

## Aareal Bank Group – key financial indicators

	1 Jan - 30 Sep 2014	1 Jan - 30 Sep 2013
<b>Income statement</b>		
Operating profit (€ mn) <sup>1)</sup>	348	140
Consolidated profit (€ mn) <sup>1)</sup>	257	66
Cost / income ratio (%) <sup>2)</sup>	36.9	39.6
Earnings per share (€) <sup>1)</sup>	4.54	1.35
RoE before taxes (%) <sup>1) 3)</sup>	18.7	7.4
RoE after taxes (%) <sup>1) 3)</sup>	15.2	4.8
	30 Sep 2014	31 Dez 2013
<b>Statement of financial position <sup>4)</sup></b>		
Property finance (€ mn)	29,570	24,550
of which: international (€ mn)	23,005	20,802
Equity (€ mn)	2,704	2,450
Total assets (€ mn)	49,858	42,981
<b>Regulatory indicators <sup>4) 5)</sup></b>		
Risk-weighted assets	16,581	
Common equity tier 1 ratio (%)	14.2	
Tier 1 ratio (%)	16.1	
Total capital ratio (%)	22.0	
Common equity tier 1 ratio (%) -fully phased - <sup>6)</sup>	12.0	
<b>Employees <sup>4)</sup></b>	2,560	2,375
<b>Ratings</b>		
Fitch Ratings, London		
long-term <sup>7)</sup>	A - (outlook: negative)	A - (outlook: stable)
short-term <sup>7)</sup>	F1 (outlook: negative)	F1 (outlook: stable)
Fitch Pfandbrief ratings	AAA	AAA
oekom	prime	prime

1) The disclosures covering the current period under review include negative goodwill (day-one profit) from the acquisition of COREALCREDIT BANK AG ("Corealcredit") as at 31 March 2014. Corealcredit's operating results have been included in the Income Statement of Aareal Bank Group since the beginning of Q2 2014.

2) Structured Property Financing segment only

3) On an annualised basis

4) Figures as at 30 September 2014, including Corealcredit

5) Since 1 January 2014, regulatory indicators have been determined in accordance with CRD IV/CRR, based on carrying amounts in accordance with IFRSs. Until 31 December 2013, these indicators were calculated in accordance with the German Solvency Regulation (SolvV) and based on local GAAP (book values in accordance with the German Commercial Code (HGB)). The Bank therefore decided against stating comparative amounts.

6) Excluding silent participation from the German Financial Markets Stabilisation Fund (SoFFin)

7) At the end of the first quarter of 2014, rating agency Fitch Ratings changed its outlook for the Long-Term Issuer Default Rating (IDR) of 18 banks within the European Union from "stable" to "negative". The corresponding outlook for an additional 18 European commercial banks remained "negative". This revision reflects a global re-assessment of government support for banks.

Consolidated income statement for the first nine months of  
2014  
(in accordance with IFRSs)

	1 Jan - 30 Sep 2014	1 Jan - 30 Sep 2013	Change
	€ mn	€ mn	%
Net interest income	494	380	30
Allowance for credit losses	105	74	42
<b>Net interest income after allowance for credit losses</b>	<b>389</b>	<b>306</b>	<b>27</b>
Net commission income	116	117	-1
Net result on hedge accounting	3	-3	
Net trading income / expenses	-1	14	
Results from non-trading assets	0	-8	
Results from investments accounted for using the equity method	0	-	
Administrative expenses	325	276	18
Net other operating income / expenses	14	-10	
Negative goodwill from the acquisition of Corealcredit	152	-	
<b>Operating profit</b>	<b>348</b>	<b>140</b>	<b>149</b>
Income taxes	62	44	41
<b>Net income / loss</b>	<b>286</b>	<b>96</b>	<b>198</b>
<b>Allocation of results</b>			
Net income / loss attributable to non-controlling interests	14	15	-7
Net income / loss attributable to shareholders of Aareal Bank AG	272	81	236
<b>Appropriation of profits</b>			
Net income / loss attributable to shareholders of Aareal Bank AG	272	81	236
Silent participation by SoFFin	15	15	0
<b>Consolidated profit / loss</b>	<b>257</b>	<b>66</b>	<b>289</b>

Segment results for the first nine months of 2014  
(in accordance with IFRSs)

	Structured Property Financing		Consulting / Services		Consolidation / Reconciliation		Aareal Bank Group	
	1 Jan - 30 Sep 2014	1 Jan - 30 Sep 2013	1 Jan - 30 Sep 2014	1 Jan - 30 Sep 2013	1 Jan - 30 Sep 2014	1 Jan - 30 Sep 2013	1 Jan - 30 Sep 2014	1 Jan - 30 Sep 2013
€ mn								
Net interest income	493	373	0	0	1	7	494	380
Allowance for credit losses	105	74					105	74
<b>Net interest income after allowance for credit losses</b>	<b>388</b>	<b>299</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>7</b>	<b>389</b>	<b>306</b>
Net commission income	3	7	116		-3	-8	116	117
Net result on hedge accounting	3	-3					3	-3
Net trading income / expenses	-1	14					-1	14
Results from non-trading assets	0	-8					0	-8
Results from investments accounted for using the equity method	0						0	
Administrative expenses	188	147	139	130	-2	-1	325	276
Net other operating income / expenses	11	-9	3	-1	0	0	14	-10
Negative goodwill from the aquisition of Corealcredit	152						152	
<b>Operating profit</b>	<b>368</b>	<b>153</b>	<b>-20</b>	<b>-13</b>	<b>0</b>	<b>0</b>	<b>348</b>	<b>140</b>
Income taxes	68	47	-6	-3			62	44
<b>Net income / loss</b>	<b>300</b>	<b>106</b>	<b>-14</b>	<b>-10</b>	<b>0</b>	<b>0</b>	<b>286</b>	<b>96</b>
<b>Allocation of results</b>								
Net income / loss attributable to non-controlling interests	12	13	2	2			14	15
Net income / loss attributable to shareholders of Aareal Bank AG	288	93	-16	-12	0	0	272	81
Allocated equity	1,326	1,159	109	92	943	1,001	2,378	2,252
Cost / income ratio in %	36.9	39.6	116.4	110.7			51.9	56.4
RoE before taxes in % *)	35.8	16.1	-26.8	-21.5			18.7	7.4

\*) On an annualised basis

Segment results for the third quarter of 2014  
(in accordance with IFRSs)

	Structured Property Financing		Consulting / Services		Consolidation / Reconciliation		Aareal Bank Group	
	Quarter 3 2014	Quarter 3 2013	Quarter 3 2014	Quarter 3 2013	Quarter 3 2014	Quarter 3 2013	Quarter 3 2014	Quarter 3 2013
€ mn								
Net interest income	182	131	0	0	-1	2	181	133
Allowance for credit losses	36	29					36	29
<b>Net interest income after allowance for credit losses</b>	<b>146</b>	<b>102</b>	<b>0</b>	<b>0</b>	<b>-1</b>	<b>2</b>	<b>145</b>	<b>104</b>
Net commission income	1	2	36	40	0	-2	37	40
Net result on hedge accounting	0	0					0	0
Net trading income / expenses	-5	3					-5	3
Results from non-trading assets	0	-2					0	-2
Results from investments accounted for using the equity method	0						0	
Administrative expenses	64	50	46	44	-1	0	109	94
Net other operating income / expenses	-4	-3	2	0	0	0	-2	-3
Negative goodwill from the acquisition of Corealcredit								
<b>Operating profit</b>	<b>74</b>	<b>52</b>	<b>-8</b>	<b>-4</b>	<b>0</b>	<b>0</b>	<b>66</b>	<b>48</b>
Income taxes	23	16	-2	-1			21	15
<b>Net income / loss</b>	<b>51</b>	<b>36</b>	<b>-6</b>	<b>-3</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>33</b>
<b>Allocation of results</b>								
Net income / loss attributable to non-controlling interests	4	4	0	1			4	5
Net income / loss attributable to shareholders of Aareal Bank AG	47	32	-6	-4	0	0	41	28
Allocated equity	1,326	1,159	109	92	943	1,001	2,378	2,252
Cost / income ratio in %	37.1	38.6	119.6	109.8			51.8	55.1
RoE before taxes in % *)	20.9	16.5	-29.3	-19.9			10.3	7.7

\*) On an annualised basis