The gross rental yield of the residential portfolio was 4.6 %. This corresponds to a rent multiple of 21.6. According to the EPRA definition, the valuation of the residential portfolio represented a net initial yield of 3.6 %.

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Market segments

30.06.2023	Residential units	Residential assets € million[1]	Share residential assets in %	Gross asset value €/sqm	In-place rent multiplier	Commercial/ other assets € million[2]	Total assets € million
High-growth markets	**49,942**	**7,554**	**43**	**2,293**	**26.1x**	**382**	**7,936**
District of Mettmann	8,505	1,469	8	2,489	26.8x	68	1,537
Duesseldorf	6,203	1,198	7	2,948	28.4x	127	1,325
Muenster	6,154	1,080	6	2,619	30.3x	60	1,139
Cologne	4,388	818	5	2,745	29.4x	29	848
Aachen	2,430	277	2	1,673	24.5x	6	283
Other locations	22,262	2,712	15	1,907	23.1x	92	2,804
Stable markets	**66,754**	**6,594**	**37**	**1,545**	**20.7x**	**208**	**6,802**
Dortmund	13,840	1,499	8	1,654	23.3x	56	1,556
District of Unna	6,982	541	3	1,250	18.6x	24	564
Moenchengladbach	6,433	688	4	1,682	20.3x	16	703
Essen	3,557	360	2	1,565	20.8x	13	373
Bielefeld	3,233	377	2	1,865	21.7x	12	389
Other locations	32,709	3,129	18	1,498	19.9x	88	3,216
Higher-yielding markets	**50,194**	**3,523**	**20**	**1,158**	**16.7x**	**95**	**3,619**
District of Recklinghausen	9,025	641	4	1,157	17.0x	19	660
Gelsenkirchen	7,249	452	3	1,083	15.7x	10	462
Wilhelmshaven	6,837	398	2	1,005	15.7x	8	406
Duisburg	6,420	550	3	1,421	18.5x	29	579
Hamm	4,827	345	2	1,190	16.5x	5	350
Other locations	15,836	1,138	6	1,141	16.6x	23	1,161
Total portfolio	**166,890**	**17,671**	**100**	**1,666**	**21.6x**	**685**	**18,356**
Leasehold and land values							268
Balance sheet property valuation assets (IAS 40)							**18,624**
Assets under construction (IAS 40)							296
Owner-occupied property (IAS 16)							94
Assets held for sale (IFRS 5)							15
Total balance sheet							**19,029**

[1] Excluding 480 residential units in commercial buildings; including 770 commercial units as well as several other units in mixed residential assets.
[2] Excluding 770 commercial units in mixed residential assets; including 480 residential units in commercial buildings, commercial, parking, other assets.

Analysis of net assets, financial position and results of operations

Please see the glossary in the 2022 annual report for a definition of individual key figures and terms.

Results of operations

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Condensed income statement

€ million	Q2 2023	Q2 2022	01.01.–30.06.2023	01.01.–30.06.2022
Net operating income	151.6	91.3	286.9	242.3
Net income from the disposal of investment properties	–0.4	–0.2	–0.9	–0.8
Net income from the remeasurement of investment properties	–1,495.6	1,169.0	–1,496.1	1,169.3
Net income from the disposal of real estate inventory	0.0	0.0	–0.1	0.0
Net income from other services	9.4	1.8	17.2	4.8
Administrative and other expenses	–13.5	–56.0	–28.7	–72.6
Other income	0.0	0.0	0.1	0.0
Operating earnings	**–1,348.5**	**1,205.9**	**–1,221.6**	**1,343.0**
Interest income	2.1	0.0	3.2	0.0
Interest expenses	–39.2	–32.8	–77.2	–65.1
Net income from investment securities and other equity investments	–35.9	–143.0	–0.3	–109.6
Net income from the fair value measurement of derivatives	0.2	107.7	0.9	152.8
Net finance earnings	**–72.8**	**–68.1**	**–73.4**	**–21.9**
Earnings before income taxes	**–1,421.3**	**1,137.8**	**–1,295.0**	**1,321.1**
Income taxes	296.9	–232.1	266.9	–260.9
Net profit or loss for the period	**–1,124.4**	**905.7**	**–1,028.1**	**1,060.2**

Net operating income increased by 18.4 % in the reporting period. The main drivers of this development were the increase in net cold rent and the decrease in depreciation and amortisation due to the goodwill impairment loss of EUR 58.9 million in the comparative period.

Adjusted EBITDA increased by 4.0 % from EUR 322.3 million to EUR 335.2 million. Adjusted EBITDA margin amounted to 80.9 % in the reporting period (comparative period: 81.3 %).

The main driver of the improvement in the net income from other services is the marketing of LEG's own electricity production in the amount of EUR 12.2 million.

The decrease in administrative and other expenses is mainly due to the goodwill impairment of EUR 40.7 million in the comparative period.

The increase in net income from investment securities and other equity investments to EUR –0.3 million results from the stable valuation of the investment in Brack Capital Properties N.V. at fair value.

The net income from the remeasurement of investment properties amounted to EUR –1,496.1 million (comparative period: EUR 1,169.3 million). The decline is mainly due to the radically changed market environment, characterised by the development of inflation, which led to a significant increase in interest rates.

In the reporting period, net income from the fair value measurement of derivatives resulted primarily from changes in the fair value of embedded derivatives from the convertible bond in the amount of EUR 0.5 million (comparative period: EUR 154.0 million).

The tax income is almost entirely attributable to the reversal of deferred taxes.

Net operating income

T6

Net operating income

€ million	Q2 2023	Q2 2022	01.01.–30.06.2023	01.01.–30.06.2022
Net cold rent	208.0	198.7	414.3	396.2
Profit from operating expenses	–3.2	–1.1	–9.8	–3.1
Maintenance for externally procured services	–22.4	–16.5	–47.6	–35.9
Personnel expenses (rental and lease)	–26.1	–25.7	–52.6	–51.4
Allowances on rent receivables	–3.2	–4.3	–9.7	–8.5
Depreciation and amortisation expenses	–5.2	–61.8	–8.5	–64.4
Other	3.7	2.0	0.8	9.4
Net operating income	**151.6**	**91.3**	**286.9**	**242.3**
Net operating income margin (in %)	**72.9**	**45.9**	**69.2**	**61.2**
Non-recurring special effects (rental and lease)	1.2	3.1	2.2	4.2
Depreciation and amortisation expenses	5.2	61.8	8.5	64.4
Maintenance for externally procured services	22.4	16.5	47.6	35.9[1]
Own work capitalised	–2.4	–4.0	–5.9	–10.1[1]
Net operating income (recurring)	**178.0**	**168.7**	**339.4**	**336.7[1]**
Net operating income margin (recurring in %)	**85.6**	**84.9**	**81.9**	**85.0[1]**

[1] Value of comparative period adjusted.

In the reporting period, net operating income increased by EUR 44.6 million compared to the same period of the previous year. The main drivers of this development were the decrease in depreciation and amortisation due to the goodwill impairment loss of EUR 58.9 million in the comparative period and the increase in net cold rent of EUR 18.1 million. In-place rent per square metre on a like-for-like basis rose by 4.3 % year-on-year.

This was offset by an increase of EUR –11.7 million in maintenance expenses for externally procured services, an increase of EUR –6.7 million in profit from operating expenses, and a decrease of EUR –8.6 million in Other, mainly due to a reduction of EUR –4.2 million in capitalised own work services.

The adjusted net operating income (NOI) margin decreased to 81.9 % compared to the same period of the previous year.

T7

EPRA vacancy rate

€ million	30.06.2023	30.06.2022
Rental value of vacant space – like-for-like	23.6	23.4
Rental value of vacant space – total	27.6	25.5
Rental value of the whole portfolio – like-for-like	912.8	859.9
Rental value of the whole portfolio – total	924.9	867.1
EPRA vacancy rate – like-for-like (in %)	**2.6**	**2.7**
EPRA vacancy rate – total (in %)	**3.0**	**2.9**

The EPRA vacancy rate like-for-like decreased from 2.7 % to 2.6 % compared to the same period of the previous year.

The presentation of EPRA capex breaks down the capitalisation of investments and reconciles them to the payments for modernisation in investment properties. The modernisations capitalised as value-enhancing measures, divided into development (new development activities on own land amounting to EUR 10.9 million) and investments in investment properties (EUR 98.0 million), decreased by 32.3 % to EUR 108.9 million in the reporting period. Due to the decrease in acquisitions to EUR 124.6 million, EPRA Capex in the reporting period amounted to EUR 233.5 million (comparative period: EUR 367.1 million).

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EPRA Capex

€ million	01.01. – 30.06.2023	01.01. – 30.06.2022
Acquisitions	124.6	206.2
Development	10.9	10.5
Modernisation in investment properties	98.0	150.4
thereof incremental lettable space	1.1	2.3
thereof no incremental lettable space	96.9	148.1
EPRA Capex	**233.5**	**367.1**
Additions to/utilisation of provisions for capex	29.7	–5.9
Additions to/utilisation of provisions for incidental purchase price costs	–61.0	23.7
Payments for investments in investment properties	**202.2**	**384.9**

In addition to the decrease in value-adding modernisation by EUR –57.4 million to EUR 110.4 million, the increase in maintenance expenses by EUR 9.7 million to EUR 65.2 million resulted in total investments of EUR 175.6 million in the reporting period (comparative period: EUR 223.3 million). Investments for new construction activities on own land, public safety measures in connection with acquisitions, own work capitalised as well as consolidation effects were eliminated from total investment when calculating total investment per square meter. Adjusted total investment was EUR 152.8 million (comparative period: EUR 197.6 million) and average total investment per square metre in the reporting year was EUR 14.08 per square metre (comparative period: EUR 18.31 per square metre). The capitalisation rate after adjustments decreased to 57.7 % in the reporting period (comparative period: 72.8 %), as the company no longer uses FFO I but AFFO as its key performance indicator from 1 January 2023.

T9

Maintenance and modernisation

€ million	Q2 2023	Q2 2022	01.01. – 30.06.2023	01.01. – 30.06.2022
Maintenance expenses for externally procured services	–22.4	–16.5	–47.6	–35.9
Maintenance expenses provided internally	–11.1	–13.5	–17.6	–19.6
Maintenance expenses	**–33.5**	**–30.0**	**–65.2**	**–55.5**
Adjustments consolidation effects	0.4	1.3	0.6	1.8
Maintenance expenses (adjusted)	**–33.1**	**–28.7**	**–64.6**	**–53.7**
Investment in investment properties	–59.8	–94.0	–108.9	–166.8
Investment in property, plant and equipment	–1.1	–1.0	–1.5	–1.0
Capital expenditure (Capex)	**–60.9**	**–95.0**	**–110.4**	**–167.8**
Subsidised investments	–	–	–	–
Adjustments consolidation effects	1.8	3.4	3.0	5.8
Capex (recurring)	**–59.1**	**–91.6**	**–107.4**	**–162.0**
Subsidised investments (addition)	–	–	–	–
Adjustments (new construction, own work capitalised)	11.0	8.0	19.2	18.1
Capital expenditure (adjusted)	**–48.1**	**–83.6**	**–88.2**	**–143.9**
Total investment	**–94.4**	**–125.0**	**–175.6**	**–223.3**
Adjustments (consolidation effects, new construction, own work capitalised)	13.2	12.7	22.8	25.7
Total investments (adjusted)	**–81.2**	**–112.3**	**–152.8**	**–197.6**
Area of investment properties in million sqm	10.85	10.80	10.85	10.79
Adjusted average investment per sqm (€)	**7.48**	**10.40**	**14.08**	**18.31**
thereof maintenance expenses per sqm (€)	3.05	2.66	5.95	4.98
thereof capital expenditure per sqm (€)	4.43	7.74	8.13	13.34

Net income from the disposal of investment properties

T10

Net income from the disposal of investment properties

€ million	Q2 2023	Q2 2022	01.01. – 30.06.2023	01.01. – 30.06.2022
Income from the disposal of investment properties	13.9	8.9	38.5	33.7
Carrying amount of the disposal of investment properties	–13.9	–8.9	–38.8	–33.9
Costs of sales of investment properties	–0.4	–0.2	–0.6	–0.6
Net income from the disposal of investment properties	**–0.4**	**–0.2**	**–0.9**	**–0.8**

Income from the disposal of investment properties amounted to EUR 38.5 million (comparative period: EUR 33.7 million) and mainly relate to three major block sales whose contracts were concluded in the 2022 financial year but whose transfer of ownership did not take place until the 2023 financial year.

Net income from remeasurement of investment properties

Net income from the remeasurement of investment properties amounted to EUR –1,496.1 million in the reporting period (comparative period: EUR 1,169.3 million). Based on the property portfolio as at the beginning of the financial year (including the remeasured acquisitions), this corresponds to a decrease of 7.4 % (comparative period: increase of EUR 6.1 %). The average value of investment properties (incl. IFRS 5 objects) was EUR 1,666 per square metre as at 30 June 2023 including acquisitions (31 December 2022: EUR 1,789 per square metre).

In response to the inflation trend, the most important central banks raised key interest rates significantly. The corresponding impact on the cost of capital led, with the time lag typical of real estate markets, to an increase in the discount rates used to determine the value of investment properties. The average discount rate for the property portfolio as of 30 June 2023 was 4.3 % (31 December 2022: 3.7 %).

The EPRA net initial yield is calculated on the basis of the annualised net cash rental income divided by the gross market value of the property portfolio. The calculation is based for the first time as of 30 June 2023 on the gross market value of the entire investment property portfolio (before: only residential portfolio) less assets under construction, leasehold rights and undeveloped land. The topped-up net initial yield is determined by adjusting the annualised net cash rental income for the costs of rental incentives granted.

T11

EPRA net initial yield

€ million	30.06.2023	31.12.2022
Market value of investment properties (net)	**18,371.0**	**19,630.7** [1]
Estimated incidental costs of acquisitions	1,771.6	1,889.9 [1]
Market value of investment properties (gross)	**20,142.6**	**21,520.6** [1]
Annualised gross cash rental income	821.8	789.6 [1]
Annualised property expenses	–86.6	–74.0 [1]
Annualised net cash rental income	**735.2**	**715.6** [1]
Adjustments for rental incentives	5.3	5.2
Topped-up annualised net cash rental income	**740.5**	**720.8** [1]
EPRA net initial yield in %	**3.6**	**3.3** [1]
EPRA topped-up net initial yield in %	**3.7**	3.3 [1]

[1] Value adjusted as of 31 December 2022 (before adjustment, i.e., in relation to the gross asset value of the residential real estate portfolio, 3.2% (corrected)).

Net income from the disposal of real estate inventory

The remaining real estate inventory held as at 30 June 2023 amounted to EUR 0.1 million is land under development.

Administrative and other expenses

T12

Administrative and other expenses

€ million	Q2 2023	Q2 2022	01.01. – 30.06.2023	01.01. – 30.06.2022
Other operating expenses	– 4.8	– 6.1	– 10.9	– 13.3
Personnel expenses (administration)	– 7.3	– 7.7	– 15.0	– 15.3
Purchased services	– 0.6	– 0.5	– 1.2	– 1.1
Depreciation and amortisation	– 0.8	– 41.7	– 1.6	– 42.9
Administrative and other expenses	**– 13.5**	**– 56.0**	**– 28.7**	**– 72.6**
Depreciation and amortisation	0.8	41.7	1.6	42.9
Non-recurring special effects (administration)	3.3	5.5	5.4	10.1
Administrative and other expenses (recurring)	**– 9.4**	**– 8.9**	**– 21.7**	**– 19.6**

Within other operating expenses, there were, among other things, increased costs for insurance. The decrease in depreciation and amortisation expenses is due to the impairment of goodwill in the amount of EUR 40.7 million in the prior-year period. The recurring administrative expenses thus increased by EUR 2.1 million in the first six months compared with the same period of the previous year.

Net finance earnings

T13

Net finance earnings

€ million	Q2 2023	Q2 2022	01.01. – 30.06.2023	01.01. – 30.06.2022
Interest income	2.1	0.0	3.2	0.0
Interest expenses	–39.2	–32.8	–77.2	–65.1
Net interest income	**–37.1**	**–32.8**	**–74.0**	**–65.1**
Net income from other financial assets and other investments	–35.9	–143.0	–0.3	–109.6
Net income from the fair value measurement of derivatives	0.2	107.7	0.9	152.8
Net finance earnings	**–72.8**	**–68.1**	**–73.4**	**–21.9**

The interest expenses increased in the first half of 2022 compared to the same period in the previous year by EUR 12.1 million to EUR –77.2 million. The increase in interest expenses is mainly due to the increased interest rate level.

Year-on-year, the average interest rate increased to 1.40 % as at 30 June 2023 (1.15 % as at 30 June 2022) on an average term of 6.10 years (7.06 years as at 30 June 2022).

The increase in net income from investment securities and other equity investments to EUR –0.3 million results from the stable valuation of the investment in Brack Capital Properties N.V. at fair value. The share price on the reporting date was EUR 94.6.

In the reporting period, net income from the fair value measurement of derivatives resulted primarily from changes in the fair value of embedded derivatives from the convertible bond in the amount of EUR 0.5 million (comparative period: EUR 154.0 million).

Income tax expenses

T14

Income tax expenses

€ million	Q2 2023	Q2 2022	01.01. – 30.06.2023	01.01. – 30.06.2022
Current tax expenses	–4.7	–0.2	–5.4	–0.5
Deferred tax expenses	301.6	–231.9	272.3	–260.4
Income tax expenses	**296.9**	**–232.1**	**266.9**	**–260.9**

An effective Group tax rate of 21.06 % was assumed in the reporting period in accordance with Group tax planning (comparative period: 20.4 %).

The increase in current tax expenses is mainly due to sales of properties and special effects from the sale of electricity.

The reversal of deferred tax expenses is mainly attributable to the devaluation of investment properties.

Reconciliation to AFFO

As part of the realignment of corporate management, FFO I will be replaced by AFFO (capex-adjusted FFO I) as the most important financial performance indicator for Group management from the financial year 2023.

AFFO is calculated by deducting recurring capex measures from FFO I (after non-controlling interests).

In terms of FFO, LEG distinguishes between FFO I (excluding the net income from the disposal of investment properties) and FFO II (including the net income from the disposal of investment properties).

FFO I is the cash inflow from operating activities. Based on EBITDA (adjusted), the calculation of FFO I takes into account cash interest expenses and income as well as cash taxes. From the 2023 financial year, maintenance expenses for externally procured services and own work capitalised previously included in the "Other" item will no longer be reported in adjusted net operating income, but will be recognised as an adjustment to adjusted EBITDA.

The calculation of AFFO, FFO I, and FFO II for the reporting and comparison period is as follows:

T15

Calculation of FFO I, FFO II and AFFO

€ million	Q2 2023	Q2 2022	01.01. – 30.06.2023	01.01. – 30.06.2022
Net cold rent	208.0	198.7	414.3	396.2
Profit from operating expenses	–3.2	–1.1	–9.8	–3.1
Personnel expenses (rental and lease)	–26.0	–25.7	–52.6	–51.4
Allowances on rent receivables	–3.2	–4.3	–9.7	–8.5
Other	1.2	–2.0	–5.0	–0.7[1]
Non-recurring special effects (rental and lease)	1.2	3.1	2.2	4.2
Net operating income (recurring)	**178.0**	**168.7**	**339.4**	**336.7**[1]
Net income from other services (recurring)	**9.6**	**2.0**	**17.5**	**5.2**
Personnel expenses (administration)	–7.3	–7.7	–15.0	–15.3
Non-personnel operating costs	–5.4	–6.7	–12.1	–14.4
Non-recurring special effects (administration)	3.3	5.5	5.4	10.1
Administrative expenses (recurring)	**–9.4**	**–8.9**	**–21.7**	**–19.6**
Other income (adjusted)	**0.0**	**0.0**	**0.0**	**0.0**
EBITDA (adjusted)	**178.2**	**161.8**	**335.2**	**322.3**[1]
Cash interest expenses and income FFO I	–31.7	–27.3	–63.0	–54.1
Cash income taxes FFO I	–2.5	–1.0	–2.7	0.0
Maintenance for externally procured services	–22.4	–16.5	–47.6	–35.9
Own work capitalised	2.4	4.0	5.9	10.1[1]
FFO I (before adjustment of non-controlling interests)	**124.0**	**121.0**	**227.8**	**242.4**
Adjustment of non-controlling interests	–1.2	–1.0	–1.8	–1.0
FFO I (after adjustment of non-controlling interests)	**122.8**	**120.0**	**226.0**	**241.4**
Net income from the disposal of investment properties (adjusted)	–0.2	1.3	–0.6	0.8
Cash income taxes FFO II	–0.9	–0.2	–2.7	–1.5
FFO II (incl. disposal of investment properties)	**121.7**	121.1	**222.7**	240.7
Capex (recurring)	–59.1	–91.6	–107.4	–162.0
AFFO (capex-adjusted FFO I)	**63.7**	**28.4**	**118.6**	**79.4**

[1] Value of comparative period adjusted.

Starting from FFO I (after non-controlling interests), the AFFO generally takes into account the capitalised costs from modernisation and maintenance. Only recurring capex measures are deducted (capex (recurring)). Capex that benefits from government funding is defined as non-recurring. In addition, consolidation effects resulting from the elimination of intercompany results due to self-produced services are eliminated. The reconciliation breaks down as follows:

T16

Reconciliation capex (recurring)

€ million	Q2 2023	Q2 2022	01.01. – 30.06.2023	01.01. – 30.06.2022
Investments in investment properties	–59.8	–94.0	–108.9	–166.8
Investments in property, plant and equipment	–1.1	–1.0	–1.5	–1.0
Capital expenditure	**–60.9**	**–95.0**	**–110.4**	**–167.8**
Subsidised investments	0.0	0.0	0.0	0.0
Consolidation effects	1.8	3.4	3.0	5.8
Capex (recurring)	**–59.1**	**–91.6**	**–107.4**	**–162.0**

At EUR 118.6 million, AFFO in the reporting period was 49.4 % higher than in the same period of the previous year (EUR 79.4 million). In particular, this increase is attributable to lower capex expenses and significantly higher earnings from electricity sales.

EPRA earnings per share (EPS)

The following table shows earnings per share according to the best practice recommendations by EPRA:

T17

EPRA earnings per share (EPS)

€ million	Q2 2023	Q2 2022	01.01. – 30.06.2023	01.01. – 30.06.2022
Net profit or loss for the period attributable to parent shareholders	–1,125.3	904.7	–1,030.1	1,058.4
Changes in value of investment properties	1,495.6	–1,169.0	1,496.1	–1,169.3
Net income from the remeasurement of other equity investments	42.8	148.5	7.1	115.1 [1]
Profits or losses on disposal of investment properties, development properties held for investment, other interests and sales of trading properties including impairment charges in respect	0.4	0.1	1.0	0.8
Tax on profits or losses on disposals of trading properties	0.9	0.5	2.7	1.8
Goodwill impairment	–	99.6	–	99.6 [1]
Changes in fair value of financial instruments and associated close-out costs	–0.2	–107.7	–0.9	–152.8
Acquisition costs on share deals and non-controlling joint venture interests	0.2	0.6	0.2	0.6
Deferred tax in respect of EPRA adjustments	–316.5	203.6	–316.3	203.7
Refinancing expenses	0.0	0.0	0.0	0.0
Other non-cash effective interest expenses/income	–0.1	–0.1	–0.2	–0.2 [1]
Non-controlling interests in respect of the above	0.4	0.7	1.1	1.4
EPRA earnings	**98.2**	**81.5**	**160.7**	**159.1 [1]**
Weighted average number of shares outstanding	74,109,276	72,980,697	74,109,276	72,910,161
EPRA earnings per share (undiluted) in €	1.33	1.12	2.17	2.18 [1]
Potentially diluted shares	–	–	–	–
Interest coupon on convertible bond	–	–	–	–
Amortisation expenses convertible bond after taxes	–	–	–	–
EPRA earnings (diluted)	**98.2**	**81.5**	**160.7**	**159.1 [1]**
Number of diluted shares	74,109,276	72,980,697	74,109,276	72,910,161
EPRA earnings per share (diluted) in €	**1.33**	**1.12**	**2.17**	**2.18 [1]**

[1] Calculation method adapted

Net assets

T18

Condensed statement of financial position

€ million	30.06.2023	31.12.2022
Investment properties	18,919.7	20,204.4
Prepayments for investment properties	0.4	60.8
Other non-current assets	512.3	518.2
Non-current assets	19,432.4	20,783.4
Receivables and other assets	277.6	179.5
Cash and cash equivalents	331.4	362.2
Current assets	609.0	541.7
Assets held for sale	14.9	35.6
Total assets	**20,056.3**	**21,360.7**
Equity	8,052.8	9,083.9
Non-current financial liabilities	8,298.3	9,208.4
Other non-current liabilities	2,218.2	2,491.1
Non-current liabilities	10,516.5	11,699.5
Current financial liabilities	1,098.9	252.4
Other current liabilities	388.1	324.9
Current liabilities	1,487.0	577.3
Total equity and liabilities	**20,056.3**	**21,360.7**

A fair value measurement of investment properties was conducted as at 30 June 2023. The resulting valuation effect of EUR −1,496.1 million (comparative period: EUR 1,169.3 million) was the main driver for the decrease in this item compared to 31 December 2022. Additions from acquisitions amounting to EUR 124.6 million and capitalisation of property modernisation measures amounting to EUR 105.9 million also had an effect.

The recognition of real estate tax expense as other inventories (EUR 14.6 million) for the remainder of the financial year and the deferral of prepaid and not yet invoiced operating costs of EUR 42.9 million as well as the investment of short-term investment of financial resources in the amount of EUR 39.9 million contributed significantly to the development of the receivables and other assets.

The development of equity since 31 December 2022 is mainly characterised by the net profit for the period (EUR −1,029.8 million).

Non-current and current financial liabilities fell by EUR 63.6 million compared to the previous year. This is mainly due to scheduled and unscheduled repayments of bank loans of EUR −64.5 million.

While the decrease in other non-current liabilities resulted in particular from the reversal of deferred tax liabilities (EUR −272.3 million), trade payables (EUR +68.3 million) and advance payments received (EUR +9.9 million) increased within other current liabilities, while purchase price liabilities decreased in the opposite direction (EUR −13.0 million).

EPRA Net Tangible Asset (EPRA NTA)

The EPRA NRV, NTA and NDV are relevant indicators for the real estate industry. LEG has defined the EPRA NTA as the key performance indicator.The calculation method for the respective key figure can be found in the glossary in the 2022 annual report.

LEG reported an EPRA NTA of EUR 10,100.7 million or EUR 136.29 per share as at 30 June 2023. In the calculation, deferred taxes on investment properties are adjusted by the amount attributable to planned property disposals by LEG. Incidental acquisition costs are not taken into account. The key figures are presented on a diluted basis only.

T19

EPRA NRV, EPRA NTA, EPRA NDV

	30.06.2023			31.12.2022		
€ million	EPRA-NRV	EPRA-NTA	EPRA-NDV	EPRA-NRV	EPRA-NTA	EPRA-NDV
Equity attributable to shareholders of the parent company	8,027.7	8,027.7	8,027.7	9,058.6	9,058.6	9,058.6
Effects from the exercise of options, convertible bonds and other rights to equity	31.0	31.0	31.0	31.0	31.0	31.0
Diluted NAV at fair value	8,058.7	8,058.7	8,058.7	9,089.6	9,089.6	9,089.6
Deferred tax in relation to fair value gains of IP and deferred tax on subsidised loans and financial derivatives	2,086.4	2,086.4	–	2,371.9	2,371.9	–
Fair value of financial instruments (net)	–38.9	–38.9	–	–78.5	–78.5	–
Goodwill as a result of deferred tax	–	–	–	–	–	–
Goodwill as a result of synergies	–	–	–	–	–	–
Intangibles as per the IFRS balance sheet	–	–5.5	–	–	–5.8	–
Fair value of fixed interest rate debt	–	–	1,089.5	–	–	1,208.3
Deferred taxes of fixed interest rate debt	–	–	–229.5	–	–	–643.6
Revaluation of intangibles to fair value	–	–	–	–	–	–
Estimated ancillary acquisition costs (real estate transfer tax)[1]	1,832.5	–	–	1,955.3	–	–
NAV	11,938.7	10,100.7	8,918.7	13,338.3	11,377.2	9,654.3
Fully diluted number of shares	74,109,276	74,109,276	74,109,276	74,109,276	74,109,276	74,109,276
NAV per share	161.10	136.29	120.35	179.98	153.52	130.27

[1] Taking the ancillary acquisition costs into account would result in an NTA of EUR 11,933.2 million or EUR 161.02 per share.

Loan-to-value ratio (LTV)

Net debt at the end of the reporting period decreased slightly compared to 31 December 2022. However, the revaluation of investment properties results in an increased loan-to-value ratio (LTV) of 46.6 % as at 30 June 2023 (31 December 2022: 43.9 %).

T20

LTV

€ million	30.06.2023	31.12.2022
Financing liabilities	9,397.2	9,460.8
Without lease liabilities IFRS 16 (not leasehold)	18.3	22.0
Less cash and cash equivalents	411.2	402.2
Net financing liabilities	**8,967.7**	**9,036.6**
Investment properties	18,919.7	20,204.4
Assets held for sale	14.9	35.6
Prepayments for investment properties	0.4	60.8
Participation in other real estate companies	299.5	306.7
Real estate assets	**19,234.5**	**20,607.5**
Loan to value ratio (LTV) in %	**46.6**	**43.9**

EPRA LTV

The European Public Real Estate Association (EPRA) has expanded the Best Practices Recommendations Guidelines to include the EPRA LTV ratio. Compared to LTV, hybrid debt instruments such as convertible bonds are treated as financial liabilities until the time of conversion. Furthermore, net debt and net assets of joint ventures and material associates are included and material non-controlling interests are excluded.

Kommunale Haus und Wohnen GmbH and Beckumer Wohnungsgesellschaft mbH are included as significant associates. In addition, BCP is included for reasons of transparency, although it is not included as an associate in the consolidated financial statements of LEG Immobilien SE.

T21

EPRA LTV as at 30 June 2023

€ million	Group LTV	Associated companies	Non-controlling interests	Total
Borrowings from financial institutions	3,711.2	127.7	–34.0	3,804.9
Hybrid financial instruments	950.0	–	–	950.0
Bonds	4,780.0	59.8	–	4,839.8
Net payables	–	84.2	–	84.2
Owner-occupied property (debt)	57.8	–	–	57.8
Excluding cash and cash equivalents	331.4	75.9	–8.9	398.4
Net financing liabilities	**9,167.6**	**195.8**	**–25.1**	**9,338.3**
Owner-occupied property	92.7	–	–0.3	92.4
Investment properties	18,623.9	354.4	–164.5	18,813.8
Properties held for sale	14.9	51.3	–0.1	66.1
Properties under development	295.8	89.2	–0.1	384.9
Intangibles	5.5	0.0	0.0	5.5
Net receivables	2.8	–	10.3	13.1
Real estate assets	**19,035.6**	**494.9**	**–154.7**	**19,375.8**
LTV	**48.2**			**48.2**

T22

EPRA LTV as at 31 December 2022

€ million	Group LTV	Associated companies	Non-controlling interests	Total
Borrowings from financial institutions	3,780.0	134.0	–36.8	3,877.2
Hybrid financial instruments	950.0	–	–	950.0
Bonds	4,780.0	87.4	–	4,867.4
Net payables	14.3	114.6	–6.4	122.5
Owner-occupied property (debt)	57.8	–	–	57.8
Excluding cash and cash equivalents	362.2	62.4	–6.1	418.5
Net financing liabilities	**9,219.9**	**273.7**	**–37.1**	**9,456.5**
Owner-occupied property	86.4	–	–0.4	86.0
Investment properties	19,880.8	367.5	–174.5	20,073.8
Properties held for sale	35.6	139.8	0.0	175.4
Properties under development	323.6	89.4	–0.1	412.9
Intangibles	5.8	0.0	0.0	5.8
Real estate assets	**20,332.2**	**596.8**	**–175.0**	**20,754.0**
LTV	**45.3**			**45.6**

Financial position

A net profit for the period of EUR –1,028.1 million was realised in the reporting period (comparative period: EUR 1,060.2 million). Equity amounted to EUR 8,052.8 million at the reporting date (31 December 2022: EUR 9,083.9 million). This corresponds to an equity ratio of 40.2 % (31 December 2022: 42.5 %).

A condensed form of the LEG Group's statement of cash flows for the reporting period is shown below:

T23

Statement of cash flows

€ million	01.01. – 30.06.2023	01.01. – 30.06.2022
Cash flow from operating activities	264.2	191.0
Cash flow from investing activities	–226.0	–703.1
Cash flow from financing activities	–69.0	165.4
Change in cash and cash equivalents	**–30.8**	**–346.7**

Higher receipts from net cold rents and advance payments of operating costs had a positiv impact on the net cash flow from operating activities in the reporting period.

Essentially, acquisitions and modernisation work of the existing portfolio with payments of EUR –202.2 million and EUR –7.8 million for owner-occupied property, plant and equipment as well as the investment of short-term funds in the amount of EUR –39.6 million contributed to the cash flow from investing activities in the amount of EUR –226.0 million. This was offset by cash inflows from the sale of properties amounting to EUR 34.3 million.

In the first half of 2023, current repayments of bank loans (EUR –64.5 million) and lease liabilities (EUR –5.1 million) and, in opposite direction, the raising of new loans of EUR 2.3 million are the main drivers for the cash flow from financing activities in the amount of EUR –69.0 million.

The LEG's solvency was ensured at all times in the reporting period.

Risk and opportunity report

The risks and opportunities faced by LEG in its operating activities were described in detail in the annual report 2022. In the course of the financial year 2023 to date, two relevant risks have become discernible.

As of 3 March 2023, the Federal Ministry of Labour and Social Affairs published an updated draft bill on the "Ordinance on amending the Ordinance on Hazardous Substances and other Occupational Health and Safety Ordinances". This draft bill formulates a general suspicion of asbestos for all buildings with start of construction prior to 31 October 1993. For the majority of LEG's properties, construction began before this date. This would mean that extensive investigation and subsequent remediation work would have to be carried in the future, including the corresponding direct costs, but also indirect costs due to longer vacancy periods for the units to be tested or renovated, among other things. The draft bill is expected to enter the parliamentary procedure in its current form, so that changes may still arise. There are currently delays in the parliamentary legislative process, amongst others due to the need for further coordination of content. The implementation originally planned for 1 January 2024 is therefore less realistic from today's perspective and could also take place later in the year 2024.

In its decision of 26 January 2023 (file number V R 20/22), the BFH (Federal Fiscal Court) referred the question to the ECJ as to whether, contrary to the established BFH case law, turnover between members of a VAT group is subject to VAT. This is to be assessed above all against the background if the recipient of the service is not entitled to a full input tax deduction. This is precisely the case for a number of service relationships within LEG, as the portfolio-holding companies are only entitled to a minor deduction of input tax due to the largely VAT-exempt rental of residential space. Such a change would have a significant effect on LEG in view of the current VAT rate of 19 %. The ECJ's assessment cannot be conclusively assessed at present, also in view of the different opinions of the Advocates General.

Forecast

On 29 June 2023, LEG informed in an ad hoc release that it increased its outlook for the most important financial performance indicators AFFO and adjusted EBITDA margin. LEG now expects AFFO of EUR 165 million – EUR 180 million for the financial year 2023 (previous expectation: EUR 125 million – EUR 140 million). The improvement in AFFO is mainly driven by two one-time effects of roughly similar magnitude: lower excess profit taxation on LEG's own electricity production than planned, and the further cancellation of originally planned new development activities, which is relevant to Capex and therefore increases AFFO. At the same time, a higher adjusted EBITDA margin of c. 80 % is expected compared to originally c. 78 %.

Operationally, LEG continues to benefit from the demand situation in the rental market and on this basis now expects increased rental growth of 3.8 % – 4.0 % (previous expectation: 3.3 % – 3.7 %).

For more details, please refer to the forecast report in the annual report 2022, p. 80 et seq.

T24

Outlook 2023

AFFO	in the range of EUR 165 million to EUR 180 million (before: in the range of EUR 125 million to EUR 140 million)
Adjusted EBITDA margin	c. 80 % (before: c. 78 %)
Like-for-like rental growth	3.8 % - 4.0 % (before: 3.3 % - 3.7 %)
Investments	c. EUR 35 per sqm
LTV	medium-term target level 43 % max.
Dividend	100 % AFFO as well as a part of the net proceeds from disposals

Consolidated statement of financial position

T25

Assets

€ million	30.06.2023	31.12.2022
Non-current assets	**19,432.4**	**20,783.4**
Investment properties	18,919.7	20,204.4
Prepayments for investment properties	0.4	60.8
Property, plant and equipment	147.9	147.6
Intangible assets and goodwill	5.5	5.8
Investments in associates	13.2	12.8
Other financial assets	328.8	337.9
Receivables and other assets	3.4	0.9
Deferred tax assets	13.5	13.2
Current assets	**609.0**	**541.7**
Real estate inventory and other inventory	18.9	5.0
Receivables and other assets	245.6	163.8
Income tax receivables	13.1	10.7
Cash and cash equivalents	331.4	362.2
Assets held for sale	**14.9**	**35.6**
Total assets	**20,056.3**	**21,360.7**

Equity and liabilities

€ million	30.06.2023	31.12.2022
Equity	**8,052.8**	**9,083.9**
Share capital	74.1	74.1
Capital reserves	1,751.1	1,751.1
Cumulative other reserves	6,202.5	7,233.4
Equity attributable to shareholders of the parent company	8,027.7	9,058.6
Non-controlling interests	25.1	25.3
Non-current liabilities	**10,516.5**	**11,699.5**
Pension provisions	99.9	100.4
Other provisions	4.1	3.8
Financing liabilities	8,298.3	9,208.4
Other liabilities	66.9	67.2
Deferred tax liabilities	2,047.3	2,319.7
Current liabilities	**1,487.0**	**577.3**
Pension provisions	5.7	6.8
Other provisions	30.6	33.4
Provisions for taxes	0.2	0.2
Financing liabilities	1,098.9	252.4
Other liabilities	340.3	278.3
Tax liabilities	11.3	6.2
Total equity and liabilities	**20,056.3**	**21,360.7**

Consolidated statement of comprehensive income

T26

€ million	Q2 2023	Q2 2022	01.01.–30.06.2023	01.01.–30.06.2022
Net operating income	151.6	91.3	286.9	242.3
Rental and lease income	314.2	279.0	626.6	562.1
Cost of sales in connection with rental and lease income	–162.6	–187.7	–339.7	–319.8
Net income from the disposal of investment properties	–0.4	–0.2	–0.9	–0.8
Income from the disposal of investment properties	13.9	8.9	38.5	33.7
Carrying amount of the disposal of investment properties	–13.9	–8.9	–38.8	–33.9
Cost of sales in connection with disposed investment properties	–0.4	–0.2	–0.6	–0.6
Net income from the remeasurement of investment properties	–1,495.6	1,169.0	–1,496.1	1,169.3
Net income from the disposal of real estate inventory	0.0	0.0	–0.1	0.0
Income from the real estate inventory disposed of	–	0.1	–	0.1
Carrying amount of the real estate inventory disposed of	–	–0.1	–	–0.1
Costs of sales of the real estate inventory disposed of	0.0	0.0	–0.1	0.0
Net income from other services	9.4	1.8	17.2	4.8
Income from other services	12.0	4.4	23.1	9.6
Expenses in connection with other services	–2.6	–2.6	–5.9	–4.8
Administrative and other expenses	–13.5	–56.0	–28.7	–72.6
Other income	0.0	0.0	0.1	0.0
Operating Earnings	–1,348.5	1,205.9	–1,221.6	1,343.0
Interest income	2.1	0.0	3.2	0.0
Interest expenses	–39.2	–32.8	–77.2	–65.1
Net income from investment securities and other equity investments	–35.9	–143.0	–0.3	–109.6
Net income from the fair value measurement of derivatives	0.2	107.7	0.9	152.8
Earnings before income taxes	–1,421.3	1,137.8	–1,295.0	1,321.1
Income taxes	296.9	–232.1	266.9	–260.9
Net profit or loss for the period	–1,124.4	905.7	–1,028.1	1,060.2

€ million	Q2 2023	Q2 2022	01.01.–30.06.2023	01.01.–30.06.2022
Change in amounts recognised directly in equity	2.4	29.9	–1.7	62.0
Thereof recycling				
Fair value adjustment of interest rate derivatives in hedges	1.2	14.6	–2.0	33.5
Change in unrealised gains/losses	1.4	17.8	–2.5	40.8
Income taxes on amounts recognised directly in equity	–0.2	–3.2	0.5	–7.3
Thereof non-recycling				
Actuarial gains and losses from the measurement of pension obligations	1.2	15.3	0.3	28.5
Change in unrealised gains/losses	1.7	22.0	0.4	40.9
Income taxes on amounts recognised directly in equity	–0.5	–6.7	–0.1	–12.4
Total comprehensive income	–1,122.0	935.6	–1,029.8	1,122.2
Net profit or loss for the period attributable to:				
Non-controlling interests	0.9	1.0	2.0	1.8
Parent shareholders	–1,125.3	904.7	–1,030.1	1,058.4
Total comprehensive income attributable to:				
Non-controlling interests	0.9	1.0	2.0	1.8
Parent shareholders	–1,122.9	934.6	–1,031.8	1,120.4
Basic earnings per share in €	–15.18	12.41	–13.90	14.52
Diluted earnings per share in €	–15.08	9.99	–13.90	11.36

Statement of changes in consolidated equity

T27

€ million	Share capital	Capital reserves	Cumulative other reserves: Revenue reserves	Cumulative other reserves: Actuarial gains and losses from the measurement of pension obligations	Cumulative other reserves: Fair value adjustment of interest derivatives in hedges	Equity attributable to shareholders of the Group	Non-controlling interests	Consolidated equity
As of 01.01.2022	**72.8**	**1,639.2**	**7,274.9**	**−43.1**	**−15.9**	**8,927.9**	**25.1**	**8,953.0**
Net profit/loss for the period	–	–	1,058.4	–	–	1,058.4	1.8	1,060.2
Other comprehensive income	–	–	–	28.5	33.5	62.0	0.0	62.0
Total comprehensive income	**–**	**–**	**1,058.4**	**28.5**	**33.5**	**1,120.4**	**1.8**	**1,122.2**
Other	–	–	0.9	–	–	0.9	–	0.9
Change in consolidated companies/other	–	–	–	–	–	–	–	–
Capital increase	1.3	111.9	–	–	–	113.2	–	113.2
Withdrawals from reserves	–	–	–	–	–	–	−1.4	−1.4
Changes from put options	–	–	–	–	–	–	–	–
Distributions	–	–	−296.5	–	–	−296.5	−0.2	−296.7
As of 30.06.2022	**74.1**	**1,751.1**	**8,037.7**	**−14.6**	**17.6**	**9,865.9**	**25.3**	**9,891.2**
As of 01.01.2023	**74.1**	**1,751.1**	**7,214.2**	**−16.4**	**35.6**	**9,058.6**	**25.3**	**9,083.9**
Net profit/loss for the period	–	–	−1,030.1	–	–	−1,030.1	2.0	−1,028.1
Other comprehensive income	–	–	–	0.3	−2.0	−1.7	0.0	−1.7
Total comprehensive income	**–**	**–**	**−1,030.1**	**0.3**	**−2.0**	**−1,031.8**	**2.0**	**−1,029.8**
Other	–	–	0.9	–	–	0.9	–	0.9
Change in consolidated companies/other	–	–	–	–	–	–	–	–
Capital increase	–	–	–	–	–	–	–	–
Withdrawals from reserves	–	–	–	–	–	–	−2.2	−2.2
Changes from put options	–	–	–	–	–	–	–	–
Distributions	–	–	–	–	–	–	–	–
As of 30.06.2023	**74.1**	**1,751.1**	**6,185.0**	**−16.1**	**33.6**	**8,027.7**	**25.1**	**8,052.8**

Consolidated statement of cash flows

T28

€ million	01.01.–30.06.2023	01.01.–30.06.2022
Operating earnings	**–1,221.6**	**1,343.0**
Depreciation on property, plant and equipment and amortisation on intangible assets	10.5	107.6
(Gains)/Losses from the measurement of investment properties	1,496.1	–1,169.3
(Gains)/Losses from the disposal of assets held for sale and investment properties	0.3	0.2
(Decrease)/Increase in pension provisions and other non-current provisions	–0.8	–3.9
Other non-cash income and expenses	12.2	7.7
(Decrease)/Increase in receivables, inventories and other assets	–69.2	–86.5
Decrease/(Increase) in liabilities (not including financing liabilities) and provisions	96.2	49.7
Interest paid	–66.2	–54.1
Interest received	3.2	0.0
Received income from investments	6.8	5.4
Taxes received	0.0	1.7
Taxes paid	–3.3	–10.5
Net cash from/(used in) operating avtivities	**264.2**	**191.0**
Cash flow from investing activities		
Investments in investment properties	–202.2	–384.9
Proceeds from disposals of non-current assets held for sale and investment properties	34.3	14.3
Investments in intangible assets and property, plant and equipment	–7.8	–61.6
Investments in financial assets and other assets	–	–293.3
Acquisition of shares in consolidated companies	–10.7	–2.6
Change of cash investments in securities	–39.6	25.0
Net cash from/(used in) investing activities	**–226.0**	**–703.1**

€ million	01.01.–30.06.2023	01.01.–30.06.2022
Cash flow from financing activities		
Borrowing of bank loans	2.3	296.1
Repayment of bank loans	–64.5	–1,421.1
Issue of convertible and corporate bonds	–	1,482.4
Repayment of lease liabilities	–5.1	–5.7
Other payments	–0.4	–1.0
Distribution to shareholders	–	–183.3
Distribution and withdrawal from reserves of non-controlling interest	–1.3	–2.0
Net cash from/(used in) financing activities	**–69.0**	**165.4**
Change in cash and cash equivalents	**–30.8**	**–346.7**
Cash and cash equivalents at beginning of period	362.2	675.6
Cash and cash equivalents at end of period	**331.4**	**328.9**
Composition of cash and cash equivalents		
Cash in hand, bank balances	331.4	328.9
Cash and cash equivalents at end of period	**331.4**	**328.9**

Selected notes on the IFRS interim consolidated Financial statements as at 30 June 2023

1. Basic information on the Group

LEG Immobilien SE, Düsseldorf, and its subsidiaries and sub-subsidiaries, in particular LEG NRW GmbH, Düsseldorf, and its subsidiaries, collectively "LEG", are among the largest housing companies in Germany. On 30 June 2023, LEG held a portfolio of 168,486 (30 June 2022: 168,194) residential and commercial units (168,300 (30 June 2022: 168,019) units excluding IFRS 5 objects).

As an integrated property company, LEG engages in three core activities: the optimisation of the core business, the expansion of the value chain as well as consolidating the management platform.

The interim consolidated financial statements are prepared in euros. Unless stated otherwise, all figures have been rounded to millions of euros (EUR million). For technical reasons, tables and references can include rounded figures that differ from the exact mathematical values.

2. Interim consolidated financial statements

LEG Immobilien SE prepared the interim consolidated financial statements in accordance with the provisions of the International Financial Reporting Standards (IFRS) for interim reporting, as endorsed in the EU, and their interpretation by the International Financial Reporting Interpretations Committee (IFRIC). Based on the option under IAS 34.10, the notes to the financial statements were presented in a condensed form. The condensed interim consolidated financial statements have not been audited or subjected to an audit review. LEG primarily generates income from the rental and letting of investment properties. Rental and lease business, in essence, is unaffected by seasonal influences.

3. Accounting policies

The accounting policies applied in the interim consolidated financial statements of LEG Immobilien SE are the same as those presented in the IFRS consolidated financial statements as of 31 December 2022. These interim consolidated financial statements as at 30 June 2023 should therefore be read in conjunction with the consolidated financial statements as at 31 December 2022.

LEG Immobilien SE has fully applied the new standards and interpretations that are mandatory from 1 January 2023. There were no effects on the net assets, financial position and results of operations.

4. Changes in the Group

There were no changes in the Group as at 30 June 2023.

5. Assumptions and estimates

The preparation of interim consolidated financial statements in accordance with IFRS requires assumptions and estimates to be made that affect the recognition of assets and liabilities, income and expenses and the disclosure of contingent liabilities. These assumptions and estimates particularly relate to the measurement of investment properties, the recognition and measurement of pension provisions, the recognition and measurement of other provisions, the measurement of financing liabilities, and the eligibility for recognition of deferred tax assets.

Although the management believes that the assumptions and estimates used are appropriate, any unforeseeable changes in these assumptions could impact the net assets, financial position and results of operations.

For further information, please refer to the Consolidated financial statements as at 31 December 2022.

6. Selected notes to the consolidated statement of financial position

On 30 June 2023, LEG held 166,890 apartments and 1,596 commercial units in its portfolio (168,300 units excluding IFRS 5 properties).

Investment properties developed as follows in the financial year 2022 and in 2023 up to the reporting date of the interim consolidated financial statements:

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Investment properties

		Residential assets							
€ million	Total	High-growth markets	Stable markets	Higher-yielding markets	Other	Commercial assets	Parking and other assets	Leasehold	Land values
Carrying amount as of 01.01.2023	**20,204.4**	**8,254.1**	**7,135.6**	**3,739.8**	**0.0**	**385.4**	**403.7**	**252.3**	**33.5**
Acquisitions	124.6	91.5	49.5	–0.1	0.0	–20.0	3.6	0.0	0.0
Other additions	107.4	35.3	48.1	19.6	0.0	1.6	0.4	2.4	0.0
Reclassified to assets held for sale	–18.1	–0.7	–7.2	–6.6	0.0	–3.2	–0.5	0.0	0.0
Reclassified from assets held for sale	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Reclassified to property, plant and equipment	–4.2	–2.3	–0.9	0.0	0.0	–0.9	0.0	0.0	0.0
Reclassified from property, plant and equipment	2.2	0.7	0.0	0.1	0.0	1.3	0.0	0.0	0.0
Fair value adjustment	–1,496.1	–758.2	–452.8	–229.4	0.0	–13.7	–15.2	–21.4	–5.4
Reclassification	–0.5	0.0	–0.5	0.0	0.0	0.0	0.0	0.0	0.0
Carrying amount as of 30.06.2023	**18,919.7**	**7,620.4**	**6,771.8**	**3,523.4**	**0.0**	**350.5**	**392.0**	**233.3**	**28.1**

Fair value adjustment as of 30.06.2023 (in € million)	–1,496.1
hereupon as of 30.06.2023 in the portfolio:	–1,496.4
hereupon as of 30.06.2023 disposed investment properties:	0.3

T30

Investment properties

€ million	Total	Residential assets: High-growth markets	Residential assets: Stable markets	Residential assets: Higher-yielding markets	Residential assets: Other	Commercial assets	Parking and other assets	Leasehold	Land values
Carrying amount as of 01.01.2022	**19,178.4**	**7,886.7**	**6,813.0**	**3,553.2**	**0.0**	**311.0**	**374.9**	**210.4**	**29.2**
Acquisitions	324.4	89.2	108.8	10.7	0.0	90.0	20.5	5.2	0.0
Other additions	368.7	106.9	166.7	90.4	0.0	4.8	1.7	–1.8	0.0
Reclassified to assets held for sale	–49.5	–15.0	–14.3	–17.5	0.0	–0.2	–1.9	–0.2	–0.4
Reclassified from assets held for sale	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Reclassified to property, plant and equipment	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Reclassified from property, plant and equipment	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Fair value adjustment	382.4	186.3	61.4	103.0	0.0	–20.2	8.5	38.7	4.7
Reclassification	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Carrying amount as of 31.12.2022	**20,204.4**	**8,254.1**	**7,135.6**	**3,739.8**	**0.0**	**385.4**	**403.7**	**252.3**	**33.5**

Fair value adjustment 31.12.2022 (in € million)	382.4
hereupon as of 31.12.2022 in the portfolio:	380.1
hereupon as of 31.12.2022 disposed investment properties:	2.3

Investment properties were remeasured by LEG as of the interim reporting date of 30 June 2023.

The fair values of investment properties are calculated on the basis of the forecast net cash flows from property management using the discounted cash flow (DCF) method.

The table below show the measurement method used to determine the fair value of investment properties and the material unobservable inputs used as of 30 June 2023 and 31 December 2022:

T31

Valuation parameters as at 30 June 2023

	GAV investment properties[2]	Valuation technique	Market rent residential/commercial €/sqm			Maintenance cost residential/commercial €/sqm			Administrative cost residential/commercial €/unit			Stabilised vacancy rate %		
	(€ million)		min	Ø	max	min	Ø	max	min	Ø	max	min	Ø	max
Residential assets														
High-growth markets	7,620	DCF	3.60	9.09	15.28	9.42	13.00	18.41	201	344	522	1.0	1.8	6.0
Stable markets	6,772	DCF	1.93	7.70	14.14	8.44	12.98	17.92	210	342	522	1.5	2.7	9.0
Higher-yielding markets	3,524	DCF	0.51	6.54	16.59	8.22	13.22	18.27	193	346	522	1.5	4.5	10.0
Commercial assets	351	DCF	1.00	7.66	27.00	4.01	7.09	12.71	1	295	5,481	1.0	2.5	8.5
Parkings	392	DCF	–	–	–	38.72	82.12	100.88	44	44	45	–	–	–
Leasehold	233	DCF	–	–	–	–	–	–	–	–	–	–	–	–
Land values	28	Earnings/ reference value method	–	–	–	–	–	–	0	8	29	–	–	–
Total portfolio (IAS 40)[1]	**18,920**	**DCF**	**0.09**	**7.62**	**27.00**	**4.01**	**19.91**	**100.88**	**0**	**313**	**5,481**	**1.0**	**3.1**	**10.0**

	Discount rate %			Capitalisation rate %			Estimated rental development %		
	min	Ø	max	min	Ø	max	min	Ø	max
Residential assets									
High-growth markets	2.7	4.2	6.9	2.0	4.8	11.6	1.2	1.5	1.8
Stable markets	2.6	4.3	8.6	1.6	5.3	11.9	1.0	1.3	1.7
Higher-yielding markets	3.0	4.2	7.6	2.6	5.7	12.2	0.9	1.2	1.5
Commercial assets	2.5	6.4	11.0	2.8	7.0	11.4	0.9	1.4	1.7
Parkings	3.9	4.2	5.4	2.8	7.0	12.5	0.9	1.3	1.7
Leasehold	2.6	4.1	7.0	–	–	–	–	–	–
Land values	3.8	4.3	5.3	3.0	10.8	12.0	0.9	1.3	1.6
Total portfolio (IAS 40)[1]	**2.5**	**4.3**	**11.0**	**1.6**	**5.5**	**12.5**	**0.9**	**1.3**	**1.8**

[1] In addition, as at 30 June 2023, there are assets held for sale (IFRS 5) in the amount of EUR 14.9 million, which correspond to Level 2 of the fair value hierarchy.
[2] Property valuation with cut-off date as of 31 March 2023 and revaluation date as of 30 June 2023.

T32

Valuation parameters as at 31 December 2022

	GAV investment properties[2] (€ million)	Valuation technique	Market rent residential/commercial €/sqm min	Ø	max	Maintenance cost residential/commercial €/sqm min	Ø	max	Administrative cost residential/commercial €/unit min	Ø	max	Stabilised vacancy rate % min	Ø	max
Residential assets														
High-growth markets	8,203	DCF	3.85	8.83	14.53	8.96	13.01	18.41	201	344	522	1.0	1.7	6.0
Stable markets	7,000	DCF	1.92	7.52	13.84	9.18	13.04	17.92	210	342	522	1.5	2.8	9.0
Higher-yielding markets	3,740	DCF	0.03	6.42	9.62	8.22	13.24	18.27	196	346	522	1.5	4.4	12.5
Commercial assets	250	DCF	0.09	7.47	27.00	4.01	7.09	13.21	1	294	5,481	1.0	2.5	8.5
Parkings	252	DCF	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	–	–	–
Leasehold	403	DCF	0.00	0.00	0.00	38.72	82.24	100.88	44	44	45	–	–	–
Land values	33	Earnings/ reference value method	0.00	0.00	0.00	0.00	0.00	0.00	0	4	11	–	–	–
Total portfolio (IAS 40)[1]	**19,881**	**DCF**	**0.03**	**7.45**	**27.00**	**4.01**	**19.93**	**100.88**	**0**	**314**	**5,481**	**1.0**	**3.1**	**12.5**

	Discount rate % min	Ø	max	Capitalisation rate % min	Ø	max	Estimated rental development % min	Ø	max
Residential assets									
High-growth markets	2.3	3.7	7.0	1.8	4.4	11.2	1.1	1.6	1.9
Stable markets	2.3	3.7	7.5	1.3	5.0	11.6	0.9	1.3	1.9
Higher-yielding markets	2.20	3.50	7.00	2.50	5.40	11.90	0.8	1.1	1.8
Commercial assets	2.50	6.40	9.50	2.80	7.00	10.90	0.8	1.4	1.8
Parkings	2.50	3.50	7.00	–	–	–	–	–	–
Leasehold	2.30	3.70	5.50	2.00	6.60	12.20	0.8	1.3	1.9
Land values	2.60	3.70	4.90	2.50	10.30	11.70	0.8	1.3	1.7
Total portfolio (IAS 40)[1]	**2.20**	**3.70**	**9.50**	**1.30**	**5.20**	**12.20**	**0.8**	**1.3**	**1.9**

1 In addition, as at 31 December 2022, there are assets held for sale (IFRS 5) in the amount of EUR 35.6 million, which correspond to Level 2 of the fair value hierarchy.
2 Property valuation with cut-off date as of 30 September 2022 and revaluation date as of 31 December 2022.

Sensitivities were as follows as at 30 June 2023:

T33

Sensitivity analysis as of 30 June 2023

Segment	GAV investment properties[2] € million	Valuation technique	Sensitivities in % Administrative costs +10 %	−10 %	Stabilised vacancy ratio +1 % pts.	−1 % pts.	Maintenance costs +10 %	−10 %	Capitalisation rate +0.25 %	−0.25 %
Residential assets										
High-growth markets	7,620	DCF	−0.7	0.7	−1.6	1.6	−1.8	1.8	−3.3	3.7
Stable markets	6,772	DCF	−1.0	1.0	−1.8	1.8	−2.4	2.4	−3.0	3.3
Higher-yielding markets	3,524	DCF	−1.3	1.3	−2.0	2.0	−3.0	3.0	−2.7	3.0
Commercial assets	351	DCF	−0.3	0.3	−1.5	1.5	−1.1	1.1	−2.2	2.4
Parkings	392	DCF	−0.9	0.9	−0.8	0.8	−1.8	2.0	−1.2	1.4
Leasehold	233	DCF	–	–	–	–	–	–	–	–
Land values	28	Earnings/reference value method	–	–	–	–	–	–	–	–
Total portfolio (IAS 40)[1]	**18,920**	**DCF**	**−0.9**	**0.9**	**−1.7**	**1.7**	**−2.2**	**2.3**	**−3.0**	**3.4**

Segment	Sensitivities in % Discount rate +0.25 %	−0.25 %	Market rent +2 %	−2 %	Estimated rent development residential +0.2 %	−0.2 %
Residential assets						
High-growth markets	−5.4	5.9	0.9	−0.8	4.0	−3.7
Stable markets	−4.8	5.2	1.7	−1.7	3.5	−3.3
Higher-yielding markets	−4.6	4.9	1.8	−1.7	3.2	−3.0
Commercial assets	−2.3	2.4	1.3	−1.3	1.4	−1.4
Parkings	−5.2	5.6	1.6	−1.5	2.1	−1.9
Leasehold	−4.2	4.5	–	–	–	–
Land values	0.0	0.0	–	–	–	–
Total portfolio (IAS 40)[1]	**−5.0**	**5.4**	**1.4**	**−1.3**	**3.6**	**−3.3**

[1] In addition, as at 30 June 2023, there are assets held for sale (IFRS 5) in the amount of EUR 14.9 million, which correspond to Level 2 of the fair value hierarchy.
[2] Property valuation with cut-off date as of 31 March 2023 and revaluation date as of 30 June 2023.

Sensitivities were as follows as at 31 December 2022:

T34

Sensitivity analysis as of 31 December 2022

	GAV investment properties[2]	Valuation technique	Sensitivities in %							
			Administrative costs		Stabilised vacancy ratio		Maintenance costs		Capitalisation rate	
Segment	€ million		+10%	−10%	+1% pts.	−1% pts.	+10%	−10%	+0.25%	−0.25%
Residential assets										
High-growth markets	8,203	DCF	−0.8	0.8	−1.7	1.7	−2.1	2.1	−3.8	4.4
Stable markets	7,000	DCF	−1.1	1.1	−1.8	1.9	−2.8	2.8	−3.3	3.8
Higher-yielding markets	3,740	DCF	−1.4	1.5	−2.0	2.0	−3.4	3.4	−2.9	3.3
Commercial assets	250	DCF	−0.4	0.4	−1.5	1.5	−1.3	1.3	−1.9	2.0
Parkings	252	DCF	–	–	–	–	–	–	–	–
Leasehold	403	DCF	−1.2	1.1	−0.9	0.9	−2.5	2.4	−1.4	1.6
Land values	33	Earnings/reference value method	–	–	–	–	–	–	–	–
Total portfolio (IAS 40)[1]	**19,881**	**DCF**	**−1.0**	**1.1**	**−1.8**	**1.8**	**−2.6**	**2.6**	**−3.4**	**3.8**

	Sensitivities in %					
	Discount rate		Market rent		Estimated rent development residential	
Segment	+0.25%	−0.25%	+2%	−2%	+0.2%	−0.2%
Residential assets						
High-growth markets	−5.8	6.4	1.0	−1.0	4.5	−4.0
Stable markets	−5.0	5.5	1.9	−1.8	3.8	−3.4
Higher-yielding markets	−4.8	5.2	1.8	−1.7	3.4	−3.1
Commercial assets	−2.2	2.3	1.1	−1.1	1.3	−1.2
Parkings	−4.5	4.9	–	–	–	–
Leasehold	−5.4	5.8	1.7	−1.7	2.3	−2.2
Land values	0.0	0.0	–	–	–	–
Total portfolio (IAS 40)[1]	**−5.3**	**5.8**	**1.5**	**−1.4**	**3.9**	**−3.5**

[1] In addition, as at 31.12.2022, there are assets held for sale (IFRS 5) of EUR 35.6 million, which correspond to level 2 of the fair value hierarchy.
[2] Property valuation with cut-off date as of 30.09.2022 and revaluation date as of 31.12.2022.

With regard to the calculation methods, please see the consolidated financial statements as of 31 December 2022.

In addition, LEG's portfolio still includes land and buildings accounted for in accordance with IAS 16.

Property, plant and equipment as well as intangible assets included right of use leases in the amount of EUR 19.1 million as of 30 June 2023. The right of uses result from rented land and buildings, cars, heat contracting, measurement and reporting technology, IT peripheral devices as well as software. In the reporting period right of uses in the amount of EUR 0.9 million have been added.

T35

Right of use leases

€ million	30.06.2023	31.12.2022
Right of use land and buildings	1.7	2.0
Right of use technical equipment and machinery	12.4	14.0
Right of use operating and office equipment	4.4	5.3
Property, plant and equipment	**18.5**	**21.3**
Right of use software	0.6	0.7
Intangible assets	**0.6**	**0.7**
Right of use leases	**19.1**	**22.0**

Cash and cash equivalents mainly consist of bank balances as well as money market funds.

Changes in the components of consolidated equity are shown in the statement of changes in consolidated equity.

Financing liabilities are composed as follows:

T36

Financing liabilities

€ million	30.06.2023	31.12.2022
Financing liabilities from real estate financing	9,286.0	9,347.9
Financing liabilities from lease financing	111.2	112.9
Financing liabilities	**9,397.2**	**9,460.8**

Financing liabilities from property financing serve the financing of investment properties.

The consolidated financial statements of LEG Immobilien SE reported financial liabilities from real estate financing of EUR 9,286.0 million as at 30 June 2023. In the first half of 2023, loans in the amount of EUR 2.3 million were valued. This was offset by scheduled and unscheduled repayments of EUR 64.5 million and the amortisation of transaction costs.

The financial liabilities from real estate financing include the following capital market instruments as of the reporting date:

T37

Capital market instruments as of 30.06.2023

€ million	IFRS carrying amount	Nominal value
Convertible bond 2020/2028	532.6	550.0
Convertible bond 2017/2025	395.7	400.0
Bond 2022/2026	498.0	500.0
Bond 2022/2029	496.7	500.0
Bond 2022/2034	497.7	500.0
Bond 2021/2032	495.2	500.0
Bond 2021/2031	595.1	600.0
Bond 2021/2033	595.5	600.0
Bond 2019/2033	298.6	300.0
Bond 2019/2027	499.3	500.0
Bond 2017/2024	502.2	500.0

The convertible bonds were classified and recognised in full as debt due to the issuer's contractual cash settlement option. There are several embedded derivatives and derivatives that must be separated that are to be jointly regarded as a compound derivative and carried at fair value. The host debt instrument is recognised at amortised cost.

The change in financial liabilities from lease financing in the reporting period essentially results from the decrease in lease liabilities for measurement and reporting technology. For leases that have already been concluded and do not begin until after the balance sheet date, there will be possible future cash outflows of EUR 1.4 million.

The main driver for the change in the maturity distribution compared with 31 December 2022 is the remaining maturity of a corporate bond, which led to an increase in financial debt with a short-term maturity and correspondingly to a reduction in financial debt with a mid-term maturity, and the remaining term of a convertible bond, which led to a reduction in financial debt with a long-term maturity.

T38

Maturity of financing liabilities from real estate financing

	Remaining term			
€ million	< 1 year	> 1 to 5 years	> 5 years	Total
30.06.2023	1,091.1	4,148.9	4,046.0	9,286.0
31.12.2022	244.0	4,380.0	4,723.9	9,347.9

7. Selected notes to the consolidated statement of comprehensive income

Net operating income is broken down as follows:

T39

Net operating income

€ million	01.01.–30.06.2023	01.01.–30.06.2022
Net cold rent	414.3	396.2
Profit from operating expenses	–9.8	–3.1
Maintenance expenses for externally procured services	–47.6	–35.9
Personnel expenses (rental and lease)	–52.6	–51.4
Allowances on rent receivables	–9.7	–8.5
Depreciation and amortisation expenses	–8.5	–64.4
Other	0.8	9.4
Net operating income	**286.9**	**242.3**
Net operating income margin (in %)	**69.2**	**61.2**
Non-recurring special effects (rental and lease)	2.2	4.2
Depreciation and amortisation expenses	8.5	64.4
Maintenance for externally procured services	47.6	35.9[1]
Own work capitalised	–5.9	–10.1[1]
Net operating income (recurring)	**339.4**	**336.7**[1]
Net operating income margin (recurring in %)	**81.9**	**85.0**[1]

[1] Value of comparative period adjusted.

In the reporting period, net operating income increased by EUR 44.6 million compared to the same period of the previous year. The main drivers of this development were the decrease in depreciation and amortisation due to the goodwill impairment loss of EUR 58.9 million in the comparative period and the increase in net cold rent of EUR 18.1 million. In-place rent per square metre on a like-for-like basis rose by 4.3 % year-on-year. This was offset by an increase of EUR –11.7 million in maintenance expenses for externally procured services, an increase of EUR –6.7 million in profit from operating expenses, and a decrease of EUR –8.6 million in Other, mainly due to a reduction of EUR –4.2 million in capitalised own work.

The adjusted net operating income (NOI) margin decreased to 81.9 % compared to the same period of the previous year.

In the reporting period the following depreciation expenses for right of use from leases were included.

T40

Depreciation expenses of leases

€ million	01.01.–30.06.2023	01.01.–30.06.2022
Right of use buildings	–0.1	–0.1
Right of use technical equipment and machinery	–2.0	–1.9
Right of use operating and office equipment	–1.4	–1.4
Depreciation expenses of leases	**–3.5**	**–3.4**

In the reporting period expenses of leases of a low-value asset in the amount of EUR 0.3 million were included in the net operating income (comparative period: EUR 0.1 million).

Net income from the disposal of investment properties is composed as follows:

T41

Net income from the disposal of investment properties

€ million	01.01.–30.06.2023	01.01.–30.06.2022
Income from the disposal of investment properties	38.5	33.7
Carrying amount of the disposal of investment properties	–38.8	–33.9
Costs of sales of investment properties	–0.6	–0.6
Net income from the disposal of investment properties	**–0.9**	**–0.8**

Net income from the remeasurement of investment properties

Net income from the remeasurement of investment properties amounted to EUR –1,496.1 million in the reporting period (comparative period: EUR 1,169.3 million). Based on the property portfolio as at the beginning of the financial year (including the remeasured acquisitions), this corresponds to a decrease of –7.4 % (comparative period: increase of EUR 6.1 %). The average value of investment properties (incl. IFRS 5 objects) was EUR 1,666 per square metre as at 30 June 2023 including acquisitions (31 December 2022: EUR 1,789 per square metre).

In response to the inflation trend, the most important central banks raised key interest rates significantly. The corresponding impact on the cost of capital led, with the time lag typical of real estate markets, to an increase in the discount rates used to determine the value of investment properties. The average discount rate for the property portfolio as of 30 June 2023 is 4.3 % (31 December 2022: 3.7 %).

Administrative and other expenses

T42

Administrative and other expenses

€ million	01.01. – 30.06.2023	01.01. – 30.06.2022
Other operating expenses	–10.9	–13.3
Personnel expenses (administration)	–15.0	–15.3
Purchased services	–1.2	–1.1
Depreciation and amortisation	–1.6	–42.9
Administrative and other expenses	**–28.7**	**–72.6**
Depreciation and amortisation	1.6	42.9
Non-recurring special effects (administration)	5.4	10.1
Administrative and other expenses (recurring)	**–21.7**	**–19.6**

Within other operating expenses, there were, among other things, increased costs for insurance. The decrease in depreciation and amortisation expenses is due to the impairment of goodwill in the amount of EUR 40.7 million in the prior-year period. The recurring administrative expenses thus increased by EUR 2.1 million in the first six months compared with the same period of the previous year.

In the reporting period following depreciation expenses for right of use from leases are included.

T43

Depreciation expenses of leases

€ million	01.01.–30.06.2023	01.01.–30.06.2022
Right of use buildings	–0.2	–0.8
Right of use operating and office equipment	–0.1	–0.1
Right of use software	–0.2	–0.2
Depreciation expenses of leases	**–0.5**	**–1.1**

Net interest income

Net interest income is composed as follows:

T44

Interest income

€ million	01.01.–30.06.2023	01.01.–30.06.2022
Interest income from bank balances	1.8	0.0
Other interest income	1.4	0.0
Interest income	**3.2**	**0.0**

Net interest expenses

Net interest expenses is composed as follows:

T45

Interest expenses

€ million	01.01. – 30.06.2023	01.01. – 30.06.2022
Interest expenses from real estate financing	–63.8	–48.8
Interest expense from loan amortisation	–9.3	–9.1
Prepayment penalties	0.0	0.0
Interest expense from interest derivatives for real estate financing	0.0	–3.3
Interest expense from change in pension provisions	–1.9	–0.6
Interest expense from interest on other assets and liabilities	–0.1	–0.1
Interest expenses from lease financing	–1.2	–1.1
Other interest expenses	–0.9	–2.1
Interest expenses	**–77.2**	**–65.1**

The increase in interest expenses in the reporting period is mainly due to the increased interest rate level.

Income taxes

T46

Income tax expenses

€ million	01.01.–30.06.2023	01.01.–30.06.2022
Current tax expenses	–5.4	–0.5
Deferred tax expenses	272.3	–260.4
Income tax expenses	**266.9**	**–260.9**

An effective Group tax rate of 21.06% was assumed in the reporting period in accordance with Group tax planning (comparative period: 20.4%).

The increase in current tax expenses is mainly due to sales of properties and special effects from the sale of electricity.

The reversal of deferred tax expenses is mainly attributable to the devaluation of investment properties.

Earnings per share

Basic earnings per share are calculated by dividing the net profit for the period attributable to the shareholders by the average number of shares outstanding during the reporting period.

T47

Earnings per share (basic)

	01.01. – 30.06.2023	01.01. – 30.06.2022
Net profit or loss attributable to shareholders in € million	–1,030.1	1,058.4
Average numbers of shares outstanding	74,109,276	72,910,161
Earnings per share (basic) in €	**–13.90**	**14.52**

T48

Earnings per share (diluted)

€ million	01.01. – 30.06.2023	01.01. – 30.06.2022
Net profit or loss attributable to shareholders	–1,030.1	1,058.4
Convertible bonds coupon after taxes	2.3	2.3
Measurement of derivatives after taxes	–0.5	–154.0
Amortisation of the convertible bonds after taxes	2.4	2.2
Net profit or loss for the period for diluted earnings per share	–1,025.9	908.9
Average weighted number of shares outstanding	74,109,276	72,910,161
Number of potentially new shares in the event of exercise of conversion rights	7,112,329	7,112,329
Number of shares for diluted earnings per share	81,221,605	80,022,490
Intermedia result in €	–12.63	11.36
Diluted earnings per share in €	**–13.90**	**11.36**

As at 30 June 2023, LEG Immobilien SE had convertible bonds outstanding, which authorise the bearer to conversion into up to 7.1 million new ordinary shares.

Diluted earnings per share are calculated by increasing the average number of shares outstanding by the number of all potentially dilutive shares. The net profit/loss for the period is adjusted for the expenses no longer incurring for the interest coupon, the measurement of the embedded derivatives and the amortisation of the convertible bond and the resulting tax effect in the event of the conversion rights being exercised in full.

8. Notes on Group segment reporting

LEG has operated in only one segment since the 2016 financial year. It generates its revenues and holds its assets exclusively in Germany. In the financial year 2023, LEG did not generate sales of more than 10 % of total reported sales with any customer.

In addition to the minimum disclosures required by IFRS 8, the company's key performance indicators are explained and presented below. These correspond to the management and reporting system used by LEG for corporate management and provide a deeper insight into the economic performance of our company.

LEG's internal reporting differs from IFRS accounting figures. LEG focusses its internal reporting in particular on the key performance indicator AFFO and on the other financial key figures EPRA NTA per share and LTV as housing industry key figures. The alternative performance indicators presented below are not based on IFRS figures, with the exception of the comments on LTV.

AFFO

As part of the realignment of corporate management, FFO I has been replaced by AFFO (capex-adjusted FFO I) as the most important financial performance indicator for Group management from the financial year 2023.

AFFO is calculated by deducting recurring capex measures from FFO I (after non-controlling interests).

In terms of FFO, LEG distinguishes between FFO I (excluding the net income from the disposal of investment properties) and FFO II (including the net income from the disposal of investment properties).

FFO I is the cash inflow from operating activities. Based on EBITDA (adjusted), the calculation of FFO I takes into account cash interest expenses and income as well as cash taxes. From the 2023 financial year, maintenance expenses for externally procured services and own work capitalised previously included in the "Other" item will no longer be reported in adjusted net operating income, but will be recognised as an adjustment to adjusted EBITDA.

The calculation of AFFO, FFO I, and FFO II for the reporting and comparison period is as follows:

T49

Calculation of FFO I, FFO II and AFFO

€ million	01.01. – 30.06.2023	01.01. – 30.06.2022
Net cold rent	414.3	396.2
Profit from operating expenses	–9.8	–3.1
Personnel expenses (rental and lease)	–52.6	–51.4
Allowances on rent receivables	–9.7	–8.5
Other	–5.0	–0.7[1]
Non-recurring special effects (rental and lease)	2.2	4.2
Net operating income (recurring)	**339.4**	**336.7[1]**
Net income from other services (recurring)	**17.5**	**5.2**
Personnel expenses (administration)	–15.0	–15.3
Non-personnel operating costs	–12.1	–14.4
Non-recurring special effects (administration)	5.4	10.1
Administrative expenses (recurring)	**–21.7**	**–19.6**
Other income (adjusted)	**0.0**	**0.0**
EBITDA (adjusted)	**335.2**	**322.3[1]**
Cash interest expenses and income FFO I	–63.0	–54.1
Cash income taxes FFO I	–2.7	0.0
Maintenance for externally procured services	–47.6	–35.9
Own work capitalised	5.9	10.1[1]
FFO I (before adjustment of non-controlling interests)	**227.8**	**242.4**
Adjustment of non-controlling interests	–1.8	–1.0
FFO I (after adjustment of non-controlling interests)	**226.0**	**241.4**
Net income from the disposal of investment properties (adjusted)	–0.6	0.8
Cash income taxes FFO II	–2.7	–1.5
FFO II (incl. disposal of investment properties)	**222.7**	**240.7**
Capex (recurring)	–107.4	–162.0
AFFO (capex-adjusted FFO I)	**118.6**	**79.4**

[1] Value of comparative period adjusted.

Starting from FFO I (after non-controlling interests), the AFFO generally takes into account the capitalised costs from modernisation and maintenance. Only recurring capex measures are deducted (capex (recurring)). Capex that benefits from government funding is defined as non-recurring. In addition, consolidation effects resulting from the elimination of intercompany results due to self-produced services are eliminated.

The reconciliation breaks down as follows:

T50

Reconciliation capex (recurring)

€ million	01.01. – 30.06.2023	01.01. – 30.06.2022
Investments in investment properties	–108.9	–166.8
Investments in property, plant and equipment	–1.5	–1.0
Capital expenditure	**–110.4**	**–167.8**
Subsidised investments	0.0	0.0
Consolidation effects	3.0	5.8
Capex (recurring)	**–107.4**	**–162.0**

EBITDA and FFO are adjusted for non-recurring effects to ensure comparability with previous periods. Adjustments are made for all items that are not attributable to operations in the period and that have a not insignificant effect on EBITDA and FFO. These non-recurring special items comprise project costs for business model and process optimisation, personnel matters, acquisition and integration costs, capital market financing and M&A activities as well as other atypical matters. These are composed as follows:

T51

Special one-off effects

€ million	01.01. – 30.06.2023	01.01. – 30.06.2022
Project costs to optimise the business model and processes	1.8	3.0
Staff related costs	1.5	1.8
Acquisition and integration related costs	3.0	5.5
Capital market financing and M&A activities	0.8	2.0
Other atypical matters	0.5	2.0
Special one-off effects	**7.6**	**14.3**

EBITDA adjusted for these special items is further adjusted for cash interest income and expenses, cash taxes and non-controlling interests in FFO I.

Cash interest expenses are composed as follows:

T52

Cash interest expenses

€ million	01.01. – 30.06.2023	01.01. – 30.06.2022
Interest expenses reported in income statement	77.2	65.1
Interest expenses related to loan amortisation	–9.3	–9.1
Interest costs related to the accretion of other assets/liabilities	–0.1	–0.1
Interest expenses related to changes in pension provisions	–1.9	–0.6
Other interest expenses	0.3	–1.2
Cash effective interest expenses (gross)	**66.2**	**54.1**
Cash effective interest income	3.2	0.0
Cash effective interest expenses (net)	**63.0**	**54.1**

EPRA Net Tangible Asset (EPRA NTA)

The EPRA NRV, NTA and NDV are relevant indicators for the real estate industry. LEG has defined EPRA NTA as the key performance indicator. Another financial indicator is EPRA NTA per share.

LEG reports EPRA NTA of EUR 10,100.7 million or EUR 136.29 per share as at 30 June 2023. In the calculation, deferred taxes on investment properties are adjusted by the amount attributable to planned property disposals by LEG. Incidental acquisition costs are not taken into account. The key figures are presented on a diluted basis only.

T53

EPRA NRV, EPRA NTA, EPRA NDV

	30.06.2023			31.12.2022		
€ million	EPRA NRV	EPRA NTA	EPRA NDV	EPRA NRV	EPRA NTA	EPRA NDV
Equity attributable to shareholders of the parent company	8,027.7	8,027.7	8,027.7	9,058.6	9,058.6	9,058.6
Effects from the exercise of options, convertible bonds and other rights to equity	31.0	31.0	31.0	31.0	31.0	31.0
Diluted NAV at fair value	8,058.7	8,058.7	8,058.7	9,089.6	9,089.6	9,089.6
Deferred tax in relation to fair value gains of IP and deferred tax on subsidised loans and financial derivatives	2,086.4	2,086.4	–	2,371.9	2,371.9	–
Fair value of financial instruments (net)	–38.9	–38.9	–	–78.5	–78.5	–
Goodwill as a result of deferred tax	–	–	–	–	–	–
Goodwill as a result of synergies	–	–	–	–	–	–
Intangibles as per the IFRS balance sheet	–	–5.5	–	–	–5.8	–
Fair value of fixed interest rate debt	–	–	1,089.5	–	–	1,208.3
Deferred taxes of fixed interest rate debt	–	–	–229.5	–	–	–643.6
Revaluation of intangibles to fair value	–	–	–	–	–	–
Estimated ancillary acquisition costs (real estate transfer tax)[1]	1,832.5	–	–	1,955.3	–	–
NAV	11,938.7	10,100.7	8,918.7	13,338.3	11,377.2	9,654.3
Fully diluted number of shares	74,109,276	74,109,276	74,109,276	74,109,276	74,109,276	74,109,276
NAV per share	161.10	136.29	120.35	179.98	153.52	130.27

[1] Taking the ancillary acquisition costs into account would result in an NTA of EUR 11,933.2 million or EUR 161.02 per share.

LEG's calculation of EPRA NTA is based on the Best Practice Recommendations of the European Public Real Estate Association (EPRA).

The purchase price obligations from share deals recognised as liabilities are shown as effects from the exercise of options, convertible bonds and other rights to equity amounting to EUR 31.0 million.

Deferred taxes resulting from the measurement of investment properties and from the measurement of publicly subsidised loans as well as the measurement of derivatives are adjusted in the amount of the equity impact. Deferred taxes relating to the planned sales programme are not taken into account in the determination of the EPRA NTA. These amounted to a total of EUR 2,086.4 million as at 30 June 2023.

Effects of the fair value measurement of derivative financial instruments are also eliminated in calculating the EPRA NTA. If these effects from the measurement of derivatives relate to the equity value calculated in the "Effects on equity from the exercise of options, convertible bonds and other rights" item, these are not included under "fair value of financial instruments". As at 30 June 2023, these effects totalled EUR –38.9 million.

If the purchase price allocations for acquisitions to be accounted for in line with IFRS 3 result in goodwill (from deferred taxes and synergies), these reduce equity in the calculation of EPRA NTA. There is no goodwill as of 30 June 2023.

In addition, all recognised intangible assets are eliminated. As at 30 June 2023 these totalled EUR 5.5 million.

The estimated incidental acquisition costs are calculated on the basis of the net market values of the property portfolio. In accordance with the property portfolios in the various federal states, real estate transfer tax is taken into account. In addition, brokerage courtage and notary fees are applied in determining the estimated incidental acquisition costs.

Loan to value ratio (LTV)

Net debt at the end of the reporting period decreased slightly compared with 31 December 2022. However, the revaluation of investment properties resulted in an increased loan to value ratio (LTV) of 46.6% as at 30 June 2023 (31 December 2022: 43.9%).

T54

Loan to Value Ratio

€ million	30.06.2023	31.12.2022
Financing liabilities	9,397.2	9,460.8
Without lease liabilities IFRS16 (not leasehold)	18.3	22.0
Less cash and cash equivalents	411.2	402.2
Net financing liabilities	**8,967.7**	**9,036.6**
Investment properties	18,919.7	20,204.4
Assets held for sale	14.9	35.6
Prepayments for investment properties	0.4	60.8
Participation in other real estate companies	299.5	306.7
Real estate assets	**19,234.5**	**20,607.5**
Loan to value ratio (LTV) in %	**46.6**	**43.9**

Maintenance and modernisation

The non-capitalised maintenance expenses from the point of view of the asset holding companies consist of maintenance expenses for externally procured services and maintenance expenses procured internally by the service companies of LEG. This is adjusted for consolidation effects. In the case of modernisations which are capitalised as value-enhancing measures, new construction activities on own land and own work capitalised are eliminated in addition to consolidation effects.

T55

Maintenance and modernisation

€ million	01.01.– 30.06.2023	01.01.– 30.06.2022
Maintenance expenses for externally procured services	–47.6	–35.9
Maintenance expenses provided internally	–17.6	–19.6
Maintenance expenses	**–65.2**	**–55.5**
Adjustments consolidation effects	0.6	1.8
Maintenance expenses (adjusted)	**–64.6**	**–53.7**
Investment in investment properties	–108.9	–166.8
Investment in property, plant and equipment	–1.5	–1.0
Capital expenditure (Capex)	**–110.4**	**–167.8**
Subsidised investments	–	–
Adjustments consolidation effects	3.0	5.8
Capex (recurring)	**–107.4**	**–162.0**
Subsidised investments (addition)	–	–
Adjustments (new construction, own work capitalised)	19.2	18.1
Capital expenditure (adjusted)	**–88.2**	**–143.9**
Total investment	**–175.6**	**–223.3**
Adjustments (consolidation effects, new construction, own work capitalised)	22.8	25.7
Total investments (adjusted)	**–152.8**	**–197.6**
Area of investment properties in million sqm	10.85	10.79
Adjusted average investment per sqm (€)	**14.08**	**18.31**
thereof maintenance expenses per sqm (€)	5.95	4.98
thereof capital expenditure per sqm (€)	8.13	13.34

9. Financial instruments

The table below shows the financial assets and liabilities broken down by measurement category and class. Receivables and liabilities from finance leases and derivatives used as hedging instruments are included even though they are not assigned to an IFRS 9 measurement category. With respect to reconciliation, non-financial assets and non-financing liabilities are also included although they are not covered by IFRS 7.

The fair values of financial instruments are determined on the basis of corresponding market values or measurement methods. For cash and cash equivalents and other short-term primary financial instruments, the fair value is approximately the same as the carrying amount at the end of the respective reporting period.

For non-current receivables, other assets and liabilities, the fair value is calculated on the basis of the forecast cash flows, applying the reference interest rates as of the end of the reporting period. The fair values of derivative financial instruments are determined based on the benchmark interest rates in place as of the reporting date.

For financial instruments at fair value, the discounted cash flow method is used to determine fair value using corresponding quoted market prices, with individual credit ratings and other market conditions being taken into account in the form of standard credit and liquidity spreads when calculating present value. If no quoted market prices are available, the fair value is calculated using standard measurement methods applying instrument-specific market parameters.

When calculating the fair value of derivative financial instruments, the input parameters for the valuation models are the relevant market prices and interest rates observed as of the end of the reporting period, which are obtained from recognised external sources. The derivatives are therefore attributable to Level 2 of the fair value hierarchy as defined in IFRS 13.72 ff (measurement on the basis of observable inputs).

Both the Group's own risk and the counterparty risk were taken into account in the calculation of the fair value of derivatives in accordance with IFRS 13.

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Classes of financial instruments for financial assets and liabilities 2023

€ million	Carrying amounts as per statement of financial positions 30.06.2023	Measurement (IFRS 9) Amortised cost	Measurement (IFRS 9) Fair value through profit or loss	Measurement (IFRS 16)	Fair value 30.06.2023
Assets					
Other financial assets	**328.8**				**328.8**
Derivatives HFT	0.4		0.4		0.4
Hedge accounting derivatives	38.5				38.5
AC	7.0	7.0			7.0
FVtPL	282.9		282.9		282.9
Receivables and other assets	**249.0**				**249.0**
AC	206.9	206.9			206.9
Other non-financial assets	42.1				42.1
Cash and cash equivalents	**331.4**				**331.4**
AC	331.4	331.4			331.4
Total	**909.2**	**545.3**	**283.3**		**909.2**
Of which IFRS 9 measurement categories					
AC	545.3	545.3			545.3
FVtPL	282.9		282.9		282.9

€ million	Carrying amounts as per statement of financial positions 30.06.2023	Measurement (IFRS 9) Amortised cost	Measurement (IFRS 9) Fair value through profit or loss	Measurement (IFRS 16)	Fair value 30.06.2023
Liabilities					
Financial liabilities	**−9,397.2**				**−8,196.5**
FLAC	−9,286.0	−9,286.0			−8,196.5
Liabilities from lease financing	−111.2			−111.2	
Other liabilities	**−407.2**				**−407.2**
FLAC	−255.6	−255.6			−255.6
Derivatives HFT	–		–		–
Hedge accounting derivatives	–				–
Other non-financial liabilities	−151.6				−151.6
Total	**−9,804.4**	**−9,541.6**	**–**	**−111.2**	**−8,603.7**
Of which IFRS 9 measurement categories					
FLAC	−9,541.6	−9,541.6			−8,452.1
Derivatives HFT	–		–		–

AC = Amortized Cost
FVtPL = Fair Value through Profit and Loss
FLAC = Financial Liabilities at Amortized Cost
HFT = Held for Trading

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Classes of financial instruments for financial assets and liabilities 2022

€ million	Carrying amounts as per statement of financial positions 31.12.2022	Measurement (IFRS 9) Amortised cost	Measurement (IFRS 9) Fair value through profit or loss	Measurement (IFRS 16)	Fair value 31.12.2022
Assets					
Other financial assets	**337.9**				**337.9**
Hedge accounting derivatives	40.6				40.6
AC	7.1	7.1			7.1
FVtPL	290.2		290.2		290.2
Receivables and other assets	**164.7**				**164.7**
AC	149.0	149.0			149.0
Other non-financial assets	15.7				15.7
Cash and cash equivalents	**362.2**				**362.2**
AC	362.2	362.2			362.2
Total	**864.8**	**518.3**	**290.2**		**864.8**
Of which IFRS 9 measurement categories					
AC	518.3	518.3			518.3
FVtPL	290.2		290.2		290.2

€ million	Carrying amounts as per statement of financial positions 31.12.2022	Measurement (IFRS 9) Amortised cost	Measurement (IFRS 9) Fair value through profit or loss	Measurement (IFRS 16)	Fair value 31.12.2022
Liabilities					
Financial liabilities	**−9,460.8**				**−8,139.7**
FLAC	−9,347.9	−9,347.9			−8,139.7
Liabilities from lease financing	−112.9			−112.9	
Other liabilities	**−345.5**				**−345.5**
FLAC	−184.9	−176.9			−184.9
Derivatives HFT	−0.5		−0.5		−0.5
Hedge accounting derivatives	0.0				0.0
Other non-financial liabilities	−160.1				−160.1
Total	**−9,806.3**	**−9,524.8**	**−0.5**	**−112.9**	**−8,485.2**
Of which IFRS 9 measurement categories					
FLAC	−9,532.8	−9,524.8			−8,324.6
Derivatives HFT	−0.5		−0.5		−0.5

AC = Amortized Cost
FVtPL = Fair Value through Profit and Loss
FLAC = Financial Liabilities at Amortized Cost
HFT = Held for Trading

As at 30 June 2023, the fair value of of the investment in BCP amounted to EUR 260.8 million (previous year: EUR 268.0 million). The change compared to the previous year amounts to EUR –7.2 million. This participation is allocated to Level 1 of the measurement hierarchy, as there is an active market for the shares.

Furthermore, there are very small equity investments with a fair value of EUR 22.1 million (previous year: EUR 18.2 million). This results in a change of EUR 3.9 million compared to the previous year, which was recognised in profit or loss.

The fair value of the very small equity investments is calculated using simplified DCF procedures as there are no quoted prices in an active market for the relevant equity investments. The fair value calculated using valuation models is allocated to Level 3 of the IFRS 13 measurement hierarchy. Allocation to Level 3 takes place based on valuation models with inputs not observed on a market. This relates primarily to the capitalisation rate of 3.9 % (previous year: 4.8 %).

As at 30 June 2023, the fair value of the very small Level 3 equity investments was EUR 22.1 million. The stress test of this parameter on the basis of plus 50 bp results in a reduction of the fair value to EUR 19.7 million (previous year: EUR 16.6 million) and at minus 50 bp in an increase of the fair value to EUR 25.3 million (previous year: EUR 20.2 million).

10. Related-party disclosures

Please see the IFRS consolidated financial statements as at 31 December 2022 for the presentation of the IFRS 2 programmes for long-term incentive Management Board agreements.

11. Other

There were no changes with regard to contingent liabilities in comparison to 31 December 2022.

12. The Management Board and the Supervisory Board

There were no changes to the composition of the Supervisory Board as at 30 June 2023 compared with the disclosures as at 31 December 2022.

The following changes occurred in the composition of the Management Board:

Susanne Schröter-Crossan left the Management Board of LEG Immobilien SE on 31 March 2023.

Dr Kathrin Köhling has been appointed Chief Financial Officer of LEG Immobilien SE with effect from 1 April 2023.

13. Supplementary Report

On 10 July 2023, a further tranche of the already outstanding 2021/2031 bond was issued. The volume was increased by EUR 100.0 million to EUR 700.0 million.

There were no other significant events after the end of the interim reporting period on 30 June 2023.

Dusseldorf, 10 August 2023

LEG Immobilien SE
The Management Board

Lars von Lackum (CEO)	**Dr Kathrin Köhling** (CFO)	**Dr Volker Wiegel** (COO)

Responsibility statement

"To the best of our knowledge, and in accordance with the applicable reporting principles for financial reporting, the consolidated financial statements give a true and fair view of the assets, liabilities, financial position and profit or loss of the LEG, and the quarterly report includes a fair review of the development and performance of the business and the position of the LEG, together with a description of the principal opportunities and risks associated with the expected development of the LEG."

Dusseldorf, 10 August 2023

LEG Immobilien SE, Dusseldorf
The Management Board

Lars von Lackum (CEO)	**Dr Kathrin Köhling (CFO)**	**Dr Volker Wiegel (COO)**

Financial calendar

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LEG Financial calendar 2023

Release of Quarterly Statement Q3 as of 30 September 2023	**9 November**

For additional dates see our **Website.**

Contact details and imprint

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The quarterly statement as of 30 June 2023 is also available in German.
In case of doubt, the German version takes precedence.

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