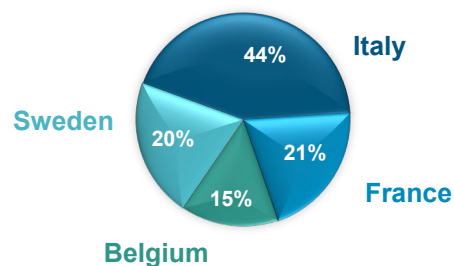


## Who we are

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.

### Property portfolio



### Head office – The Netherlands

Eurocommercial Properties N.V.  
De Boelelaan 7  
1083 HJ Amsterdam  
+31 (0) 20 530 60 30

### Belgium

200, rue Saint-Lambert 200, 1200 Woluwe-Saint-Lambert

### France

107, rue Saint Lazare, 75009 Paris  
+33 (0) 1 48 78 06 66

### Italy

Via della Moscova, 3, 20121 Milano  
+39 02 760 759 1

### Sweden

Kungsgatan 48, 111 35 Stockholm  
+46 (0) 8 678 53 60

For more detailed information and to download our documents, please visit our website:

[www.eurocommercialproperties.com](http://www.eurocommercialproperties.com)

**EUROCOMMERCIAL**



## Italy



44%

- 1 I Gigli, Florence
- 2 Carosello, Carugate, Milan
- 3 Fiordaliso, Rozzano, Milan
- 4 Collestrada, Perugia
- 5 Il Castello, Ferrara
- 6 Curno, Bergamo
- 7 CremonaPo, Cremona
- 8 I Portali, Modena



## France



21%

- 1 Passage du Havre, Paris
- 2 Val Thoiry, Greater Geneva
- 3 Les Atlantes, Tours
- 4 Centr'Azur, Hyères
- 5 MoDo, Moisselles
- 6 Les Portes de Taverny, Taverny
- 7 Grand A, Amiens
- 8 Shopping Etrembières, Greater Geneva



## Sweden



20%

- 1 Hallarna, Halmstad
- 2 Bergvik, Karlstad
- 3 C4, Kristianstad
- 4 Grand Samarkand, Växjö
- 5 Valbo, Gävle
- 6 Ingelsta Shopping, Norrköping
- 7 Elins Esplanad, Skövde



## Belgium



15%

- 1 Woluwe Shopping, Brussels

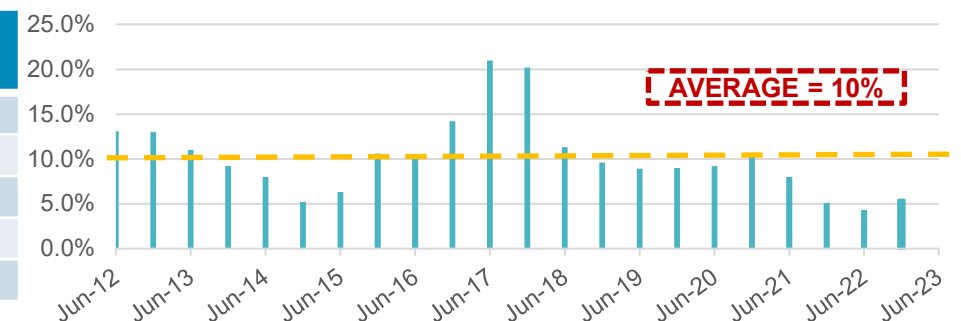
5 flagship centres = 46% of the portfolio

19 suburban centres = 54% of the portfolio

### EPRA vacancy rate

	EPRA vacancy at 31 Dec 2022	EPRA vacancy at 30 Jun 23
Overall	1.5%	1.5%
Belgium	1.7%	1.8%
France	2.9%	2.4%
Italy	0.6%	0.8%
Sweden	1.7%	1.8%

### Uplift on renewals/relettings\*



\* Data refers to renewals and relettings of the previous 12 months

## Portfolio strategy

Focused investment strategy

- Prime retail property
- Four wealthy markets
- Research led investments
- Retail sales transparency
- Professional management

## ESG strategy

Eurocommercial believes that building a sustainable and resilient business is the foundation for long-term success. Our ESG and business strategies are carefully aligned and each business decision is approached with a long-term view supported by detailed research in order to evaluate its environmental and socio-economic impact

## Financial strategy

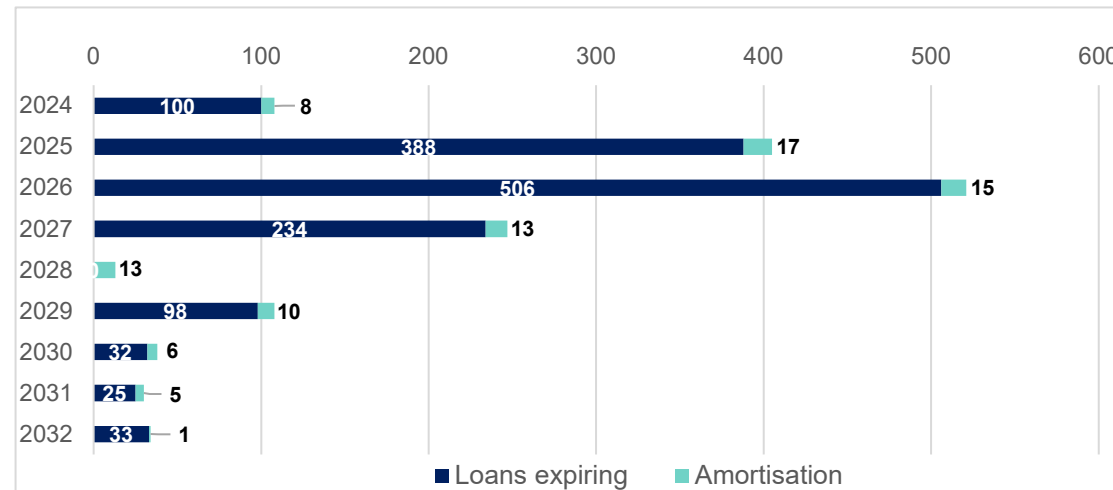
Eurocommercial's loan portfolio is primarily composed of mortgage loans secured against individual or groups of assets. These loans are mostly bilateral, allowing for a direct and long-term professional dialogue with the financing banks ensuring the necessary financing flexibility needed for a proactive management of the assets. The net loan to property value ratio and the incidence of fixed rate/hedged loans on the total borrowings are carefully managed to minimise the liquidity and the interest rate risks.

## Key annual figures at 30 June 2023\*

	Jun 2023	2022	2021	2020	2018/19	2017/18
Rental income (€m)	113.3	209.6	208.7	211.7	217.5	208.8
Net property income (€m)	94.8	173.7	163.2	164.5	178.6	171.8
Direct investment result (€m)	64.5	119.5	110.6	112	120.2	115.7
Adjusted net asset value per share (€)	39.70	39.62	40.63	41.78	44.83	45.08
Dividend per share (€)	TBA	1.60	1.50 + scrip	0.50 + scrip	2.18	2.15

\* Figures are provided on a proportionally consolidated basis

## Non-current borrowings maturity and amortisation schedule at 30 June 2023\*



\* Figures are provided on a proportionally consolidated basis



## Funding summary\*

Number of shares in issue (after deduction of treasury shares)	52.8 million
Shareholders' adjusted net equity	€2.1 billion
Net debt**	€1.58 billion
Net loan to property value ratio**	41.8%
Average fixed interest period**	5.2 years
Overall interest cost (including margin)**	2.9%

\* At 30 June 2023

\*\* Figures provided on a proportional consolidation basis

## 2023 ESG awards and recognitions



GRESB  
★★★★☆ 2023



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All data at 30 June 2023