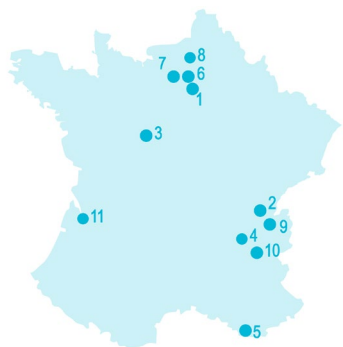




France



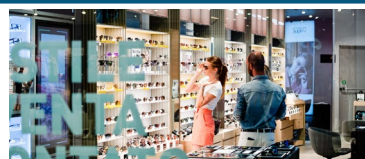
		€ million
1	Passage du Havre, Paris*	209.0
2	Val Thoiry, Greater Geneva	162.1
3	Les Atlantes, Tours	115.4
4	Chasse Sud, Chasse-sur-Rhône	96.1
5	Centr'Azur, Hyères	91.6
6	MoDo, Moisselles	70.0
7	Les Portes de Taverny, Taverny	61.0
8	Grand A, Amiens	58.1
9	Shopping Etrembières, Greater Geneva*	49.8
10	Les Trois Dauphins, Grenoble	36.8
11	Les Grands Hommes, Bordeaux	23.5
TOTAL		973.4

* This property is held 50/50 with a joint venture partner

Property Summary

Number of properties	28
Number of shops	1,834
Occupancy cost ratio	9.5%
Vacancy*	1.2%

* as % of annual rent



Italy



		€ million
1	I Gigli, Florence	474.8
2	Carosello, Carugate, Milan	371.5
3	Fiordaliso, Rozzano, Milan*	165.5
4	Collestrada, Perugia	139.0
5	Il Castello, Ferrara	132.7
6	Curno, Bergamo	123.8
7	Cremona Po, Cremona	111.5
8	I Portali, Modena	49.4
TOTAL		1,568.2

* This property is held 50/50 with a joint venture partner



Sweden



		SEK million
1	Hallarna, Halmstad	1,710.6
2	Bergvik, Karlstad	1,521.9
3	C4, Kristianstad	1,521.3
4	Grand Samarkand, Växjö	1,180.2
5	Valbo, Gävle	1,148.5
6	Ingelsta Shopping, Norrköping	1,020.0
7	Eliens Esplanad, Skövde	934.1
8	Moraberg	429.7
TOTAL		9,466.3

* 1€ = 10.4948 SEK



Belgium



		€ million
1	Woluwe, Brussels	596.5
TOTAL		596.5

Who we are

Eurocommercial Properties (Eurocommercial) is a long term investor and manager of prime retail property in Belgium, France, Italy and Sweden with assets over € 4 billion. The Company was founded in 1991 and is a Euronext listed company with a broad shareholder base

Focused investment strategy

Focused investment strategy

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

Key annual figures**

	2019/20	2018/19	2017/18	2016/17	2015/16
Rental income (€m)	214.6	217.5	208.8	197.7	188.2
Net property income (€m)	176.3	178.6	171.8	163.0	155.4
Direct investment result (€m)	118.9	120.2	115.7	108.0	102.8
Adjusted net asset value per depositary receipt (€)	42.73	44.83	45.08	46.42	43.00
Dividend per depositary receipt (€)	-	2.18	2.15	2.10	2.05

** figures are provided on a proportionally consolidated basis

As at 30 June 2020



Directory

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39 02 760 759 1

Sweden

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

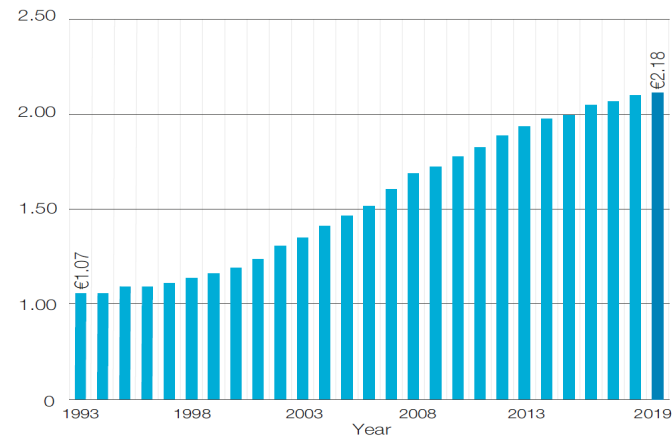
United Kingdom

4 Carlton Gardens, London SW1Y 5AB
44 (0) 20 7925 7860

Funding summary

Number of shares in issue	49.4 million
Shareholders' adjusted net equity	€2.1billion
Net debt	€1.8 billion
Net loan to property value ratio	45.5%
Interest cover ratio	3.8x
Average loan term	4.9 years
Average fixed interest period	6.6 years
Overall interest cost (including margin)	2.0%

Dividend progression since inception



Non-current loan maturity schedule €m

Year	€ million
2021	140
2022	141
2023	165
2024	77
2025	358
2026	561
2027	13
2028	13
2029	108
2030	38
2031	53
2032	34



For more detailed information please visit our website or download our Twelve Months Interim Report