

PRESS RELEASE



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THIRD QUARTER RESULTS 2023

Performance and business highlights

- Strong like-for-like rental growth of 8.3% supported by rental indexation, turnover rent and the lease renewal and reletting programme during the 12-month period ending 30 September 2023.
- For the nine months to 30 September 2023 retail sales and footfall were respectively 7.2% and 4.2% higher than the same period last year.
- Rent uplifts on renewals and relettings, on the top of indexed passing rent, were 2.1% higher for the 12 months to 30 September 2023. 230 lease transactions were signed during the 12-month period ending 30 September 2023.
- EPRA vacancy rate at 30 September 2023 remains around its long-term historically low level at 1.5%, the same as at 30 June 2023.
- Occupancy cost ratio (OCR) was 9.6% at 30 September 2023.
- Important merchandising projects underway at Woluwe to provide new stores for Zara, C&A and the INNO department store in order to accommodate their latest concepts.
- Eurocommercial maintained its GRESB 4 Star Rating, achieving its highest score to date, and also received an EPRA Gold Award for sustainability reporting for the tenth consecutive year (sBPR).
- Loan to value ratio (on the basis of proportional consolidation) at 42.1% after the July dividend distribution.
- Direct investment result €1.81 per share for the nine months to 30 September 2023 (30 September 2022 €1.77).
- Direct investment result guidance for the full year 2023 updated, now ranging between €2.30 and €2.35 per share.
- In accordance with the Company's dividend policy, an interim cash dividend of €0.64 per share is expected to be paid in January 2024. The Company also intends to offer shareholders the possibility of opting for a stock dividend instead of the cash interim dividend.

Board of Management's commentary

Retail operations in our 24 shopping centres saw a continuation of the growth in retail sales that we reported for H1 2023. Retail sales increased by 7.2% for the nine month period to 30 September 2023 compared to the same period last year. All our four markets and all retail sectors continued to show positive sales growth, with the outstanding performers being services (19.9%), F&B (18.2%), sport (10.7%), health & beauty (10.2%) and home goods (9.8%). The important fashion and shoe sector also

reported positive growth (3.7%) despite the unusually warm month of September in Europe which affected sales of the autumn collection. Overall, footfall across the portfolio increased by 4.2% for the nine months to 30 September 2023.

Rental growth for the 12 months to 30 September 2023 was 8.3% due mainly to significantly higher rental indexation. 98% of rents for the first nine months of 2023 have already been collected, indicating that there has been a full pass through of indexation to our tenants who are generally trading well from an affordable rental base and a low OCR, which still averages only 9.6%. Our leasing teams continued to report healthy levels of tenant demand for our shopping centres, negotiating 230 lease renewals and relettings during the 12-month period ended 30 September 2023. These lease transactions achieved an overall positive rental uplift of 2.1% on top of the high levels of rental indexation currently being applied across the portfolio. Strong tenant demand and letting activity have also kept our overall vacancy level down at only 1.5%.

During Q3 we completed the negotiations on several anchor stores at Woluwe in order to provide them with the right space to accommodate their latest concepts. Zara will lease the former C&A store, taking an enlarged central mall unit of around 3,300m². Meanwhile C&A will trade from a reduced 360m² temporary store and will return to the new 1,455m² unit previously occupied by Zara. INNO will also shortly commence the complete refurbishment of their three-level department store. Once the projects are completed during 2024, they will provide a major improvement to the international merchandising at Woluwe.

In Sweden, the final phase of the project at Valbo outside Gävle opened on 28 October 2023, providing a new entrance, external façades and seven new stores let to important Swedish retailers mainly in the F&B and consumer electronic sectors.

The average interest rate as per 30 September 2023 increased to 3.2% from 2.9% at 30 June 2023, as a result of the progressive increase in both the Stibor and Euribor rates, which impacted on the 19% unhedged part of the Company's loan portfolio. The Company expects its interest expenses to remain stable for the remainder of the year with an average overall interest rate for the portfolio slightly above 3.2%, providing there is no change to current market circumstances.

Since its incorporation in 1991, the Company qualifies as a fiscal investment institution (*fiscale beleggingsinstelling* or *FBI*) under Dutch tax law. This implies that the Company is subject to corporate income tax at the rate of zero percent, provided it distributes its taxable profit to its shareholders. These distributions are subject to 15% Dutch dividend withholding tax. On Budget day in September 2022 the Dutch government announced plans to amend the FBI regime to the extent that a FBI is no longer allowed to invest in Dutch real estate, unless through a subsidiary/subsidiaries that is/are subject to the regular Dutch corporate income tax rate. There is no limitation for the FBI to invest in foreign properties. The bill to effectuate this amendment of the FBI regime was passed in Dutch Parliament on 26 October 2023 and it is expected that the amendment will take effect as from 1 January 2025. Eurocommercial will not at all be affected by this change, as it has no Dutch real estate. The Company will continue to maintain its FBI status as there are no adverse tax consequences following this amendment of the FBI regime.

On the basis of the current performance we update our guidance and expect the direct investment result for the year 2023 to range between €2.30 and €2.35 per share.

Operational & financial review

Retail sales

In the first nine months to 30 September 2023, our four markets continued to enjoy strong retail sales growth which overall was 7.2% higher than in 2022. All our 24 shopping centres contributed to the sales growth which was positive across all retail sectors with particularly strong performances from services (19.9%), F&B (18.2%), sport (10.7%), health & beauty (10.2%) and home goods (9.8%). Footfall also continued its upward trend and was 4.2% higher compared to the same period last year.

Like-for-like retail sales by country*

	9 months 2023 / 9 months 2022	Q3 2023/Q3 2022
Overall	7.2%	3.8%
Belgium	11.5%	5.2%
France	5.5%	3.4%
Italy	8.8%	3.0%
Sweden	5.2%	4.8%

* Excluding extensions/redevelopments.

Like-for-like retail sales by sector*

	9 months 2023 / 9 months 2022	Q3 2023/Q3 2022
Fashion & Shoes	3.7%	0.3%
Health & Beauty	10.2%	8.5%
Gifts & Jewellery	4.4%	3.6%
Sport	10.7%	4.4%
Home Goods	9.8%	4.3%
Books & Toys	4.0%	4.7%
Electricals	2.4%	1.3%
F&B (Restaurants & Bars)	18.2%	10.2%
Hypermarkets/Supermarkets	6.1%	4.6%
Services	19.9%	13.0%

*Excluding extensions/redevelopments.

Rental growth

Like-for-like (same floor area) rental growth for the twelve months ended 30 September 2023 was 8.3%, mainly resulting from rental indexation. The highest rental growth was achieved in Italy and Sweden where inflation has been higher than in Belgium and France.

Rental growth/components*

	Like-for-like rental growth	Indexation	Turnover Rent	Relettings/ Renewals	Vacancies
Overall	8.3%	7.0%	0.7%	0.5%	0.1%
Belgium	5.9%	4.2%	0.0%	1.5%	0.1%
France	5.5%	4.6%	0.7%	0.1%	0.2%
Italy	10.2%	8.7%	1.1%	0.1%	0.2%
Sweden	8.8%	7.8%	0.0%	1.0%	0.0%

*May not add up due to rounding

Like-for-like rental growth is calculated based on 12-month data and excludes the impact of acquisitions, disposals and development projects to provide an accurate figure for comparison. It includes the impact of indexation, turnover rent, vacancies and leasing activity.

Renewals and relettings

Strong leasing activity has continued over the last 12 months with 230 leases renewed or relet, achieving a positive overall uplift of 2.1% on top of the high levels of rental indexation currently being applied. 155 of these transactions were lease renewals signed with existing tenants, achieving a 2.9% rental uplift. The remaining 75 lease contracts were signed with new retailers establishing in our shopping centres, improving the tenant mix, and producing a rental uplift of 0.1%.

Renewals and relettings for the 12 months to 30 September 2023

	Number of renewals and relettings	Average rental uplift on renewals and relettings	% of total leases renewed and relet (MGR)
Overall	230	2.1%	11%
Belgium	19	-1.4%	16%
France	46	-0.2%	10%
Italy	90	2.2%	9%
Sweden	75	5.8%	18%

International brands who have recently established in our shopping centres include Sephora, Rituals, Normal, Kjell & Co., Adidas, JD Sports, Nike, Snipes, Courir, Pandora, Dr Martens, Calvin Klein, New Yorker, Mango, La Casa de las Carcasas, Miniso, Pepco, Tedi, Bestseller Group (Jack & Jones, Only and Vila) and IKEA.

EPRA vacancies

EPRA vacancy for the portfolio at 30 September 2023 remained very low at 1.5%, ranging from 0.9% to 2.2% in our four markets.

EPRA vacancies

	31 December 2022	31 March 2023	30 June 2023	30 September 2023
Overall	1.5%	1.8%	1.5%	1.5%
Belgium	1.7%	1.7%	1.8%	1.9%
France	2.9%	3.3%	2.4%	2.2%
Italy	0.6%	1.0%	0.8%	0.9%
Sweden	1.7%	2.0%	1.8%	2.1%

Out of around 1,800 shops, there were only 16 brands in administration occupying 30 units, representing 1.5% of total GLA and 1.7% of total MGR. For the majority of these units, rent continued to be paid.

Occupancy cost ratio

The total occupancy cost ratio (rent plus marketing contributions, service charges and tenant property taxes as a proportion of turnover including VAT) for Eurocommercial's shopping centres at the end of September 2023 was 9.6% overall, one of the lowest OCRs in the industry, providing a solid foundation for long-term, sustainable rental income and low vacancy.

Occupancy cost ratio

	Q3 2023
Overall	9.6%
Belgium	14.5%
France	10.1%
Italy	9.8%
Sweden	7.6%

Rent collection

Rent collection for the first nine months of 2023 has currently reached 98% and is expected to improve further. Rent collection for H1 has now reached 99%.

Rent collected in 2023

% of invoiced rent collected	9 months 2023	H1 2023	Q3 2023
Belgium	99	100	98
France	96	97	94
Italy	98	99	96
Sweden	100	100	100
Total	98	99	97

IFRS profit: €66.5 million

The **IFRS profit after taxation** attributable to owners of the Company at 30 September 2023 was €66.5 million (€1.26 per share) compared to €230.0 million (€4.35 per share) at 30 September 2022. This decrease is largely explained by a €57.9 million difference in the investment revaluation of the properties and disposals (€11.0 million negative at 30 September 2023 compared to a €46.9 million positive at 30 September 2022) and by a €129.8 million negative difference in the fair value of the derivative financial instruments (€1.0 million positive at 30 September 2023 compared to a €130.8 million positive at 30 September 2022) due to the rise and a steepening of the Euro and Swedish interest rate curves in 2022. These amounts are partially offset by a €33.5 million positive deferred tax movement (€14.9 million negative at 30 September 2023 compared to €48.4 million negative at 30 September 2022).

Gross rental income: €169.9 million

Gross rental income for the nine months (based on proportional consolidation) was €169.9 million, 6.9% higher than the same period last year (€159.0 million), mainly due to higher income from indexation, turnover rents, renewals and relettings. **Net property income**, including joint ventures (based on proportional consolidation) for the nine months to 30 September 2023, after deducting net service charges and direct and indirect property expenses (branch overheads), increased by 7.1% to €144.6 million compared to €135.0 million for the nine months to 30 September 2022, for the same reasons illustrated above.

Direct investment result: €96.0 million (€1.81 per share)

The **direct investment result** for the nine months to 30 September 2023 was €96.0 million, compared to €92.7 million for the same period in 2022 (+3.6%). The increase is mainly due to higher rental income for €9.8 million, partially reduced by higher interest expenses (€7.3 million).

The **direct investment result per share** increased 2.3% to €1.81 at 30 September 2023, from €1.77 for the nine months to 30 September 2022, notwithstanding the 1% increase in the average number of shares outstanding.

The direct investment result is defined as net property income plus other income less net interest expenses, company expenses after taxation and less the share of the result related to the minority interest. In the view of the Board, this more accurately represents the underlying profitability of the Company than IFRS “profit after tax”, which must include unrealised capital gains and losses.

The **EPRA earnings** result for the nine-month reporting period to 30 September 2023 was €95 million, or €1.78 per share, compared to €90.9 million or €1.72 per share for the same period last year.

Net Assets Values

The **IFRS net asset value** at 30 September 2023, after allowing for contingent capital gains tax liabilities if all properties were to be sold simultaneously and the fair value of the interest rate swap contracts, was €39.21 per share compared with €38.53 at 30 June 2023 and €38.68 at 31 December 2022.

The **EPRA Net Tangible Assets** (EPRA NTA) at 30 September 2023 was €39.12 per share compared with €38.65 at 30 June 2023 and €38.64 at 31 December 2022. EPRA NTA includes only 50% of contingent capital gains tax liabilities and does not consider the fair value of financial derivatives.

The **Adjusted net asset value** at 30 September 2023 was €40.38 per share compared with €39.70 at 30 June 2023 and €39.62 at 31 December 2022. Adjusted net asset values do not consider contingent capital gains tax liabilities nor do they consider the fair value of financial derivatives (interest rate swaps).

Funding

The Company’s mortgage-based loan financing structure provides it with the flexibility to raise finance secured against single or groups of assets. The Company has strong and long-standing business relationships with a group of over 15 Belgian, Dutch, French, German, Italian and Swedish specialist real estate financing banks, ensuring diversity of access to finance among lenders and across different geographies.

The first long-term refinancing need will materialise in the second half of 2024 when borrowings mainly related to properties in Italy and Sweden will be up for renewal. We have already started discussions on the refinancing of these properties with our partner banks and further updates are expected at the beginning of 2024.

At 30 September 2023 **IFRS consolidated net debt** stood at €1,514 million compared to €1,490 million at 30 June 2023, while the **proportional consolidated net debt** stood at €1,605 million compared to €1,583 million at 30 June 2023, mainly as a consequence of the final dividend paid.

The **loan to value ratio** as per 30 September 2023, calculated after deducting purchaser’s costs and on the basis of the proportionally consolidated net debt, was 42.1% compared to 41.8% at 30 June 2023, due to the payment in July 2023 of the €42.5 million final cash dividend for the year 2022, partially compensated by the cash generated during the period. The Group covenant loan to value ratio agreed with the banks is 60%.

The Company’s interest expenses **hedging** stands today at 81% on net debt for an average period of four and a half years. The average interest rate as at 30 September 2023 is 3.2%. As a result, our interest expenses are expected to remain substantially stable for the coming period. The average committed unexpired term of its bank loans is three years.

Country commentary

Belgium

Q3 2023 saw a good operational performance at Woluwe Shopping with retail sales growth of 5.2% compared to Q3 2022, although footfall was slightly down due to the unseasonably warm weather in September. All retail segments performed well, particularly sport (20.6%), health & beauty (14.3%), F&B (14.1%) and gifts & jewellery (11.3%). The existing shopping centre with its 124 shops continues to perform very well and the leasing team have been very active working together with existing anchors including Zara, INNO and C&A in order to provide them with stores that will accommodate their full and latest concepts. The F&B offer has also been considerably strengthened this quarter with the opening in September of Thai Café (500m²), a successful chain of Belgian restaurants specialising in Thai cuisine.

On 7 July 2023, the Brussels Region granted planning approval for the revised extension comprising 7,800m² of retail and 70 apartments above. However, the recent appeal from the municipality has temporarily suspended the planning permit and we are waiting for further guidance from the Brussels regional government.

France

Our shopping centres have performed well during Q3 2023 with retail sales growth of 3.4% and footfall up 1.8% compared to Q3 2022.

Important recent lettings to international tenants include Normal and JD Sports at MoDo, Jack & Jones at Grand A and Pull&Bear at Passage du Havre. At Centr'Azur two brands from the Beaumanoir Group, Carrol and an enlarged Morgan will open their stores in November. Our sport segment offer will improve shortly at Les Atlantes, Shopping Etrembières and Val Thoiry, once Intersport takes over the former Go Sport units. Grand A's footfall is already benefitting from the recent opening of the Intermarché hypermarket who have replaced Géant Casino.

The renovation of the Taverny car park has started and works are expected to be completed in May 2024. This operation will greatly improve the comfort of our customers as well as the connection with the Olympic aquatic complex which will open in the spring.

In Etrembières the installation of photovoltaic panels on the roof is in progress and they will be connected to the shopping centre's common parts in November.

Italy

Retail sales and footfall were positive during Q3 2023, enjoying growths of 3% and 2.1% respectively compared to Q3 2022.

International brands recently established in Italy include French beauty operator Sephora, who reinforced their presence across our Italian portfolio opening stores in both Fiordaliso and Il Castello. Snipes (leisure footwear), part of the German retailer Deichmann, opened in CremonaPo where a new gym, FitActive opened on 15 October in the retail park. IKEA will open its new smaller format, the Plan and Order point, in a 300m² unit in Curno during November 2023. At Fiordaliso, we are in the final stages of remerchandising the West Square. We have successfully secured a pre-letting agreement with Fútbol Emotion, a renowned Spanish sports operator opening their first store in Italy in Fiordaliso in November, where we also recently signed a contract with Giochi Preziosi, a leading toy store operator.

In September we signed two contracts with Tesla to install over one hundred new charging points at I Gigli and Carosello shopping centres, the works will be completed in summer 2024. Negotiations on other charging points are underway with Tesla strengthening our partnership in Italy.

Sweden

In Sweden, our seven shopping centres performed well during Q3 2023 with increases in retail sales and footfall of 4.8% and 3.1% respectively compared to Q3 2022. This good trading was partly the result of a wet Swedish summer encouraging domestic visitors, and a weak Swedish Krona which has attracted visitors from Denmark and Germany particularly to our southern centres, while Bergvik has seen the strong return of Norwegians.

Clas Ohlson, the important Swedish household and electrical retailer, have recently signed at Hallarna (1,465m²) and will add an exciting dimension to the retail mix when they open in Q1 2024. At Elins, Only (fashion) and Kjell & Co (electrical) opened new stores during summer. At C4, following the closure of Lidl (2,200m²) during March, half the space has been let to KappAhl who will expand and relocate in the centre adding their kids concept, Newbie. The current KappAhl store (750m²) has already been let to Hemtex, while Rituals are upgrading to their new premium concept and enlarging their unit to 350m².

The final phase of the project at Valbo including seven new shops, a new entrance and external façades opened on 28 October 2023 with new tenants including F&B operators Chili & Wok, Baked & Grilled, Subway and Espresso House. The project was completed in three phases over five years during which we introduced 23 new tenants including New Yorker, Normal and Hemtex. 17 existing tenants were relocated to new units to accommodate their latest concepts including H&M, Intersport, Deichmann, Rituals and Cervera. Valbo was the last property we acquired in Sweden in 2018, and the project has reinforced its market position as the dominant regional shopping centre for Gävleborg and the Norrland region.

Environmental, social and governance

Eurocommercial continues the implementation of its sustainability strategy, approaching each business decision with a long-term view, evaluating its environmental and socio-economic impact and thereby ensuring the alignment of its ESG and business strategies. Each of our shopping centres offers its individual set of challenges and opportunities, yet we have developed a broad ESG vision and strategy to meet the global challenges and the future demands of our customers, tenants and employees while creating sustainable centres. Our approach is articulated around three strategic pillars: Be green, Be engaged, Be responsible. <https://www.eurocommercialproperties.com/esg/esg-strategy>

- **GRESB**

Eurocommercial has kept its Global Real Estate Sustainability Benchmark (GRESB) 4 Star Rating, improving its GRESB score compared to 2022. Eurocommercial maintained its "A" GRESB disclosure score for the tenth consecutive year.

- **EPRA Best Practices Recommendations Awards 2023**

Eurocommercial has been awarded the EPRA Financial Best Practices Recommendations (BPR) and Sustainability Best Practices Recommendations (sBPR) Gold Awards 2023 based on the review of the 2022 Annual Report. EPRA sBPR is a sustainability reporting standard created by EPRA for listed real estate companies in Europe.

Amsterdam, 3 November 2023

Board of Management

E.J. van Garderen
R. Fraticelli
J.P.C. Mills

Financial calendar

The Full Year 2023 results will be published on Friday 22 March 2024.

About Eurocommercial

Eurocommercial Properties N.V. is a Euronext-quoted property investment company and one of Europe's shopping centre specialists. Founded in 1991, Eurocommercial currently owns and operates 24 shopping centres in Belgium, France, Italy, and Sweden with total assets of almost €3.8 billion.

www.eurocommercialproperties.com

For additional information please contact:

Luca Lucaroni, Investor Relations Director
Tel: +39 335 7255029

Nathalie McGee, Communications Manager
Tel: +44 7760 887 177

Statement of consolidated direct, indirect and total investment results*

(€'000)	Nine months ended 30-09-23	Nine months ended 30-09-22
Rental income	161,192	151,410
Service charge income	26,385	27,992
Service charge expenses	(28,630)	(29,806)
Property expenses	(22,779)	(21,793)
Interest income	418	6
Interest expenses *** ****	(34,659)	(27,374)
Company expenses	(10,363)	(9,194)
Other income	2,887	2,751
Current tax	(3,578)	(3,832)
Direct investment result including non-controlling interest	90,873	90,160
Direct investment result joint ventures	5,125	4,619
Direct investment result non-controlling interest	0	(2,060)
Total direct investment result attributable to owners of the Company	95,998	92,719
Investment revaluation and disposal of investment properties	(10,970)	46,893
Gain (derivative) financial instruments ****	454	129,663
Adjustment amortisation period put option liability	(4,789)	0
Investment expenses***	(411)	(642)
Deferred tax	(14,871)	(48,425)
Indirect investment result properties including non-controlling interest	(30,587)	127,489
Indirect investment result joint ventures	1,877	14,810
Indirect investment result non-controlling interest	(776)	(5,041)
Total indirect investment result attributable to owners of the Company	(29,486)	137,258
Total investment result attributable to owners of the Company	66,512	229,977
Per share (€)**		
Total direct investment result	1.81	1.77
Total indirect investment result	(0.55)	2.62
Total investment result attributable to owners of the Company	1.26	4.39

Statement of adjusted net equity*

(€'000)	30-09-23	31-12-22	30-09-22
IFRS net equity per consolidated statement of financial position	2,088,749	2,043,866	2,082,750
Net derivative financial instruments	(50,347)	(48,661)	(44,827)
Net deferred tax	123,455	111,482	118,012
Net derivative financial instruments and net deferred tax joint ventures and non-controlling interest	(10,812)	(13,092)	(12,468)
Adjusted net equity	2,151,045	2,093,595	2,143,467
Number of shares in issue after deduction of shares bought back	53,274,767	52,842,238	52,842,238
Net asset value - € per share (IFRS)	39.21	38.68	39.41
Adjusted net asset value - € per share	40.38	39.62	40.56
Stock market prices - € per share	21.02	22.60	20.36

* These statements contain additional information which is not part of the IFRS financial statements.

** The Company's shares are listed on Euronext Amsterdam, Brussels and Milan. The calculation of the direct and indirect investment results per share is based on the average shares on issue over the period. The average number of shares on issue after deduction of the shares bought back during the nine month period was 52,987,999 (30 September 2022: 52,381,288).

*** The interest expenses and investment expenses in the actuals of this reporting period differ slightly from the amounts in the consolidated profit or loss account due to a different accounting policy for pension costs.

**** The difference between the interest expenses and the gain (derivative) financial instruments in this statement and the consolidated profit or loss account is related to a different accounting policy for the interest on the put option non-controlling interest.

Consolidated statement of profit or loss

(€'000)	Nine months ended 30-09-23	Nine months ended 30-09-22
Rental income	161,192	151,410
Service charge income	26,385	27,992
Total revenue	187,577	179,402
Service charge expenses	(28,630)	(29,806)
Property expenses	(22,779)	(21,793)
Net property income	136,168	127,803
Share of result of joint ventures	7,002	19,429
Investment revaluation and disposal of investment properties	(10,970)	46,893
Company expenses	(10,363)	(9,209)
Investment expenses **	(398)	(627)
Other income	2,887	2,751
Operating result	124,326	187,040
Interest income	418	6
Interest expenses ** ***	(35,230)	(28,504)
Gain (derivative) financial instruments ***	1,012	130,793
Adjustment amortisation period put option liability	(4,789)	0
Net financing result	(38,589)	102,295
Profit before taxation	85,737	289,335
Current tax	(3,578)	(3,832)
Deferred tax	(14,871)	(48,425)
Total tax	(18,449)	(52,257)
Profit after taxation	67,288	237,078
Profit after taxation attributable to:		
Owners of the Company	66,512	229,977
Non-controlling interest	776	7,101
	67,288	237,078
Per share (€)*		
Profit after taxation	1.26	4.35
Diluted profit after taxation	1.25	4.35

* The results per share are based on the average number of shares in issue over the nine month period (52,987,999 shares in 2023 and 52,381,288 in 2022). The diluted results per share are based on the average diluted number of shares on issue over the nine month period (53,091,851 shares in 2023 and 52,409,512 in 2022).

** The interest expenses and investment expenses in this statement differ slightly from the amounts in the statement of consolidated direct, indirect and total investment results due to a different accounting policy for pension costs.

*** The difference between the interest expenses and the gain (derivative) financial instruments in this statement and the statement of consolidated direct, indirect and total investment results is related to a different accounting policy for the interest on the put option non-controlling interest.

Consolidated statement of comprehensive income

(€'000)	Nine months ended 30-09-23	Nine months ended 30-09-22
Result after taxation	67,288	237,078
Foreign currency translation differences (subsequently reclassified to profit or loss)	(15,576)	(27,245)
Actuarial result on pension scheme (subsequently reclassified to profit or loss)	(366)	419
Total other comprehensive income	(15,942)	(26,826)
Total comprehensive income	51,346	210,252
Total comprehensive income attributable to:		
Owners of the Company	50,570	203,151
Non-controlling interest	776	7,101
	51,346	210,252
Per share (€)*		
Total comprehensive income	0.95	3.84
Diluted total comprehensive income	0.95	3.84

* The results per share are based on the average number of shares in issue over the nine month period (52,987,999 shares in 2023 and 52,381,288 in 2022). The diluted results per share are based on the average diluted number of shares on issue over the nine month period (53,091,851 shares in 2023 and 52,409,512 in 2022).

Consolidated statement of financial position

(€'000)	30-09-23	31-12-22	30-09-22
Assets			
Property investments	3,616,773	3,642,946	3,714,635
Investments in joint ventures	102,967	95,965	97,218
Tangible fixed assets	4,596	3,848	4,134
Receivables	142	137	137
Derivative financial instruments	58,440	62,006	59,373
Total non-current assets	3,782,918	3,804,902	3,875,497
Trade and other receivables	70,858	65,085	64,377
Prepaid tax	1,279	2,133	2,624
Cash and deposits	60,017	65,307	58,860
Total current assets	132,154	132,525	125,861
Total assets	3,915,072	3,937,427	4,001,358
Equity			
Issued share capital	537,817	533,492	533,492
Share premium reserve	259,847	263,774	263,968
Currency translation reserve	(99,388)	(83,812)	(74,775)
Other reserves	1,323,961	1,129,675	1,130,088
Undistributed income	66,512	200,737	229,977
Equity attributable to owners of the Company	2,088,749	2,043,866	2,082,750
Non-controlling interest	0	67,305	68,629
Total equity	2,088,749	2,111,171	2,151,379
Liabilities			
Trade and other payables	101,800	93,832	92,063
Tax payable	3,951	10,448	13,123
Borrowings	231,225	196,339	204,876
Total current liabilities	336,976	300,619	310,062
Trade and other payables	13,836	14,070	14,899
Borrowings	1,343,031	1,322,723	1,330,264
Derivative financial instruments	8,093	13,345	14,546
Deferred tax liabilities	123,455	111,482	118,012
Put option liability non-controlling interest	0	63,448	61,484
Provisions for pensions	932	569	712
Total non-current liabilities	1,489,347	1,525,637	1,539,917
Total liabilities	1,826,323	1,826,256	1,849,979
Total equity and liabilities	3,915,072	3,937,427	4,001,358

Consolidated statement of cash flows

(€ '000)	Nine months ended 30-09-23	Nine months ended 30-09-22
Profit after taxation	67,288	237,078
Adjustments:		
Movement performance shares granted	404	119
Investment revaluation and disposal of investment properties	12,309	(46,665)
(Derivative) financial instruments	(1,012)	(130,793)
Adjustment amortisation period put option liability	4,789	0
Share of result of joint ventures	(7,002)	(19,429)
Interest income	(418)	(6)
Interest expenses and borrowing costs	35,218	28,504
Deferred tax	14,871	48,425
Current tax	3,578	3,832
Depreciation tangible fixed assets	1,259	1,401
Other movements	(768)	592
Cash flow from operating activities after adjustments	130,516	123,058
(Increase)/decrease in receivables	(2,732)	(2,674)
Increase/(decrease) in creditors	8,530	(1,374)
	136,314	119,010
Current tax paid	(2,967)	(1,460)
Capital gain tax paid	(7,908)	(7,909)
Borrowing costs	(1,100)	(1,585)
Interest paid	(29,504)	(25,061)
Interest received	418	1
Cash flow from operating activities	95,253	82,996
Capital expenditure	(20,419)	(16,189)
Acquisition of non-controlling interest	(69,600)	0
Sale of property	0	100,999
Investments in joint ventures	0	(101)
Loan to joint ventures	0	6,000
Additions to tangible fixed assets	(1,057)	(283)
Cash flow from investing activities	(91,076)	90,426
Drawdown of borrowings	292,387	145,215
Repayment of borrowings	(226,262)	(235,423)
Dividends paid	(74,167)	(78,222)
Payments lease liabilities	(882)	(868)
Increase/(decrease) in non-current creditors	286	(36)
Cash flow from financing activities	(8,638)	(169,334)
Net cash flow	(4,461)	4,088
Currency differences on cash and deposits	(829)	(846)
Increase/(decrease) in cash and deposits	(5,290)	3,242
Cash and deposits at beginning of period	65,307	55,618
Cash and deposits at the end of period	60,017	58,860

Consolidated statement of changes in equity

The movements in equity in the nine month period ended 30 September 2023 were:

(€'000)	Issued share capital	Share premium reserve	Foreign currency translation reserve	Other reserves	Un- distributed income	Equity attributable to owners of the Company	Non- controlling interest	Total equity
31-12-2022	533,492	263,774	(83,812)	1,129,675	200,737	2,043,866	67,305	2,111,171
Profit after taxation	0	0	0	0	66,512	66,512	776	67,288
Other comprehensive income	0	0	(15,576)	(366)	0	(15,942)	0	(15,942)
Total comprehensive income	0	0	(15,576)	(366)	66,512	50,570	776	51,346
Transactions with owners of the Company								
Contributions and distributions								
Result previous financial year	0	0	0	116,190	(116,190)	0	0	0
Dividend paid in cash	0	(6)	0		(74,166)	(74,172)	0	(74,172)
Dividend paid in shares	4,325	(4,325)	0	10,381	(10,381)	0	0	0
Performance shares granted	0	404	0	0	0	404	0	404
Total contributions and distributions	4,325	(3,927)	0	126,571	(200,737)	(73,768)	0	(73,768)
Changes in ownership interests								
Acquisition of non- controlling interest without a change in control	0	0	0	68,081	0	68,081	(68,081)	0
Total changes in ownership interests	0	0	0	68,081	0	68,081	(68,081)	0
Total transactions with owners of the Company	4,325	(3,927)	0	194,652	(200,737)	(5,687)	(68,081)	(73,768)
Total equity at 30-09-2023	537,817	259,847	(99,388)	1,323,961	66,512	2,088,749	0	2,088,749

The movements in equity in the nine month period ended 30 September 2022 were:

(€'000)	Issued share capital	Share premium reserve	Foreign currency translation reserve	Other reserves	Un- distributed income	Equity attributable to owners of the Company	Non- controlling interest	Total equity
31-12-2021	526,539	263,853	(40,293)	1,102,916	104,687	1,957,702	61,528	2,019,230
Profit after taxation	0	0		0	229,977	229,977	7,101	237,078
Other comprehensive income	0	0	(27,480)	654	0	(26,826)	0	(26,826)
Total comprehensive income	0	0	(27,480)	654	229,977	203,151	7,101	210,252
Transactions with owners of the Company								
Contributions and distributions								
Result previous financial year	0	0	0	4,221	(4,221)	0	0	0
Dividend paid in cash	0	(4)	0	0	(78,218)	(78,222)	0	(78,222)
Dividend paid in shares	6,953	0	0	15,295	(22,248)	0	0	0
Performance shares granted	0	119	0	0	0	119	0	119
Total contributions and distributions	6,953	115	0	19,516	(104,687)	(78,103)	0	(78,103)
Total transactions with owners of the Company	6,953	115	0	19,516	(104,687)	(78,103)	0	(78,103)
Total equity at 30-09-2022	533,492	263,968	(67,773)	1,123,086	229,977	2,082,750	68,629	2,151,379

Segment information

(€'000)						Total	Adjustments	Total
For the nine month period ended 30-09-23	Belgium	France	Italy	Sweden	The Netherlands*	proportional consolidation	joint ventures	IFRS
Rental income	20,581	34,743	79,216	35,383	0	169,923	(8,731)	161,192
Service charge income	5,187	1,777	10,253	11,137	0	28,354	(1,969)	26,385
Service charge expenses	(5,670)	(2,194)	(9,860)	(12,741)	0	(30,465)	1,835	(28,630)
Property expenses	(1,825)	(6,790)	(10,505)	(4,130)	0	(23,250)	471	(22,779)
Net property income	18,273	27,536	69,104	29,649	0	144,562	(8,394)	136,168
Share of result of joint ventures	0	0	0	0	0	0	7,002	7,002
Investment revaluation and disposal of investment properties	(16,093)	3,418	26,892	(21,051)	84	(6,750)	(4,220)	(10,970)
Segment result	2,180	30,954	95,996	8,598	84	137,812	(5,612)	132,200
Net financing result						(35,821)	2,021	(33,800)
Company expenses						(10,363)	0	(10,363)
Investment expenses						(420)	22	(398)
Adjustment amortisation period put option liability						(4,789)	0	(4,789)
Other income						1,656	1,231	2,887
Profit before taxation						88,075	(2,338)	85,737
Current tax						(3,700)	122	(3,578)
Deferred tax						(17,087)	2,216	(14,871)
Profit after taxation						67,288	0	67,288

(€'000)						Total	Adjustments	Total
As per 30-09-23	Belgium	France	Italy	Sweden	The Netherlands*	proportional consolidation	joint ventures	IFRS
Property investments	563,604	814,027	1,663,232	770,651	0	3,811,514	(194,741)	3,616,773
Investments in joint ventures	0	0	0	0	0	0	102,967	102,967
Tangible fixed assets	0	1,947	400	438	1,811	4,596	0	4,596
Receivables	7,092	41,326	12,795	3,588	553	65,354	(1,204)	64,150
Loan to joint ventures	0	0	0	0	0	0	8,129	8,129
Derivative financial instruments	6,464	0	62,240	3,738	0	72,442	(14,002)	58,440
Cash and deposits	4,722	1,668	22,812	34,960	2,778	66,940	(6,923)	60,017
Total assets	581,882	858,968	1,761,479	813,375	5,142	4,020,846	(105,774)	3,915,072
Creditors	12,069	33,527	33,355	28,060	2,775	109,786	(4,035)	105,751
Non-current creditors	1,268	8,939	2,753	595	712	14,267	(431)	13,836
Borrowings	285,641	239,763	814,435	307,534	25,000	1,672,373	(98,117)	1,574,256
Derivative financial instruments	0	0	7,861	232	0	8,093	0	8,093
Deferred tax liabilities	0	0	52,668	73,978	0	126,646	(3,191)	123,455
Provision for pensions	0	0	0	0	932	932	0	932
Total liabilities	298,978	282,229	911,072	410,399	29,419	1,932,097	(105,774)	1,826,323

(€'000)						Total	Adjustments	Total
For the nine month period ended 30-09-23	Belgium	France	Italy	Sweden	The Netherlands*	proportional consolidation	joint ventures	IFRS
Acquisitions, divestments and capital expenditure (including capitalised interest)	1,802	868	6,850	6,710	0	16,230	(648)	15,582

* The Netherlands represents assets and liabilities of Eurocommercial Properties N.V.

Segment information (continued)

(€'000) For the nine month period ended 30-09-22	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Rental income	19,672	34,120	70,231	34,994	0	159,017	(7,607)	151,410
Service charge income	4,849	2,068	10,945	12,194	0	30,056	(2,064)	27,992
Service charge expenses	(5,164)	(2,486)	(10,837)	(13,410)	0	(31,897)	2,091	(29,806)
Property expenses	(1,064)	(7,262)	(9,896)	(3,992)	0	(22,214)	421	(21,793)
Net property income	18,293	26,440	60,443	29,786	0	134,962	(7,159)	127,803
Share of result of joint ventures	0	0	0	0	0	0	19,429	19,429
Investment revaluation and disposal of investment properties	4,249	4,630	25,155	19,168	(27)	53,175	(6,282)	46,893
Segment result	22,542	31,070	85,598	48,954	(27)	188,137	5,988	194,125
Net financing result						115,716	(13,421)	102,295
Company expenses						(9,213)	4	(9,209)
Investment expenses						(633)	6	(627)
Other income						1,611	1,140	2,751
Profit before taxation						295,618	(6,283)	289,335
Current tax						(3,856)	24	(3,832)
Deferred tax						(54,684)	6,259	(48,425)
Profit after taxation						237,078	0	237,078

(€'000) As per 31-12-22	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Property investments	578,090	810,280	1,629,850	814,626	0	3,832,846	(189,900)	3,642,946
Investments in joint ventures	0	0	0	0	0	0	95,965	95,965
Tangible fixed assets	0	2,148	790	592	318	3,848	0	3,848
Receivables	9,080	33,292	11,034	6,358	588	60,352	(997)	59,355
Loan to Joint Venture	0	0	0	0	0	0	8,000	8,000
Derivative financial instruments	7,567	0	64,457	4,102	0	76,126	(14,120)	62,006
Cash and deposits	2,229	13,749	21,199	31,286	2,573	71,036	(5,729)	65,307
Total assets	596,966	859,469	1,727,330	856,964	3,479	4,044,208	(106,781)	3,937,427
Creditors	11,204	32,215	34,468	28,521	2,733	109,141	(4,861)	104,280
Non-current creditors	1,222	9,664	3,131	513	(7)	14,523	(453)	14,070
Borrowings	285,486	217,953	793,498	322,564	0	1,619,501	(100,439)	1,519,062
Derivative financial instruments	0	0	13,345	0	0	13,345	0	13,345
Deferred tax liabilities	0	0	33,172	79,338	0	112,510	(1,028)	111,482
Put option liability non-controlling interest	63,448	0	0	0	0	63,448	0	63,448
Provision for pensions	0	0	0	0	569	569	0	569
Total liabilities	361,360	259,832	877,614	430,936	3,295	1,933,037	(106,781)	1,826,256

(€'000) For the nine month period ended 30-09-22	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Acquisitions, divestments and capital expenditure (including capitalised interest)	3,051	(75,070)	5,225	3,188	0	(63,606)	(2,832)	(66,438)

* The Netherlands represents assets and liabilities of Eurocommercial Properties N.V.

The figures in this press release have not been audited by an external auditor.