

PRESS RELEASE

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31 DECEMBER 2020 RESULTS**Key highlights for the 18 months reporting period to 31 December 2020****Performance and business highlights**

- Sales turnover, affected by 2.4 months of closures in 2020, encouragingly reached pre-pandemic levels during reopening periods
- Solid tenant demand resulted in 10.5% rent uplifts on renewals and relettings, with higher number of deals signed in 2020 compared to 2019
- EPRA vacancy rate at year-end at 1.6%
- Resilient property values down -3.8% over the past twelve months
- Around €300 million disposals over the past eighteen months at or close to their latest valuations
- LTV (on the basis of proportional consolidation) reduced to 43.8% compared to 45.5% in June
- EPRA sBPR Gold Award for the seventh year in a row
- Green Star status for the 5th consecutive year upgraded to four GRESB stars
- Net earnings €3.40 (direct investment result) per depositary receipt for 18 months to 31 December 2020 and €2.21 for the calendar year 2020 compared to €2.43 for the calendar year 2019
- Cost savings of €8 million in 2020 compared to 2019 (17% of total costs)
- Proposed dividend of €0.50 cash per depositary receipt and one new depositary receipt for each 18 depositary receipts held
- Over €100 million reduction in deferred taxes due to fiscal step up in Italy
- EPRA Net Tangible Assets of €42.55 per depositary receipt

Management board commentary

During this unprecedented year marked by the global COVID-19 pandemic, Eurocommercial has demonstrated its resilience on many levels. Our teams' professionalism and hard work enabled us to reach high rent collection rates while keeping vacancies to minimal levels. In 2020, we signed a higher number of leases than in 2019 and relettings and renewals showed solid uplifts in rents (10.5%), in-line with our long-term average. These strengths, together with our history of affordable rental levels have been recognised by our valuers through a modest decline in our asset values.

Over the past 18 months, we have sold around €300 million of properties representing 8% of our portfolio at or close to book value, demonstrating that there remains a market for good retail assets. We are progressing with other sales with the aim of achieving a loan to value (LTV) ratio of under 40% in due course as part of our commitment to maintain a solid and healthy financing structure. All our debt is in the form of straightforward individual mortgage loans with a wide range of banks with whom we have established long-term relationships.

As a new management team, our priorities are clear. In a changing retail landscape, we want to accompany retailers' portfolio transformation by working closely with them to our mutual benefits. Change is an opportunity to innovate and we constantly engage with our consumers to tailor our offer to their expectations. Ensuring rent sustainability while monitoring costs will be pivotal to our success. Building a sustainable and resilient business is the foundation of our long-term strategy and our new ESG strategy is fully aligned with these objectives, from our roadmap to reduce our footprint to our proposed improvements to our governance.

In Italy, colour-coded trading restrictions have been in place since November 2020 and these are reviewed by the government on a weekly basis. Hypermarkets, pharmacies and a few services are currently able to open seven days a week in all our shopping centres. In red areas all non-essential retail is closed. Currently our galleries at I Gigli and Collestrada are open during the week. In France, all shopping centres of more than 20,000m² have been closed since 1 February with only hypermarkets, pharmacies and a few other essential stores open and allowed to trade. Since 6 March, this has also applied to shopping centres larger than 10,000m² and therefore only Etrembières, Les Grands Hommes and Chasse Sud are currently open. In Sweden, all shopping centres remain fully open, although there are some restrictions on the use of restaurants. As of midnight, Friday 26 March the Belgian government have confirmed the closure of all non-essential retail for a period of four weeks, although click & collect and shopping by appointment will be permitted.

These restrictive measures are clearly affecting our business and retail sales in our shopping centres during the first part of this year. Although there are various government rent support initiatives currently under consideration, we are still awaiting further details about how they will operate. In the meantime, we can report that we have collected 75% of rent and service charges for the months of January and February 2021.

Notwithstanding the current restrictions on part of our portfolio, we see the reopening of the economy in sight as vaccination continues to progress. Our fundamentals are still strong and we are confident that our business is well-prepared to re-emerge and continue to create long-term value for our stakeholders.

Financial & Operational Review

Introduction

The financial year of the Company was extended to 18 months ending 31 December 2020 by resolution of the Extraordinary General Meeting held on 18 June 2020. This implies that all actual numbers in this press release refer to an 18 months financial reporting period. In order to make the Company's figures more comparable with those published by our peers and also to compare the pre-COVID-19 year 2019 with the COVID-19 year 2020, we added two more columns showing 12 months figures for the calendar year 2020 and 12 months figures for the previous calendar year 2019.

COVID-19 pandemic

In 2020, Eurocommercial's activities were significantly impacted by the COVID-19 pandemic which resulted in government restrictions imposed on shopping centres openings and gatherings.

The first lockdown occurred during spring 2020 when our shopping centres were closed for around two months from mid-March in Belgium, France and Italy. During this period non-essential retail was closed while everyday shops including hypermarkets and pharmacies remained open. The only country which was not closed was Sweden where all shopping centres remained open throughout 2020, although footfall was initially reduced in response to health authority guidelines on social distancing and public gatherings. Retail was fully reopened in all our markets by mid-May with the exception of some food & beverage and entertainment.

After the summer a second round of closures started following the increase in cases of COVID-19 that spread throughout Europe from September. In Belgium and France the closure of restaurants in late October was followed by national lockdowns during November which were slightly more flexible than the first one with more stores able to stay open and click & collect activities permitted. Re-openings occurred in time for the busy Christmas trade. The Italian government put in place a colour restriction scheme which is reviewed weekly. This put more restrictions on shopping centres and restaurants than on city centre retail, with limitations on opening at weekends and around public holidays.

In 2020, our shopping centres were closed for 2.4 months on average.

Direct investment result: €167.6 million (€3.40 per depositary receipt)

The **direct investment result** for the eighteen months reporting period to 31 December 2020 was €167.6 million. For the calendar year 2020 the direct investment result was €109.1 million compared to €120.2 million for the calendar year 2019. This lower result was mainly due to discounts granted to retailers related to the COVID-19 pandemic and a higher provision for bad debts as a result of tenant insolvencies. Sales of properties in France and Sweden also reduced the result. These negative impacts were partly offset by cost savings, including reduced interest expenses, lower marketing, staff and travelling expenses as well as lower local taxes.

Altogether we granted rent concessions related to the COVID-19 pandemic of €24.0 million, of which €16.1 million was included as a reduction of net property income in 2020 with the remaining amount to be amortized in accordance with IFRS 16 over the remaining terms of the leases or until the first tenant break option. For more details about rent concessions see page 6.

The direct investment result is defined as net property income less net interest expenses and company expenses after taxation. 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 direct investment result per depositary receipt for the eighteen months reporting period to 31 December 2020 was €3.40. The direct investment result per depositary receipt for the twelve months to 31 December 2020 declined to €2.21 from €2.43 for the twelve months to 30 December 2019 for the reasons set out above.

The **EPRA earnings** result for the eighteen months reporting period to 31 December 2020 was €161.0 million, or €3.27 per depositary receipt. For the calendar year 2020 the EPRA earnings result was €102.0 million compared to €120.2 million for the calendar year 2019.

IFRS profit: €115.4 million

The **IFRS profit after taxation** for the eighteen months reporting period to 31 December 2020 was €115.4 million (€2.34 per depositary receipt). For the calendar year 2020 the IFRS profit after taxation was €50.3 million (€1.02 per depositary receipt) compared to €115.0 (€2.32 per depositary receipt) for the calendar year 2019. This was largely due to a negative revaluation of the investment property portfolio for an amount of €162.7 million (2019: €7.7 million positive) which was partly offset by a positive movement in deferred tax of €100.7 million.

This positive movement is the result of a fiscal step up of the Company's Italian entities' assets, which implies a realignment of the fiscal values of the tangible and intangible assets to their market values. The positive difference with the previous deferred tax accrual is reflected in the deferred tax asset of €25 million. This step up was made mostly at a 3% substitute tax rate (compared to the 24% or 27.9% standard Italian corporate tax rates), resulting in a tax payable amount of €13.8 million to be paid in the financial year 2021 and €18.6 million to be paid in the next two years. It is expected to recover these amounts in a short period of time through the tax savings the Company will incur in Italy thanks to the increased fiscally deductible depreciation.

Net property income: €252.9 million

Rental income, including joint ventures (based on proportional consolidation), for the eighteen months reporting period to 31 December 2020, after deducting net service charges and direct and indirect property expenses (branch overheads), was €252.9 million. For the calendar year 2020 the net property income (based on proportional consolidation) was €164.6 million compared to €179.7 million for the calendar year 2019. The decline was mainly due to discounts granted to retailers related to the COVID-19 pandemic and a higher provision for bad debts as a result of tenant insolvencies. Furthermore, sales of properties in France and Sweden also reduced the net property income. Property expenses increased as well due to an increase in COVID-19 related bad debts (impairment due to rent concessions) and bad debt provisions for insolvent tenants. This was partly offset by lower centre marketing expenses, staff and travelling expenses as well as lower local taxes.

Adjusted net asset value: €42.84 per depositary receipt

The adjusted net asset value at 31 December 2020 was €42.84 per depositary receipt compared with €42.73 at 30 June 2020 and €43.89 at 31 December 2019. 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) which are used to stabilise interest costs.

EPRA Net Tangible Assets (NTA) per depositary receipt at 31 December 2020 was €42.55 per depositary receipt, compared to €41.84 at 31 December 2019, and €42.67 at 30 June 2019.

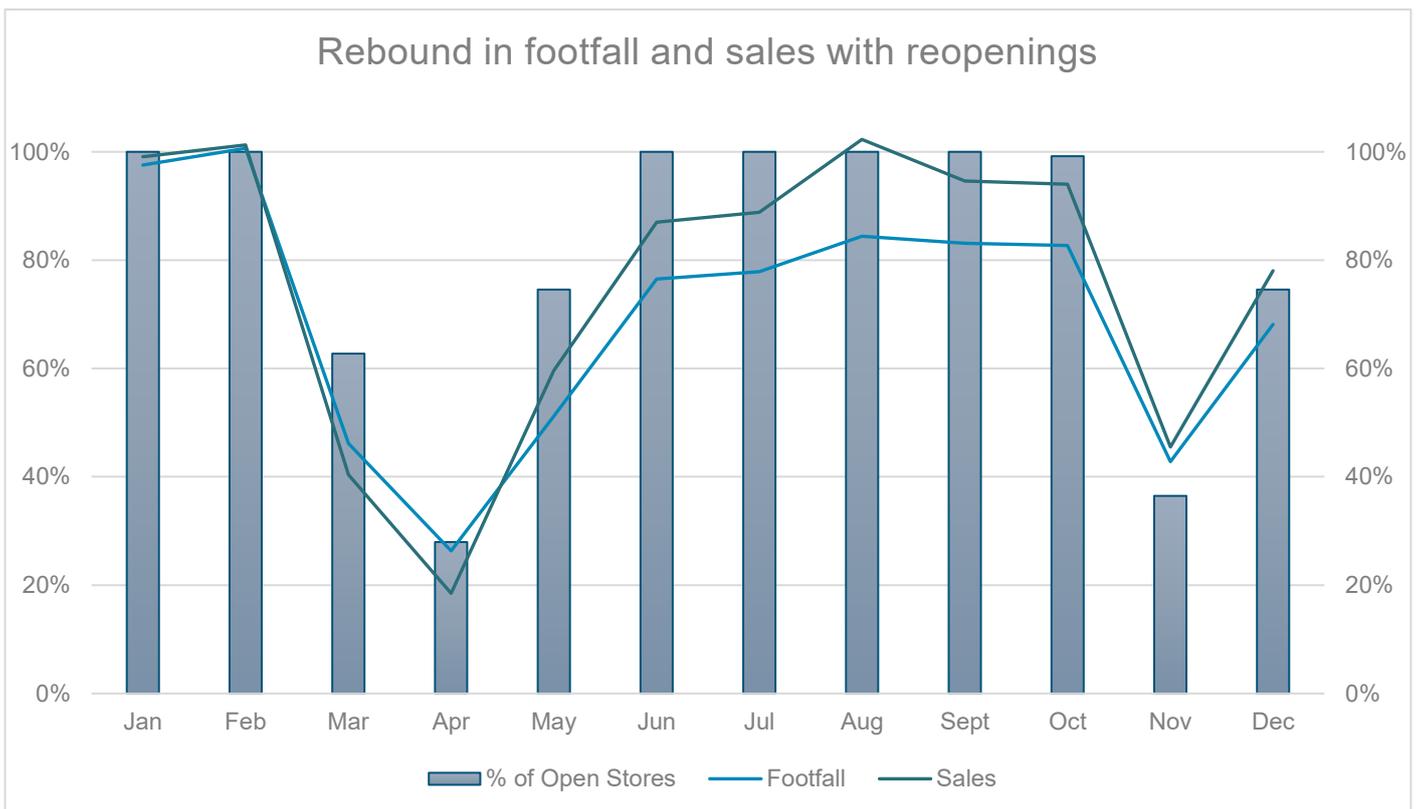
The IFRS net asset value at 31 December 2020, after allowing for contingent capital gains tax liabilities if all properties were to be sold simultaneously and the fair value of the interest rate swap contracts, was €38.17 per depositary receipt compared with €35.41 at 30 June 2020 and €37.80 at 31 December 2019. The increase in IFRS net asset value is mainly attributed to the fiscal step up in Italy.

Retail sales turnover

Retail sales and footfall suffered during both two lockdown periods when our shopping centres only remained open for essential shopping, principally hypermarkets and pharmacies. The period in between the lockdowns saw a rapid rebound in both footfall and sales supported by the summer staycations. During this period retail sales reached pre-pandemic levels and while fashion, shoes and restaurants generally suffered, other sectors recovered well including hypermarkets, health and beauty, household, consumer electronics and sport. Value and discount retailers have also generally flourished during the whole period.

With a shopping centre portfolio heavily anchored on food outlets (31 units) and other everyday necessities (combined 56% of GLA¹), the strong recovery in turnover was most pronounced in our suburban and provincial shopping centres, where people were both living and working with easy access and free parking being important factors. Public transport makes an important contribution to footfall at Passage du Havre (Paris) and Woluwe (Brussels), and these assets therefore took slightly longer to recover.

The Swedish portfolio performed more consistently throughout the whole of 2020 being fully open and trading and their strong provision of daily goods, particularly hypermarkets and Systembolaget (the state liquor monopoly) helped keep footfall consistently high, dropping by only 10% year-on-year. Retail sales were also strong, reaching comparable levels to 2019 between July and October.



¹ Includes parts of the shopping centres not owned by Eurocommercial

Rent collection

Rent support was provided on a case-by-case basis and within frameworks set by governments or agreed between the country organisations representing shopping centre owners and retailers. The general principle we adopted was to be fair and reasonable and to share the financial burden. We initiated discussions early, and this assisted the process and we reached agreements quickly with most tenants, helping their liquidity position and ensuring steady and full rates of rent collection during the year.

The Swedish government introduced a rent support initiative for Q2 which provided that if a landlord offered a qualifying tenant a rent discount of up to 50%, then within certain parameters the government would refund the landlord half the discount. The Italian government put in place a tax credit system to assist tenants during the lockdowns, while the French government provided different levels of rent support depending on a retailer's number of employees. The agreements reached with our tenants were limited to rent support and monthly payments. There was no revision to the lease terms which have remained intact in particular the minimum guaranteed rents (MGRs), thereby providing income security going forward. In our negotiations for the second lockdown we managed to negotiate some important improvements to the leases, including extending the term, removing break options or increasing the turnover percentage. By the end of 2020 we had reached agreements with 97% of our tenants, collecting 87% of invoiced rent and service charges and 95% of receivables excluding rent concessions.

The results of our negotiations are summarised in the table below. Overall we granted €24 million of rent concessions for 2020, of which €5.7 million was included as a reduction of rental income and service charge in 2020, €10.4 million was recorded, on a proportional basis, as cost in the property expenses, while the remaining amount will be amortized in accordance with IFRS 16 over the remaining terms of the leases or until the first tenant break option. These amounts do not include concessions negotiated or to be negotiated for 2021 as many centres are still under restrictions at the time of publishing.

Rent collected in 2020

	Rent concessions granted	% of invoiced rent collected 2020	% of due and collectable rent collected 2020*
Belgium	€ 3.7 million	87%	97%
France	€ 6.6 million	87%	92%
Italy	€ 10.9 million	83%	95%
Sweden	€ 2.8 million	94%	98%
Total	€ 24 million	87%	95%

*Due and collectable rent: invoiced rent excluding concessions granted

Renewals and relettings: +10.5%

Despite the COVID-19 pandemic, leasing activity remained robust over 2020 with 277 leases renewed or re-let compared to 245 in 2019. Of these 277 deals, 79 were relettings highlighting solid demand from new retailers to open in our centres. Leasing activity remained robust at the end of the year with 95 leases signed in Q4. Overall we achieved a 10.5% uplift on these relettings and renewals, demonstrating the strong demand from retailers to be represented in our centres.

This strong leasing activity during this unprecedented difficult time allowed us to keep our vacancy rate down at a very low level of only 1.6%, thereby extending our long-term high occupancy record. While occupancy cost ratios (OCRs) have temporarily gone up slightly for some retailers, we believe that our rents are on average still very sustainable.

In Woluwe shopping centre, Belgium, eight new leases were signed and three tenants renewed over the past 12 months with an average uplift of 2.1%. Among these deals, we have succeeded in attracting premium brands which are usually not represented in shopping centres such as Maje, K-Way and Jott. The beauty sector has also been strengthened by the transfer of Rituals to a larger unit, allowing the brand to set up its new flagship store format in Brussels.

In France, the leasing team completed 32 lease renewals and re-lettings over the last 12 months with an average uplift of 6.0%. We signed a lease with a medical practice in Modo and with Blackstore, a new Intersport group brand who have opened in Les Atlantes.

In Italy, relettings and renewals of 131 leases together produced an average increase in rent of 16.6%. Several new international brands were established in our centres such as The North Face, Nike, Adidas and Starbucks while we also saw an increased presence of existing international tenants including Primark, Inditex, H&M, Hollister and JD Sports.

In Sweden, we completed 103 lease renewals and re-lettings producing an overall average uplift in rent of 4.2%. At Valbo, H&M, New Yorker and Hemtex opened new stores. At Elins Esplanad, following the re-location of Cassels last year there were new store openings for H&M and Nordic Wellness, a major gym operator who have also opened in Bergvik. Clas Ohlson are an important addition to Ingelsta Shopping and opened their new store in February 2021.

Renewals and relettings, 12 months to 31 December 2020

	Number of relettings and renewals	Average rental uplift on relettings and renewals	% of leases relet and renewed (MGR)
Overall	277	10.5%	15%
Belgium	11	2.1%	8%
France	32	6.0%	6%
Italy	131	16.6%	18%
Sweden	103	4.2%	23%

EPRA vacancy levels

EPRA vacancy for the portfolio at 31 December 2020 remained very low as it has been over the last 20 years and represented 1.6%. Vacancy by lettable area was 1.3%.

	31 December 2019	30 June 2020	31 December 2020
Overall	1.0%	1.4%	1.6%
Belgium	0.4%	1.1%	1.0%
France	1.8%	2.1%	2.3%
Italy	0.5%	0.8%	1.3%
Sweden	0.6%	1.7%	1.7%

Cost savings

The €10 million Covid-19 related rent concessions recorded in the IFRS property expenses and the additional related provisions for bad debt for €3.4 million were partly offset by significant savings both in property and company expenses for calendar year 2020 compared to calendar year 2019. Indirect property expenses were

reduced by €4.7 million (22%) to €16.8 million compared to €21.5 million in 2019. Direct property expenses (excluding “bad debts” and “impairment on tenant receivables” for comparison purposes) were reduced by €0.9 million (7%) to €11.4 million compared to €12.3 million in 2019. Company expenses were reduced by €2.3 million (17%) to €11.4 million compared to €13.7 million in 2019.

These savings, for a total amount of €7.9 million, were mostly in personnel costs, local taxes, marketing expenses, office and travelling expenses. All variable remuneration for management and staff related to the financial reporting period ended 31 December 2020 was cancelled. The office at 4 Carlton Gardens in London was closed in December 2020.

Property valuations

Eurocommercial’s properties were independently valued at 31 December 2020 by major international firms in accordance with the standards set out in the “Red Book” of The Royal Institution of Chartered Surveyors. The change in values of the properties since June 2020 and December 2019 are set out in the table below, together with their net yields. The net yield figures are derived by dividing expected net income for the coming year by the valuation figure, to which has been added the relevant standardised market allowance for deemed purchaser’s costs (usually notional transfer taxes) in the particular country. The objective is to replicate the calculations of a professional institutional investor.

Overall the valuations declined by 3.8% over the year and by 0.9% since the properties were last independently valued on 30 June 2020. The overall decline in values resulted from higher initial yields or exit yields (depending on valuation methodology) and more conservative ERVs. The valuers generally recognised the low vacancy levels in the portfolio and future income security supported by steady tenant demand and rent affordability.

In France, excluding the prime, mixed use central Paris asset, Passage du Havre (initial yield 3.75%), the overall initial yield on the remaining, predominantly suburban and provincial shopping centre portfolio is 5.3%.

In Italy, the exit yields used by the valuers in their cashflow models increased by over 20 basis points to 5.7%. The initial yield of 5.2% reflects the temporary lower net operating income before the rents from the projects at I Gigli and Fiordaliso come on stream.

In Sweden, the valuers identified relevant comparable transactions in all segments of the retail market including shopping centres (Farsta Centre). With normal market conditions prevailing in the transactional and occupational markets, and with shopping centres open and trading well, the Swedish valuers removed the material valuation uncertainty clauses which they had inserted in their June valuations.

The valuation of Woluwe Shopping in Belgium was down by 6% over the year, mainly the result of an increase in yield and a downward adjustment in ERVs.

Valuations at 31 December 2020*

	Net value	Valuation change		Net initial yield including purchase costs
	31 December 2020 € million	From December 2019	From June 2020	31 December 2020
Overall	4,036.7	-3.8%	-0.9%	5.0%
Belgium	589.8	-6.0%	-1.2%	4.2%
France	965.3	-4.4%	-1.3%	5.0%
Italy	1,580.2	-3.7%	-0.5%	5.2%
Sweden	901.3	-1.6%	-1.1%	5.0%

Values may not add up due to rounding

*Our valuers are CBRE, Cushman & Wakefield, JLL, Knight Frank and Savills

Disposals

Over the past eighteen months we sold around €300 million of assets amounting to 8% of our portfolio at prices at or close to their latest valuation. In September 2019, we disposed of 50% of Passage du Havre. In September 2020, we sold the Moraberg retail park in Sweden and in December 2020, we sold Bronsen retail park in Sweden and signed an agreement to sell Les Trois Dauphins in France. The sale of this French property was completed on 25 March 2021 and the proceeds were used to repay the bank loan on the property of €20 million with the remaining cash to be used for working capital purposes.

Funding

In November 2019 holders of depositary receipts (DRs) representing 12.1% of the issued share capital opted to take up 395,442 bonus DRs at an issue price of €32.70 from the Company's share premium reserve, instead of a cash dividend of €2.18 (2017: €2.15) per depositary receipt for the financial year ended 30 June 2019. Accordingly, of the possible dividend of €106.6 million, an amount of €12.9 million was not paid out in cash. The total number of depositary receipts outstanding at the end of November 2019 rose to 49,402,758 with a further 506,924 depositary receipts held in treasury. This position is unchanged as per 31 December 2020.

In the first quarter of 2020 the Company entered into three new loan agreements. In Italy, the existing bank loan with Monte dei Paschi di Siena financing shopping centre Collestrada in Perugia was extended for nine years and the principal of the loan was increased from €40 million to €72 million. Furthermore, two new short-term loans were concluded with ING for an amount of €35 million and with BNP Paribas for an amount of €30 million respectively.

In July 2020 the Italian subsidiaries of the Company entered into two new state guaranteed bank loans, one for €5.5 million with Banca Popolare di Milano for the 50/50 joint venture and one for €21.5 million with Banca Intesa Sanpaolo, both for a term of three years at market pricing conditions. The drawn down funds have to be used for working capital purposes within the Italian group companies.

In December 2020 Eurocommercial renewed two loans for a combined €60 million. A €39 million loan, financing the Samarkand shopping centre in Växjö, Sweden, was renewed with Nordea by way of a green loan expiring in July 2023. A €21 million loan, financing the retail park of the Fiordaliso shopping centre in Milan, Italy (owned in a 50/50 joint venture) with UBI Banca was extended until January 2024.

Following these two renewals, Eurocommercial only has €100 million of long-term loans expiring in 2021, representing approximately 6% of the current loan book. The Company is already in active negotiations on these loans and expects to renew them in the first half of 2021.

Our long-term financing contracts are secured by mortgages in favour a group of over 15 Belgian, Dutch, French, German, Italian and Nordics specialist real estate financing banks, with whom we have strong and long-standing lending relationships, ensuring diversity of access to finance among lenders and across different geographies. Bank covenants for all long-term financing arrangements have been agreed at local asset level, which can be a loan to value ratio, interest cover ratio or a debt service ratio or a combination thereof, all related to the performance of the local property.

Eurocommercial's bank loans have an average committed unexpired term of nearly five years. 76% of our interest expenses are fixed or hedged, with an hedging average period of just over six years. The average interest rate decreased slightly to 1.9% as per 31 December 2020 from 2.0% reported as per 30 June 2020. The Company's interest expenses are expected to remain stable for the coming period.

The loan to value (LTV) ratio decreased to 43.8% at 31 December 2020 compared to 45.5% as per 30 June 2020 and 44.0% as per 31 December 2019. The LTV is calculated on the basis of the proportional consolidated balance sheet of the Company as per 31 December 2020 (after deducting purchaser's costs).

The main reasons for this decrease are the proceeds from the sales of Moraberg and Bronsen in Sweden and the collected rent. The Group's loan to value ratio covenant agreed with the financing banks is 60%, in line with the usual market practices.

For comparison purposes, our loan to value adding back purchaser's costs as per 31 December 2020 is 42.6% and our loan-to-value adding back purchaser's costs using the IFRS consolidated balance sheet is 41.5%.

Dividend

Eurocommercial Properties N.V. is a Dutch fiscal investment institution (FBI) in accordance with section 28 of the Dutch Act on Corporate Income Tax. One of the conditions of the FBI status is the requirement to distribute the taxable result as a dividend to its shareholders and holders of depositary receipts within eight months after the balance sheet date. Such distribution can be made either in cash or in shares/depositary receipts or a combination thereof.

Eurocommercial Properties N.V. also has the French SIIC status, which means that there is no French corporate income tax due if the investment results are distributed to the shareholders and holders of depositary receipts. Due to capital gains resulting from past property sales and a small operational result, the Company has a dividend distribution obligation to maintain its SIIC status. This obligation can also be met either by payment of a dividend in cash or in shares/depositary receipts or a combination thereof.

For the eighteen months period ended 31 December 2020 the dividend to be distributed by the Company prior to 31 August 2021 in accordance with the FBI rules and the SIIC rules is €107 million.

The Board of Management and the Supervisory Board propose to pay a dividend of €0.50 per depositary receipt in cash and to pay a mandatory scrip dividend of 1 new depositary receipt per 18 existing depositary receipts in order to meet the fiscal distribution obligations for both the Company's FBI status and the Company's SIIC status. The mandatory scrip dividend will help the Company to preserve its strong balance sheet, a prudent measure especially when taking into account the ongoing uncertainties related to the COVID-19 virus pandemic and the restrictive measures put in place by the different European governments both in the years 2020 and 2021. The Company has been well known for its stable to increasing dividend policy since its inception in 1991, and the Boards believe it is appropriate to determine the future dividend policy once the full effects related to the pandemic can be better assessed.

The dividend payment date will be Friday 2 July 2021.

Corporate governance

Following the announcement made in our press release of 27 October 2020 about modernising the corporate governance of the Company, we are preparing the proposal for a change of the Company's governance for the winding up of Stichting Administratiekantoor Eurocommercial Properties and the abolishment of depositary receipts. This proposal will be tabled at the Annual General Meeting to be held on Tuesday 8 June 2021. The notice for this meeting with the agenda and notes will be published together with the Annual Report on Friday 23 April 2021.

Country Commentary

Belgium

The outbreak of the COVID-19 crisis began in Belgium with the announcement of the closure of all cafes, bars and restaurants on 12 March 2020 which was followed with the implementation of a strict lockdown policy on 17 March, resulting in the closure of all non-essential retail. Throughout the lockdown, Woluwe

Shopping remained open and accessible only for essential shopping, principally the Match supermarket. After nearly two months of closure, all stores were able to gradually reopen between 11 May and 8 June. Soon after the full reopening, Woluwe Shopping saw a steady improvement in visitor numbers and retail turnover, reaching a peak during the summer sales period in August. The recovery lasted until the end of October with retail sales and footfall reaching levels close to 2019. In November, with the arrival of the second wave of the pandemic, the Belgium government ordered a second lockdown which was slightly more flexible than the first one, with more stores able to stay open and click & collect activities permitted. In early December, all stores reopened (with exception of hairdressers and restaurants) in time for the busy Christmas sales period.

Retail sector performance varied during 2020 with fashion and shoes the most significantly impacted. On the other hand, the jewelry, health & beauty and home goods sectors were very resilient showing the strongest recovery and sales growth between the two lockdown periods. Restaurants remain the sector which has suffered the most with more than five months of closure in 2020. Immediately after each lockdown, we opened a constructive dialogue with our tenants in order to find equitable and fair financial support measures. This proactive and business partner oriented approach allowed us to maintain high rent and charges collection rates, reaching just above 97% for 2020.

Over the past twelve months eight new leases has been signed and three tenants renewed with an average rent uplift of 2.1%. We have attracted several new premium brands including Maje, K-Way and Jott. The beauty sector has also been strengthened by the transfer of Rituals to a larger unit to establish its new flagship store format in Brussels.

The December 2020 valuation saw a decrease of 1.2% over six months and 6.0% over 12 months, mainly driven by a slight increase in yield in June and a downward adjustment in ERVs in December. Overall Woluwe Shopping is valued at a net initial yield of 4.2%. During 2020 we focused on the planning application process for our mixed-use extension project which includes 7,800 m² of additional retail space on two levels, 100 apartments and two levels of underground parking. We expect to obtain the final permit during the first half of 2022.

France

The announcement of a strict confinement on 16 March 2020 severely impacted upon the country's economy and particularly the activity of shopping centres with the closure of non-essential shops. However, the date of reopening on 11 May saw the start of a strong recovery in both footfall and sales with uninterrupted monthly increases in turnover until November 2020. All our centres performed very well during this period, particularly the suburban hypermarket-anchored centres with people both living and working at home and generally avoiding city centres and public transport.

The second confinement lasted for the month of November, following which the reopening of non-essential retail in December was again followed by a strong rebound in consumption in our shopping centres with a sales increase of 4.9% compared to December 2019, outperforming the CNCC index (-2.4% during the same period). These rebounds were most marked in the home goods, electronics, sport and DIY sectors, while fashion performed below its usual levels.

Following the first confinement, we implemented a strategy of offering a rent free period of three months for small tenants and a 50% rent free period for other tenants. To assist landlords and tenants in the second confinement, the government implemented a tax credit system and overall we have therefore been able to collect 92% of invoiced rent and charges in 2020.

Over the last 12 months the leasing team carried out 32 renewals and re-lettings which generated an uplift in rent of 6.0%. We have signed two leases with the Agapes group, who will establish two restaurants on 1,600m² in a building currently under construction on land adjacent to our shopping centre at Etrembières.

We also signed a lease with a medical practice in Modo and Blackstore, a new Intersport group brand who have opened in Les Atlantes.

The December 2020 valuations showed a decrease of 1.3% over six months and 4.4% over 12 months. The overall net initial yield for the portfolio currently stands at around 5%, although excluding the prime central Paris mixed-use property, Passage du Havre (yield 3.75%) the overall net yield on our remaining, predominantly suburban and provincial shopping centre portfolio is 5.3%. During the year, we sold Les Trois Dauphins, a mixed-use building of 16,800m² in Grenoble to Credit Agricole. The closing of this sale took place on 25 March 2021.

Italy

Italy was one of the first European countries to be impacted by the COVID-19 pandemic, with the government implementing a strict lockdown policy resulting in our shopping centres being partially closed for over two months until mid-May. After the reopening there was an encouraging return of turnover and footfall before the COVID-19 second wave struck at the end of October. Since then the Italian government has put in place a regional colour-code system to prevent other nationwide full lockdowns.

The economic effects of the pandemic have been significant for our tenants and will need a convalescence period during 2021 to fully recover. In general in 2020, the fashion, entertainment and food & beverage sectors suffered most turnover loss, while hypermarkets, health and beauty, electronics and home goods have performed well. Overall, during the summer period between lockdowns turnover recovered to 90% of 2019 levels.

Our discussions with retailers to resolve the COVID-19 period were both professional and constructive and our tenants appreciated that, notwithstanding their contractual obligations, Eurocommercial was prepared to take its share of the financial burden. With the additional assistance of government support in the form of tax credits, we have therefore now collected 95% of invoiced rent and charges for 2020.

Following an initial period when tenants were understandably hesitant to enter into new lease agreements, leasing activity improved during 2020 and 131 leases were renewed or relet with a total rent uplift on those transactions of 16.6%. Several new international brands opened in our centres such as The North Face, Nike, Adidas and Starbucks while existing international tenants including Primark, Inditex, H&M, Abercrombie and JD Sports increased their presence in our centres.

Valuations decreased by 0.5% over the six months and by 3.7% over the year. The main reasons were a slight increase in net yields and a combination of marginally higher discount rates and lower inflation projections. A modest increase in net rental income partially helped compensate for the movement in yields.

2020 was a very busy year for I Gigli (Florence) following the opening in the previous year of the food hall, Ai Banchi del Mercato Centrale and the new Primark and Zara stores. We carried out several projects to further increase the attractiveness of the centre and diversify its merchandising mix. A new open terrace was realised at the end of July providing the existing food court and Mercato Centrale with much needed extra space. Works for the restructuring of the old Bazar and Toys shop into 14 new units (including JD Sports, Adidas and Nike) were finalised by the end of November. The new walkway "Il Cammin de' Gigli" connecting the two main piazzas on the first floor was completed before Christmas, increasing the retail and food & beverage offer and introducing new services including an impressive new kids-area, a barber shop and co-working facilities.

We were also active in Curno (Milan) where the new food hall opened in November 2019 for 17 restaurants including Signor Vino, Cioccolati Italiani, Doppio Malto, Old Wild West and KFC. Visitor numbers in the first week increased by over 25% before COVID-19 disrupted trading. The new retail park in Cremona Po also

opened in November 2019 with tenants including Brico Io, Burger King and a new Decathlon store which is proving to be a real attraction for a wider catchment.

At Fiordaliso a 6,675m² Primark unit, the only one in the city of Milan, and an enlarged H&M opened in time for Christmas 2019. The new external Finiper hypermarket has been completed and opened at the beginning of March 2021. The former hypermarket is being partly demolished and converted into 7,000m² of new shops already partly pre-let to JD Sports, Game7 and Adidas and a multi-level car park which on completion, during autumn 2021, will further strengthen Fiordaliso's position as the dominant shopping centre to the south of Milan.

Sweden

The COVID-19 period began on 12 March 2020 with the announcement of the first restrictions on public gatherings. The Swedish government was motivated to keep society and the economy going, and as a result shopping centres remained open throughout the whole pandemic period, although trading has varied considerably at different times. Although visitor numbers initially reduced by around 30%, our seven provincial shopping centres benefitted not only from their dominant market position in their regions, but also from their very strong provision of daily goods, particularly hypermarkets, which helped to maintain consistently high levels of footfall throughout the period, dropping by only 10% year-on-year. Retail sales also steadily recovered and reached comparable levels to 2019 during July, supported by a very strong summer staycation in Sweden during which most retail sectors showed positive like-for-like sales growth including hypermarkets, home goods, electricals, health & beauty, books & toys and sport. Fashion and restaurants also recovered well during this period. After good early autumn trading, there was a marked slowdown from November with the implementation of further restrictive guidelines which once again suppressed footfall and retail sales going in to 2021, although vacancies in the portfolio remain below 2%. By acting early and fairly with our tenants and helped by improving retail sales and the government rent support initiative for Q2 2020, a high level of rent collection was achieved during 2020 representing 98% of receivable rent and charges.

The leasing team completed 103 lease renewals and re-lettings over the year, producing an average rent uplift of 4.2%. There were several important new lettings and store openings during the autumn: At Valbo, the recent refurbishment and improved masterplan has provided new stores for H&M, New Yorker and Hemtex. At Elins Esplanad, following the re-location of Cassels last year there were new store openings for H&M and Nordic Wellness, a major gym operator who have also recently opened in Bergvik. Clas Ohlson are an important addition to Ingelsta Shopping and opened their new store in February 2021. We have now built and successfully opened five full concept H&M stores including H&M Home. In three of those locations, H&M have since closed their smaller and older city centre stores, further strengthening our shopping centres which now provide the only H&M store in their catchment.

The valuations showed a marginal decline of 1.1% over six months and 1.6% over 12 months. Overall, there was a slight increase in the exit yields (on average 5.2%) adopted by the valuers, although this was compensated by an increase in net operating income, which was sufficient to maintain net initial yields at around 5% overall.

Two properties were sold both at their latest valuation. Moraberg, a 19,000m² retail park, located outside Södertälje was sold based on a property price of SEK 431 million. Bronsen retail park located outside Norrköping and comprising 12,800m² of retail units was sold based on a property price of SEK 225 million having recently been completely redeveloped by Eurocommercial and let to Ekohallen and Elgiganten.

Environmental and social governance – ESG

Our ESG strategy

Our ESG strategy was updated in 2020. We will continue to create sustainable centres with a clear vision and full transparency towards our stakeholders. Each of our shopping centres offers its own set of challenges and opportunities, yet we have developed a broad ESG vision and strategy to ensure that we can meet global challenges and the future demands from our customers, tenants and employees, while creating sustainable centres. Our approach is articulated around three strategic pillars: Be green, Be engaged and Be responsible. Eurocommercial is committed to report on its ESG performance every year. In 2020, we were awarded the EPRA Gold Award for sustainability reporting for the seventh consecutive year. Our ESG performance was also recognised by the Global Real Estate Sustainability Benchmark (GRESB) with a Green Star and four star position.

Be Green

Eurocommercial will continue addressing environmental challenges and ensure that our business activities are meeting current legislation and public expectations. Our target to be carbon neutral by 2030 is fundamental to becoming a green company. As part of our objective to operate carbon neutral, we continue to review opportunities to install renewable energy on the roofs of our shopping centres or on parking areas. In 2020, we have installed solar panels on the roofs of Grand Samarkand in Sweden and Woluwe Shopping Centre in Brussels.

In addition to becoming carbon neutral we also aim to manage waste efficiently by increasing levels of recycling and reducing the amount of waste going directly to landfill. We invest in cost-effective waste services for our tenants and encourage them to develop programmes to handle waste efficiently. Eurocommercial's target is to eliminate waste to landfill by 2030 by working hard together with waste services and local authorities to meet these targets.

We continue to certify our assets using the international standard for sustainable buildings BREEAM. Eleven shopping centres already had a BREEAM certificate by year end 2020. Le Cuisine di Curno, the recently developed sustainable food court has received a BREEAM Construction Very Good certificate in 2020. In February 2021, shopping centres Etrembières and Les Atlantes in France obtained a BREEAM certificate with a score of Very Good. By year end 2020, 51% of our portfolio by value was certified with green building certificates (BREEAM). We aim to have all of our shopping centres BREEAM certified by 2025. Another eleven assets are currently under assessment to be certified in 2021.

Our current focus is to improve the quality of baseline energy data and introducing our latest green lease documentation in order to exchange ESG ambitions with our tenants to gradually reduce the environmental footprint.

Be engaged

At Eurocommercial, we design shopping centres as social spaces not merely shopping destinations but rather cornerstones for their local communities. Our centres serve both our customer's everyday shopping needs and the needs of the local communities, providing them with a safe, service-oriented and enjoyable experience. Customer satisfaction and engagement are essential to our business, and we actively seek to adapt our centres to the needs, desires and expectations of customers by researching and monitoring them extensively. In 2020, we achieved an average customer satisfaction score of 8.2, ranging from 7.5 to 8.8. We have set a target of maintaining a minimum score of 7.5 for each shopping centre in our portfolio until 2025.

We strongly value our business relationships with our retailers and actively seek feedback to identify areas where we can make improvements. The continuous exchange of data, and regular monitoring retailer satisfaction through anonymous surveys are important factors behind the success of our centres. In 2020, we achieved an average tenant satisfaction score of 6.7. We aim to improve these scores to achieve an average satisfaction score of 7.0 across our portfolio by 2025.

Be responsible

We want to be an attractive employer, now and in the future, and therefore provide a competitive work environment where people can develop, learn and fulfil their potential. We are based in different locations across Europe and our teams in Belgium, France, Italy and Sweden carry out all property and asset management functions including leasing, rent collection, technical supervision and administration. Eurocommercial has a diverse culture with differences in nationality, age and gender. In 2020, we employed 92 people in Belgium, France, Italy, Sweden and the Netherlands. Of our workforce, 57% are female and 43% are male, 11% of all employees are under the age of 30, 68% of employees are aged between 30 and 50 and 21% are over the age of 50.

Our commitment to our employees is rewarded by their loyalty, dedication and engagement with very low employee turnover at 3.3% and a low sickness ratio at 0.5%. Furthermore, we maintain a gender balance within the Company that strengthens our positive internal culture and is in-line with the gender balance of our customers.

2020 highlights

BE GREEN	BE ENGAGED	BE RESPONSIBLE
Target: Operate carbon neutral by 2030 2020: energy consumption in shopping centres decreased with 10% compared to 2019	Target: Maintain all customer satisfaction scores above 7.5 until 2025 2020: average customer satisfaction score 8.2	Target: Zero breaches against the Code of Conduct annually 2020: no breaches of the Code occurred
Target: Zero waste to landfill by 2030 2020: waste directly sent to landfill decreased to 7%	Target: Improve the average retailer satisfaction scores towards 7.0 by 2025 2020: average retailer satisfaction score 6.7	Target: Create an attractive and professional workplace 2020: low employee turnover at 3.3%
Target: BREEAM certifications in place for all shopping centres by 2025 2020: 51% of portfolio by value BREEAM certified by year-end 2020	Target: Roll out the Eurocommercial Retail Academy® at an additional seven shopping centres by year-end 2023 2020: Academy already established in eight centres	

Financial calendar

23 April 2021: Annual report publication

7 May 2021: First quarter results

8 June 2021: Annual General Meeting

27 August 2021: First half year results

About Eurocommercial

Eurocommercial Properties N.V. is a Euronext-quoted property investment company and one of Europe's most experienced retail property investors. Founded in 1991, Eurocommercial currently owns and operates 26 retail properties in Belgium, France, Italy, and Sweden with total assets of around €4 billion.

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Conference call and webcast

Eurocommercial will host a webcast and conference call for investors and analysts starting at 10:00 AM (GMT) / 11:00 AM (CET) on Friday 26 March.

To access the **webcast** simply click on the URL: <https://edge.media-server.com/mmc/p/iqi6udpn> to register. You will also have the opportunity to type in your questions during the live streaming.

To access the **audio call**, click on the link to pre-register: <http://emea.directeventreg.com/registration/9391820>.

The presentation is available on <https://www.eurocommercialproperties.com/financial/presentations-webcasts>

STATEMENT OF CONSOLIDATED DIRECT, INDIRECT AND TOTAL INVESTMENT RESULTS*

(€ '000)	Eighteen months ended 31-12-20	Twelve months ended 31-12-20	Twelve months ended 31-12-19	Twelve months ended 30-06-19
Rental income	303,627	200,736	207,859	206,343
Service charge income	43,654	27,059	28,826	27,934
Service charge expenses	(50,023)	(30,778)	(32,706)	(31,085)
Property expenses	(59,627)	(42,358)	(34,543)	(34,764)
Interest income	35	20	37	32
Interest expenses	(63,920)	(42,608)	(44,361)	(44,318)
Company expenses	(18,042)	(11,384)	(13,633)	(13,766)
Other income	5,155	3,628	3,068	2,877
Current tax	(793)	340	(882)	118
Direct investment result including non-controlling interest	160,066	104,655	113,665	113,371
Direct investment result joint ventures	11,059	7,238	7,324	6,837
Direct investment result non-controlling interest	(3,525)	(2,747)	(778)	0
Total direct investment result attributable to owners of the Company	167,600	109,146	120,211	120,208
Investment revaluation and disposal of investment properties	(164,217)	(162,718)	7,711	(8,734)
Fair value movement derivative financial instruments	(1,686)	(12,278)	(13,299)	(23,742)
Investment expenses	162	403	(774)	(1,389)
Deferred tax	98,274	100,701	1,625	(4,921)
Indirect investment result properties including non-controlling interest	(67,467)	(73,892)	(4,737)	(38,786)
Indirect investment result joint ventures	4,951	4,772	(462)	(6,836)
Indirect investment result non-controlling interest	10,283	10,258	25	0
Total indirect investment result attributable to owners of the Company	(52,233)	(58,862)	(5,174)	(45,622)
Total investment result	115,367	50,284	115,037	74,586
Per depositary receipt (€)**				
Direct investment result	3.40	2.21	2.43	2.42
Indirect investment result	(1.06)	(1.19)	(0.11)	(0.92)
Total investment result	2.34	1.02	2.32	1.50

STATEMENT OF ADJUSTED NET EQUITY*

(€ '000)	31-12-20	31-12-19	30-06-19
IFRS net equity per consolidated statement of financial position	1,885,597	1,867,596	1,906,559
Derivative financial instruments	182,057	112,558	123,143
Deferred tax	53,068	178,065	181,385
Derivative financial instruments and deferred tax joint ventures	(4,421)	10,149	9,689
Adjusted net equity attributable to owners of the Company	2,116,301	2,168,368	2,220,776
Number of depositary receipts representing shares in issue after deduction of depositary receipts bought back	49,402,758	49,402,758	49,534,024
Net asset value - € per depositary receipt (IFRS)	38.17	37.80	38.49
Adjusted net asset value - € per depositary receipt	42.84	43.89	44.83
Stock market prices - € per depositary receipt	15.38	25.00	23.50

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

** The Company's shares are listed in the form of depositary receipts on Euronext Amsterdam and Brussels. One depositary receipt represents ten shares. The average number of depositary receipts on issue during the eighteen months period was 49,302,982 compared with 49,402,758 for the twelve months to 31 December 2020, 49,420,414 for the twelve months to 31 December 2019 and 49,585,907 for the twelve months to 30 June 2019.

EPRA performance measures*

The European Public Real Estate Association (EPRA) is an organisation which promotes, develops and represents the European public real estate sector. EPRA sets out best practice reporting guidelines on a number of financial and operational performance indicators relevant to the real estate sector.

	(€'000)			Per depositary receipt (€)		
	31-12-20	31-12-19	30-06-19	31-12-20	31-12-19	30-06-19
EPRA Earnings**	161,004	120,190	118,811	3.27	2.43	2.40
EPRA NRV	2,247,346	2,285,043	2,338,668	45.48	46.06	46.93
EPRA NTA	2,012,716	2,075,484	2,126,679	42.55	41.84	42.67
EPRA NDV	1,889,389	1,823,843	1,857,540	38.23	36.77	37.27

	Belgium			France			Italy			Sweden			Total		
	31-12-2020	31-12-2019	30-06-2019	31-12-2020	31-12-2019	30-06-2019	31-12-2020	31-12-2019	30-06-2019	31-12-2020	31-12-2019	30-06-2019	31-12-2020	31-12-2019	30-06-2019
EPRA net initial yield (%)	4.3	4.0	4.0	4.0	4.6	4.5	5.3	5.3	5.2	4.8	4.8	4.8	4.7	4.8	4.8
EPRA topped-up yield (%)	4.7	4.1	4.0	4.1	4.7	4.6	5.4	5.3	5.3	5.0	5.0	4.9	4.9	4.9	4.9

	Belgium			France			Italy			Sweden			Total		
	31-12-2020	30-06-2020	31-12-2019	31-12-2020	30-06-2020	31-12-2019	31-12-2020	30-06-2020	31-12-2019	31-12-2020	30-06-2020	31-12-2019	31-12-2020	30-06-2020	31-12-2019
EPRA vacancy rate (%)	1.0	1.1	0.4	2.3	2.1	1.8	1.3	0.8	0.5	1.7	1.7	0.6	1.6	1.4	0.9

Reconciliation EPRA Earnings*

Total (€'000)	Eighteen months ended 31-12-20	Twelve months ended 31-12-20	Twelve months ended 31-12-19	Twelve months ended 30-06-19
IFRS profit after taxation	108,609	42,773	115,790	74,586
Adjustment to IFRS profit after taxation:				
Investment revaluation and disposal of investment	164,217	162,718	(7,711)	8,734
Fair value movement derivative financial instruments	1,686	12,278	13,299	23,742
Deferred tax	(98,274)	(100,701)	(1,625)	4,921
Share of result of joint ventures	(4,951)	(4,781)	454	6,828
Share of result of non-controlling interest	(10,283)	(10,258)	(25)	0
EPRA Earnings	161,004	102,029	120,182	118,811
Average number of depositary receipts on issue	49,302,982	49,402,758	49,420,414	49,585,907

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

** The EPRA earnings as per 31 December 2020 are based on 18 month figures.

Reconciliation NAV, EPRA NRV, EPRA NTA and EPRA NDV*

(€'000)	EPRA NRV			EPRA NTA			EPRA NDV			EPRA NAV	EPRA NNAV
	31-12-20	31-12-19	30-06-19	31-12-20	31-12-19	30-06-19	31-12-20	31-12-19	30-06-19	31-12-19	31-12-19
IFRS equity Eurcommercial	1,885,597	1,867,596	1,906,559	1,885,597	1,867,596	1,906,559	1,885,597	1,867,596	1,906,559	1,867,596	1,867,596
Diluted NAV and Diluted NAV at fair value	1,885,597	1,867,596	1,906,559	1,885,597	1,867,596	1,906,559	1,885,597	1,867,596	1,906,559	1,867,596	1,867,596
Exclude:											
Deferred tax liabilities	71,386	178,065	181,385	35,693	89,033	90,693	n/a	n/a	n/a	178,065	37,902
Deferred tax assets/liabilities Joint Ventures	(7,580)	7,703	6,809	(3,790)	3,852	3,405	n/a	n/a	n/a	7,703	n/a
Fair value financial instruments	182,057	112,558	123,143	182,057	112,558	123,143	n/a	n/a	n/a	112,558	n/a
Fair value financial instruments Joint Ventures	3,159	2,446	2,880	3,159	2,446	2,880	n/a	n/a	n/a	2,446	n/a
Include:											
Fair value of fixed interest rate debt	n/a	n/a	n/a	n/a	n/a	n/a	(48,672)	(43,753)	(49,019)	n/a	(43,753)
Real estate transfer tax	107,704	111,474	112,849	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Real estate transfer tax Joint Ventures	5,023	5,201	5,043	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
NAV	2,247,346	2,285,043	2,338,668	2,102,716	2,075,485	2,126,680	1,836,925	1,823,843	1,857,540	2,168,368	1,861,745
Fully diluted number of depositary receipts	49,415,915	49,604,877	49,836,538	49,415,915	49,604,877	49,836,538	49,415,915	49,604,877	49,836,538	49,604,877	49,604,877
NAV per depositary receipt (€)	45.48	46.06	46.93	42.55	41.84	42.67	37.17	36.77	37.27	43.71	37.53

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

Reconciliation EPRA net initial yield and EPRA topped up yield*

(€'000)	Belgium		France		Italy		Sweden		Total	
	31-12-20	30-06-19	31-12-20	30-06-19	31-12-20	30-06-19	31-12-20	30-06-19	31-12-20	30-06-19
Property investments	589,800	554,400	883,600	941,100	1,406,500	1,411,700	901,348	887,885	3,781,248	3,795,085
Land and property held for development	0	0	(12,800)	(8,200)	(7,800)	(20,000)	0	0	(20,600)	(28,200)
Investments in joint ventures	0	0	47,300	50,700	173,700	156,400	0	0	221,000	207,100
Property investments held for sale	0	0	34,400	199,000	0	0	0	0	34,400	199,000
Property investments completed	589,800	554,400	952,500	1,182,600	1,572,400	1,548,100	901,348	887,885	4,016,048	4,172,985
Purchasers' costs	14,790	13,893	65,123	67,593	23,508	23,034	9,010	8,898	112,431	113,418
Gross value property investments	604,590	568,293	1,017,623	1,250,193	1,595,908	1,571,134	910,358	896,783	4,128,479	4,286,403
Annualised net rents (EPRA NIY)	26,256	22,577	41,170	57,224	84,394	82,361	44,091	42,934	195,911	205,096
Lease incentives (incl. rent free periods)	2,168	314	598	555	1,444	920	1,046	1,090	5,256	2,879
Annualised rents (EPRA topped-up yield)	28,424	22,891	41,768	57,779	85,838	83,281	45,137	44,024	201,167	207,975

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

Reconciliation EPRA net initial yield and EPRA topped up yield*

(€'000)	Belgium		France		Italy		Sweden		Total	
	31-12-20	31-12-19	31-12-20	31-12-19	31-12-20	31-12-19	31-12-20	31-12-19	31-12-20	31-12-19
Property investments	589,800	623,800	883,600	951,800	1,406,500	1,436,100	901,348	914,835	3,781,248	3,926,535
Land and property held for development	0	0	(12,800)	(9,800)	(7,800)	(9,100)	0	0	(20,600)	(18,900)
Investments in joint ventures	0	0	47,300	51,300	173,700	170,300	0	0	221,000	221,600
Property investments held for sale	0	0	34,400	0	0	0	0	0	34,400	0
Property investments completed	589,800	623,800	952,500	993,300	1,572,400	1,597,300	901,348	914,835	4,016,048	4,129,235
Purchasers' costs	14,790	15,590	65,123	68,086	23,508	23,810	9,010	9,049	112,431	116,535
Gross value property investments	604,590	639,390	1,017,623	1,061,386	1,595,908	1,621,110	910,358	923,884	4,128,479	4,245,770
Annualised net rents (EPRA NIY)	26,256	25,527	41,170	49,255	84,394	85,339	44,091	44,251	195,911	204,372
Lease incentives (incl. rent free periods)	2,168	501	598	788	1,444	728	1,046	2,037	5,256	4,054
Annualised rents (EPRA topped-up yield)	28,424	26,028	41,768	50,043	85,838	86,067	45,137	46,288	201,167	208,426

Reconciliation EPRA vacancy*

Total (€'000)	Estimated rental value of vacant space		Estimated rental value of the whole portfolio		EPRA vacancy rate
Belgium		264		25,134	1.0%
France		1,157		50,858	2.3%
Italy		1,219		91,155	1.3%
Sweden		837		49,397	1.7%
EPRA vacancy 31-12-20		3,477		216,544	1.6%
Belgium		293		25,589	1.1%
France		1,108		52,048	2.1%
Italy		699		87,935	0.8%
Sweden		779		45,745	1.7%
EPRA vacancy 30-06-20		2,879		211,317	1.4%
Belgium		88		25,113	0.4%
France		907		49,775	1.8%
Italy		445		82,475	0.5%
Sweden		263		41,479	0.6%
EPRA vacancy 31-12-19		1,703		198,842	0.9%

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

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

(€ '000)	Eighteen months ended 31-12-20	Twelve months ended 31-12-20	Twelve months ended 31-12-19	Twelve months ended 30-06-19
Rental income	303,627	200,736	207,859	206,343
Service charge income	43,654	27,059	28,826	27,934
Total revenue	347,281	227,795	236,685	234,277
Service charge expenses	(50,023)	(30,778)	(32,706)	(31,085)
Property expenses	(59,627)	(42,358)	(34,543)	(34,764)
Net property income	237,631	154,659	169,436	168,428
Share of result of joint ventures	16,011	12,011	6,862	1
Investment revaluation and disposal of investment properties	(164,217)	(162,718)	7,711	(8,734)
Company expenses	(18,094)	(11,415)	(13,689)	(13,814)
Investment expenses	213	433	(718)	(1,341)
Other income	5,155	3,628	3,068	2,877
Operating result	76,699	(3,402)	172,670	147,417
Interest income	35	20	37	32
Interest expenses	(63,920)	(42,608)	(44,361)	(44,318)
Fair value movement derivative financial instruments	(1,686)	(12,278)	(13,299)	(23,742)
Net financing result	(65,571)	(54,866)	(57,623)	(68,028)
Profit before taxation	11,128	(58,268)	115,047	79,389
Current tax	(793)	340	(882)	118
Deferred tax	98,274	100,701	1,625	(4,921)
Total tax	97,481	101,041	743	(4,803)
Profit after taxation	108,609	42,773	115,790	74,586
Profit attributable to:				
Owners of the Company	115,367	50,284	115,037	74,586
Non-controlling interest	(6,758)	(7,511)	753	0
	108,609	42,773	115,790	74,586
Per depositary receipt (€)*				
Profit after taxation	2.34	1.02	2.32	1.50
Diluted profit after taxation	2.34	1.02	2.32	1.50

* The Company's shares are listed in the form of depositary receipts on Euronext Amsterdam and Brussels. One depositary receipt represents ten shares. The average number of depositary receipts on issue during the eighteen months period was 49,302,982 compared with 49,402,758 for the twelve months to 31 December 2020, 49,420,414 for the twelve months to 31 December 2019 and 49,585,907 for the twelve months to 30 June 2019.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

(€ '000)	Eighteen months ended 31-12-20	Twelve months ended 31-12-20	Twelve months ended 31-12-19	Twelve months ended 30-06-19
Profit after taxation	108,609	42,773	115,790	74,586
Foreign currency translation differences (to be recycled through profit or loss)	29,935	24,803	(10,334)	(6,018)
Actuarial result on pension scheme (not to be recycled through profit or loss)	(1,026)	(439)	(362)	249
Total other comprehensive income	28,909	24,364	(10,696)	(5,769)
Total comprehensive income	137,518	67,137	105,094	68,817
Total comprehensive income attributable to:				
Owners of the company	144,276	74,648	104,341	68,817
Non-controlling interest	(6,758)	(7,511)	753	0
	137,518	67,137	105,094	68,817
Per depositary receipt (€)*				
Total comprehensive income	2.93	1.52	2.11	1.39
Diluted total comprehensive income	2.93	1.52	2.11	1.38

* The Company's shares are listed in the form of depositary receipts on Euronext Amsterdam and Brussels. One depositary receipt represents ten shares. The average number of depositary receipts on issue during the eighteen months period was 49,302,982 compared with 49,402,758 for the twelve months to 31 December 2020, 49,420,414 for the twelve months to 31 December 2019 and 49,585,907 for the twelve months to 30 June 2019.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(€ '000)	31-12-20	31-12-19	30-06-19
Property investments	3,776,848	3,924,635	3,793,385
Property investments under development	4,400	1,900	1,700
Investments in joint ventures	122,097	109,656	108,156
Tangible fixed assets*	4,754	4,665	1,333
Deferred tax asset	24,858	0	0
Receivables	243	364	381
Derivative financial instruments	188	175	0
Total non-current assets	3,933,388	4,041,395	3,904,955
Receivables	58,813	44,937	51,093
Cash and deposits	60,435	32,053	65,211
Total current assets	119,248	76,990	116,304
Property investments held for sale	34,400	0	199,000
Total assets	4,087,036	4,118,385	4,220,259
Creditors*	108,716	107,290	87,165
Borrowings	205,027	260,439	143,221
Total current liabilities	313,743	367,729	230,386
Creditors*	29,342	15,966	10,803
Borrowings	1,536,061	1,507,072	1,767,148
Derivative financial instruments	182,245	112,733	123,143
Deferred tax liabilities	77,926	178,065	181,385
Provision for pensions	1,880	1,471	835
Total non-current liabilities	1,827,454	1,815,307	2,083,314
Total liabilities	2,141,197	2,183,036	2,313,700
Net assets	1,945,839	1,935,349	1,906,559
Equity Eurocommercial Properties shareholders			
Issued share capital	249,548	249,548	249,548
Share premium reserve	513,315	515,122	517,513
Other reserves	1,007,367	1,037,843	1,064,912
Undistributed income	115,367	65,083	74,586
Equity attributable to owners of the Company	1,885,597	1,867,596	1,906,559
Non-controlling interest	60,242	67,753	0
Total equity	1,945,839	1,935,349	1,906,559

* IFRS 16 Leases has been effective as from 1 January 2019 and the Company has applied the standards as from the beginning of this eighteen months financial period which started on 1 July 2019. In its capacity as lessee, the Company has conducted a detailed review and analysis of the Group's leases and as a result made the various accounting entries as expressed in these quarterly financial statements. The Company has chosen to use the modified retrospective approach for the adoption of IFRS 16. Consequently, comparative figures are not restated and there is no impact on the opening balance of equity at the date of adoption. As all our property investments do not have any ground leases, the new standard has a very limited negative impact on the result for the current eighteen months financial period. At 1 July 2019, the Group recognised right-of-use assets and a corresponding lease liability of €4.0 million. As per 31 December 2020, the right of use assets are reported as part of the Company's tangible fixed assets for an amount of €3.5 million. The lease liabilities are reported as part of the current liabilities and non-current liabilities for amounts of €1.0 million and €2.6 million respectively.

CONSOLIDATED STATEMENT OF CASH FLOWS

(€ '000)	Eighteen months ended 31-12-20	Twelve months ended 31-12-20	Twelve months ended 31-12-19	Twelve months ended 30-06-19
Profit after taxation	108,609	42,773	115,790	74,586
Adjustments:				
Movement performance shares granted	(1,496)	(1,807)	1,300	2,150
Investment revaluation and disposal of investment properties	153,193	151,281	(7,406)	8,874
Derivative financial instruments	1,687	12,279	13,299	23,742
Share of result of joint ventures	(16,011)	(12,011)	(6,862)	(1)
Interest income	(35)	(20)	(37)	(32)
Interest expenses	63,920	42,608	44,361	44,318
Deferred tax	(98,274)	(100,701)	(1,625)	4,921
Current tax	793	(340)	882	(118)
Depreciation tangible fixed assets	2,956	1,942	1,677	1,158
Other movements	(783)	(1,088)	134	(254)
Cash flow from operating activities after adjustments	214,559	134,916	161,513	159,344
Increase/(decrease) in receivables	(14,032)	(8,267)	(2,411)	766
Increase/(decrease) in creditors	14,587	5,732	482	(3,352)
	215,144	132,381	159,584	156,758
Current tax paid	(300)	(300)	(178)	(317)
Capital gain tax paid	(1,950)	0	(1,950)	0
Dividends received from joint ventures	2,500	0	2,500	1,300
Derivative financial instruments settled	(462)	(462)	0	(527)
Borrowing costs	(2,520)	(2,043)	(3,097)	(5,805)
Interest paid	(59,356)	(38,772)	(41,456)	(40,505)
Interest received	30	15	37	32
Cash flow from operating activities	153,056	90,819	115,440	110,936
Property acquisitions	0	0	(9,125)	(118,180)
Capital expenditure	(120,646)	(73,927)	(79,579)	(62,190)
Sale of investment	57,779	57,779	0	0
Sale of property	199,000	0	202,000	49,406
Investment in joint ventures	(430)	(430)	(12,000)	(12,000)
Loan to joint ventures	6,900	(5,100)	12,000	0
Additions to tangible fixed assets	(1,236)	(885)	(726)	(776)
Cash flow from investing activities	141,367	(22,563)	112,570	(143,740)
Borrowings added	268,726	155,777	332,262	494,854
Repayment of borrowings	(458,445)	(197,627)	(467,758)	(333,381)
Stock options exercised	0	0	0	74
Payments lease liabilities	(1,656)	(1,109)	(547)	0
Cost of performance shares settled	(362)	0	(362)	(195)
Depository receipts bought back	(16,723)	(34)	(21,857)	(5,168)
Dividends paid	(93,707)	0	(93,707)	(92,848)
Increase in non-current creditors	2,370	2,342	275	765
Cash flow from financing activities	(299,797)	(40,651)	(251,694)	64,101
Net cash flow	(5,374)	27,605	(23,684)	31,297
Currency differences on cash and deposits	598	777	(615)	(124)
Increase/(decrease) in cash and deposits	(4,776)	28,382	(24,299)	31,173
Cash and deposits at beginning of period	65,211	32,053	56,352	34,038
Cash and deposits at the end of period	60,435	60,435	32,053	65,211

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

The movements in equity in the eighteen months ended 31 December 2020 were:

(€ '000)							
	Issued share capital	Share premium reserve	Other reserves	Undis- tributed income	Equity attributable to owners of the Company	Non- controlling interest	Total equity
30-06-2019	249,548	517,513	1,064,912	74,586	1,906,559	0	1,906,559
Profit after taxation				115,367	115,367	(6,758)	108,609
Other comprehensive income			28,909		28,909		28,909
Total comprehensive income	0	0	28,909	115,367	144,276	(6,758)	137,518
Profit previous financial year			(19,121)	19,121	0		0
Put option non-controlling interest			(54,805)		(54,805)		(54,805)
Contribution non- controlling interest					0	67,000	67,000
Depository receipts bought back			(14,868)		(14,868)		(14,868)
Dividends paid				(93,707)	(93,707)		(93,707)
Performance shares granted		(1,496)			(1,496)		(1,496)
Performance shares settled			(362)		(362)		(362)
Performance shares vested		(2,702)	2,702		0		0
31-12-2020	249,548	513,315	1,007,367	115,367	1,885,597	60,242	1,945,839

The movements in equity in the twelve months ended 31 December 2020 were:

(€ '000)							
	Issued share capital	Share premium reserve	Other reserves	Undis- tributed income	Equity attributable to owners of the Company	Non- controlling interest	Total equity
31-12-2019	249,548	515,122	1,037,843	65,083	1,867,596	67,753	1,935,349
Profit after taxation				50,284	50,284	(7,511)	42,773
Other comprehensive income			24,364		24,364		24,364
Total comprehensive income	0	0	24,364	50,284	74,648	(7,511)	67,137
Profit previous financial year					0		0
Put option non-controlling interest			(54,805)		(54,805)		(54,805)
Depository receipts bought back			(35)		(35)		(35)
Dividends paid					0		0
Performance shares granted		(1,807)			(1,807)		(1,807)
Performance shares settled					0		0
Performance shares vested					0		0
31-12-2020	249,548	513,315	1,007,367	115,367	1,885,597	60,242	1,945,839

The movements in equity in the twelve months ended 31 December 2019 were:

	(€ '000)						
	Issued share capital	Share premium reserve	Other reserves	Undis- tributed income	Equity attributable to owners of the Company	Non- controlling interest	Total equity
31-12-2018	249,548	516,524	1,085,321	24,632	1,876,025	0	1,876,025
Profit after taxation				115,037	115,037	753	115,790
Other comprehensive income			(10,696)		(10,696)		(10,696)
Total comprehensive income	0	0	(10,696)	115,037	104,341	753	105,094
Profit previous financial year			(19,121)	19,121	0		0
Issued shares					0		0
Contribution non- controlling interest					0	67,000	67,000
Depository receipts bought back			(20,001)		(20,001)		(20,001)
Dividends paid				(93,707)	(93,707)		(93,707)
Performance shares granted		1,300			1,300		1,300
Performance shares settled			(362)		(362)		(362)
Performance shares vested		(2,702)	2,702		0		0
Stock options exercised					0		0
31-12-2019	249,548	515,122	1,037,843	65,083	1,867,596	67,753	1,935,349

The movements in equity in the twelve months ended 30 June 2019 were:

	(€ '000)						
	Issued share capital	Share premium reserve	Other reserves	Undis- tributed income	Equity attributable to owners of the Company	Non- controlling interest	Total equity
30-06-2018	247,833	518,812	1,095,020	72,064	1,933,729	0	1,933,729
Profit after taxation				74,586	74,586		74,586
Other comprehensive income			(5,769)		(5,769)		(5,769)
Total comprehensive income	0	0	(5,769)	74,586	68,817	0	68,817
Profit previous financial year			(20,779)	20,779	0		0
Issued shares	1,715	(1,715)			0		0
Contribution non- controlling interest			(5,168)		(5,168)		(5,168)
Dividends paid		(5)		(92,843)	(92,848)		(92,848)
Performance shares granted		2,150			2,150		2,150
Performance shares settled			(195)		(195)		(195)
Performance shares vested		(1,729)	1,729		0		0
Stock options exercised			74		74		74
30-06-2019	249,548	517,513	1,064,912	74,586	1,906,559	0	1,906,559

Property expenses

(€ '000)	Eighteen months ended 31-12-20	Twelve months ended 31-12-20	Twelve months ended 31-12-19	Twelve months ended 30-06-19
Direct property expenses				
Bad debts	4,827	4,198	801	515
Centre marketing expenses	3,218	2,115	2,618	2,966
Impairment on tenant receivables (Covid-19 rent concessions)	10,006	10,006	0	0
Insurance premiums	1,411	981	893	837
Managing agent fees	4,365	2,818	3,225	3,626
Property taxes	5,285	3,531	3,504	3,500
Repair and maintenance	1,440	854	920	820
Shortfall service charges	1,743	1,079	1,122	1,160
	32,295	25,582	13,083	13,424
Indirect property expenses				
Accounting fees	1,009	701	718	708
Audit fees	751	556	384	405
Depreciation fixed assets	989	640	895	949
Depreciation right-of-use assets	1,204	820	384	0
Dispossession indemnities	138	75	143	173
Italian local tax (IRAP)	323	(92)	1,091	1,352
Legal and other advisory fees	3,524	2,383	2,321	2,071
Letting fees and relocation expenses	1,780	1,138	1,510	1,485
Local office and accommodation expenses	2,304	1,557	1,597	1,734
Pension contributions	230	146	173	183
Salaries, wages and bonuses	9,406	5,838	6,643	6,602
Social security charges	4,171	2,692	2,963	2,861
Performance shares granted	(308)	(495)	450	587
Travelling expenses	501	82	899	976
Other local taxes	1,104	599	1,044	944
Other expenses	206	136	245	310
	27,332	16,776	21,460	21,340
	59,627	42,358	34,543	34,764

Company expenses

(€ '000)	Eighteen months ended 31-12-20	Twelve months ended 31-12-20	Twelve months ended 31-12-19	Twelve months ended 30-06-19
Audit fees	430	292	362	384
Depreciation fixed assets	369	215	271	209
Depreciation right-of-use assets	393	259	134	0
Directors' fees	4,231	2,741	3,074	2,658
IT expenses	1,347	854	979	993
Legal and other advisory expenses	1,669	1,221	898	817
Marketing expenses	758	407	710	616
Office and accommodation expenses	2,556	1,649	1,992	2,071
Pension costs*	52	32	55	48
Pension contributions*	755	525	480	427
Salaries, wages and bonuses	3,338	2,094	2,377	3,037
Social security charges	546	363	387	410
Statutory costs	721	496	490	452
Performance shares granted	(211)	(409)	430	488
Travelling expenses	293	92	428	482
Other expenses	847	584	622	722
	18,094	11,415	13,689	13,814

* The pension contributions are allocated to the direct investment result and the pension costs to the indirect investment result.

Country spread total property investments (incl. joint ventures)

(%)	31-12-20	31-12-19	30-06-19
Belgium	15%	15%	13%
France	24%	24%	29%
Italy	39%	39%	37%
Sweden	22%	22%	21%
	100%	100%	100%

SEGMENT INFORMATION 2020

(€ '000) For the eighteen months ended 31/12/20	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Rental income	39,685	79,731	131,077	69,680	0	320,173	(16,546)	303,627
Service charge income	8,432	12,507	7,921	19,313	0	48,173	(4,519)	43,654
Service charge expenses	(8,594)	(14,691)	(8,038)	(23,315)	0	(54,638)	4,615	(50,023)
Property expenses	(7,379)	(22,088)	(22,548)	(8,762)	0	(60,777)	1,150	(59,627)
Net property income	32,144	55,459	108,412	56,916	0	252,931	(15,300)	237,631
Share of result of joint ventures	0	0	0	0	0	0	16,011	16,011
Investment revaluation and disposal of investment properties	(39,935)	(37,485)	(73,576)	(24,285)	887	(174,394)	10,177	(164,217)
Segment result	(7,791)	17,974	34,836	32,631	887	78,537	10,888	89,425
Net financing result						(67,947)	2,376	(65,571)
Company expenses						(18,094)	0	(18,094)
Investment expenses						200	13	213
Other income						2,967	2,188	5,155
Profit before taxation						(4,337)	15,465	11,128
Current tax						(749)	(44)	(793)
Deferred tax						113,695	(15,421)	98,274
Profit after taxation						108,609	0	108,609
Acquisitions, divestments and capital expenditure (including capitalised interest)	75,370	(189,210)	86,222	(16,401)	0	(44,019)	(203,022)	(67,041)

(€ '000) For the twelve months ended 31/12/20	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Rental income	26,719	52,037	86,608	46,300	0	211,664	(10,928)	200,736
Service charge income	5,685	6,707	4,640	12,656	0	29,688	(2,629)	27,059
Service charge expenses	(5,724)	(7,755)	(4,695)	(15,223)	0	(33,397)	2,619	(30,778)
Property expenses	(6,456)	(16,850)	(13,930)	(6,081)	0	(43,317)	959	(42,358)
Net property income	20,224	34,139	72,623	37,652	0	164,638	(9,979)	154,659
Share of result of joint ventures	0	0	0	0	0	0	12,011	12,011
Investment revaluation and disposal of investment properties	(37,582)	(44,627)	(69,408)	(22,622)	666	(173,573)	10,855	(162,718)
Segment result	(17,358)	(10,488)	3,215	15,030	666	(8,935)	12,887	3,952
Net financing result						(56,999)	2,133	(54,866)
Company expenses						(11,415)	0	(11,415)
Investment expenses						424	9	433
Other income						2,105	1,523	3,628
Profit before taxation						(74,820)	16,552	(58,268)
Current tax						542	(202)	340
Deferred tax						117,051	(16,350)	100,701
Profit after taxation						42,773	0	42,773
Acquisitions, divestments and capital expenditure (including capitalised interest)	3,617	6,436	43,852	(34,655)	0	19,250	(9,323)	9,927

(€ '000) As per 31/12/20	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Property investments	589,800	960,900	1,580,200	901,348	0	4,032,248	(221,000)	3,811,248
Property investments under development	0	4,400	0	0	0	4,400	0	4,400
Investment in joint ventures	0	0	0	0	0	0	122,097	122,097
Tangible fixed assets	0	1,703	1,772	389	890	4,754	0	4,754
Deferred tax asset	0	0	32,438	0	0	32,438	(7,580)	24,858
Receivables	7,465	31,459	10,585	7,722	1,165	58,396	660	59,056
Derivative financial instruments	0	0	0	0	188	188	0	188
Cash and deposits	2,571	8,212	30,349	19,558	3,711	64,401	(3,966)	60,435
Total assets	599,836	1,006,674	1,655,344	929,017	5,954	4,196,825	(109,789)	4,087,036
Creditors	8,659	29,563	45,194	33,737	2,282	119,435	(10,719)	108,716
Non-current creditors	1,082	9,925	21,166	281	296	32,750	(3,408)	29,342
Borrowings	285,098	249,989	926,955	361,549	10,000	1,833,591	(92,503)	1,741,088
Derivative financial instruments	61,572	0	123,168	664	0	185,404	(3,159)	182,245
Deferred tax liabilities	0	0	0	77,926	0	77,926	0	77,926
Provisions for pensions	0	0	0	0	1,880	1,880	0	1,880
Total liabilities	356,411	289,477	1,116,483	474,157	14,458	2,250,986	(109,789)	2,141,197

* The Netherlands represents assets and liabilities of Eurocommercial Properties N.V. and its office in Amsterdam.

SEGMENT INFORMATION 2019

(€ '000) For the twelve months ended 31/12/19	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Rental income	24,819	57,881	88,949	47,382	0	219,031	(11,172)	207,859
Service charge income	2,762	8,214	6,340	14,471	0	31,787	(2,961)	28,826
Service charge expenses	(2,870)	(9,506)	(6,598)	(16,976)	0	(35,950)	3,244	(32,706)
Property expenses	(2,054)	(9,900)	(17,044)	(6,157)	0	(35,155)	612	(34,543)
Net property income	22,657	46,689	71,647	38,720	0	179,713	(10,277)	169,436
Share of result of joint ventures	0	0	0	0	0	0	6,862	6,862
Investment revaluation and disposal of investment properties	(4,499)	4,425	28,110	(20,213)	765	8,588	(877)	7,711
Segment result	18,158	51,114	99,757	18,507	765	188,301	(4,292)	184,009
Net financing result						(60,902)	3,279	(57,623)
Company expenses						(13,689)	0	(13,689)
Investment expenses						(726)	8	(718)
Other income						1,813	1,255	3,068
Profit before taxation						114,797	250	115,047
Current tax						(1,171)	289	(882)
Deferred tax						2,164	(539)	1,625
Profit after taxation						115,790	0	115,790
Acquisitions, divestments and capital expenditure (including capitalised interest)	73,820	(189,252)	64,529	27,896	0	(23,007)	(19,180)	(42,187)

(€ '000) For the twelve months ended 30/06/19	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Rental income	21,740	61,137	88,456	46,213	0	217,546	(11,203)	206,343
Service charge income	1,182	8,739	6,189	14,594	0	30,704	(2,770)	27,934
Service charge expenses	(1,195)	(10,165)	(6,304)	(16,326)	0	(33,990)	2,905	(31,085)
Property expenses	(2,309)	(9,867)	(16,862)	(6,616)	0	(35,654)	890	(34,764)
Net property income	19,418	49,844	71,479	37,865	0	178,606	(10,178)	168,428
Share of result of joint ventures	0	0	0	0	0	0	1	1
Investment revaluation and disposal of investment properties	(5,677)	(25,049)	24,693	(8,508)	433	(14,108)	5,374	(8,734)
Segment result	13,741	24,795	96,172	29,357	433	164,498	(4,803)	159,695
Net financing result						(72,351)	4,323	(68,028)
Company expenses						(13,814)	0	(13,814)
Investment expenses						(1,349)	8	(1,341)
Other income						1,796	1,081	2,877
Profit before taxation						78,780	609	79,389
Current tax						(662)	780	118
Deferred tax						(3,532)	(1,389)	(4,921)
Profit after taxation						74,586	0	74,586
Acquisitions, divestments and capital expenditure (including capitalised interest)	107,300	(39,275)	41,497	38,118	0	147,640	(9,705)	137,935

(€ '000) As per 30/06/19	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Property investments	554,400	990,100	1,568,100	887,885	0	4,000,485	(207,100)	3,793,385
Property investments under development	0	1,700	0	0	0	1,700	0	1,700
Investment in joint ventures	0	0	0	0	0	0	108,156	108,156
Tangible fixed assets	7	329	605	140	252	1,333	0	1,333
Receivables	5,974	23,698	13,554	3,061	794	47,081	4,393	51,474
Cash and deposits	1,585	58,779	32,700	62,693	(80,191)	75,566	(10,355)	65,211
Property investments held for sale	0	199,000	0	0	0	199,000	0	199,000
Total assets	561,966	1,273,606	1,614,959	953,779	(79,145)	4,325,165	(104,906)	4,220,259
Creditors	7,756	28,114	31,400	25,706	3,928	96,904	(9,739)	87,165
Non-current creditors	788	9,106	1,489	128	0	11,511	(708)	10,803
Borrowings	284,835	429,179	876,295	363,830	41,000	1,995,139	(84,770)	1,910,369
Derivative financial instruments	9,746	2,904	112,048	1,325	0	126,023	(2,880)	123,143
Deferred tax liabilities	0	0	115,282	72,912	0	188,194	(6,809)	181,385
Provisions for pensions	0	0	0	0	835	835	0	835
Total liabilities	303,125	469,303	1,136,514	463,901	45,763	2,418,606	(104,906)	2,313,700

* The Netherlands represents assets and liabilities of Eurocommercial Properties N.V. and its offices in Amsterdam and London.

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