

PRESS RELEASE

Date: 27 October 2020

Release: Before opening of Euronext

FIFTEEN MONTHS RESULTS 2019/2020

Key highlights for the fifth quarter to 30 September 2020

Performance and business highlights

- 96% of tenants have agreed terms for COVID-19 closure periods.
- Rent collection is 91% for Q2 2020 and 90% for Q3 2020 after agreed terms.
- Sales turnover for the three months to 30 September 2020 was 97% of 2019 levels with retail sales in France above last year's levels and Sweden at the same as last year's levels.
- Strong tenant demand resulted in 11.3% rent uplifts on renewals and relettings, with many deals signed during or after the lockdown period.
- Gross rental income for the quarter ending 30 September was €48.8 million compared with €52.1 million in 2019 mainly as a result of the partial sale of Passage du Havre (€2.1m) and COVID-19 concessions (€2.4m).
- Net earnings €3.01 (direct investment result) per depositary receipt for 15 months to 30 September 2020 compared to €3.03 per depositary receipt for the same period last year.
- Vacancies at end of September were 1.6% of annual rent.
- Disposal of Moraberg retail park in line with 30 June 2020 independent valuation.
- EPRA sBPR Gold Award for the seventh year in a row.

Chief Executive's commentary

The past three months have reassured us that our shopping centres remain popular with our tenants and clients notwithstanding continuing anti-COVID-19 restrictions of one kind or another. Restaurants and bars have suffered most but there has been a significant improvement in fashion sales, which had plummeted during the lockdowns.

Relettings and renewals continue overall to show uplifts in rents (11.3%), not reductions and our vacancies though increasing slightly remain well under 2%.

The sale of our Moraberg retail park in Sweden at the 30 June valuation demonstrates that for good properties let at sensible rents there remains a strong market. We are progressing with other sales with the aim of achieving a LTV ratio of under 40% in due course. 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 so we do not have to worry about volatile bond markets or the effect rating agencies can have on interest rates or liquidity requirements.

There is clearly a resurgence of COVID-19, which is of concern to us all. We have kept in place the high safety measures introduced in all our centres during the first wave and are carefully monitoring the situation as it develops.

We recently surveyed our major shareholders and were very pleased with their support of our investment strategy, our proposed management changes and our response to the COVID-19 crisis. A matter that attracted less enthusiasm, though, was our Stichting Administratiekantoor (STAK), which stems from our original dual listing in Sydney and Amsterdam. We are always sensitive to shareholders' views and see this as an opportunity to further modernise our corporate governance. We will therefore use the coming months to prepare a proposal for a change of the Company's governance for the winding up of STAK, to allow all our shareholders to decide on the matter in the 2021 AGM.

Finally I must add that I am retiring as a director of Eurocommercial after almost thirty years at the helm, which have flown by far too quickly. I will remain a shareholder of course though and will keep an interested eye on my investment.

The unique feature of Eurocommercial throughout its existence has been the teamwork of our Directors and employees and their outstanding long service to the Company.

It is their teamwork, dedication and decency that have ensured that our centres are popular with tenants and clients alike which has meant that our occupancy rates have consistently been the highest in the industry over the last quarter of a century and which remains the case today, despite the difficulties of COVID-19.

I am more than happy therefore to leave Eurocommercial in the capable hands of Evert Jan, Peter and Roberto, who have been fundamental to our past successes.

Financial & Operational Review

Direct investment result: €148.6 million (€3.01 per depositary receipt) -1.1%

The direct investment result for the fifteen months to 30 September 2020 was €148.6 million, slightly lower compared with the same period in 2018/2019 due to discounts granted to retailers in Sweden for the COVID-19 restrictions during the second quarter and to the amortisation of the rent concessions for the COVID-19 lockdown periods over Q3 2020. These negative impacts were partly offset by cost savings, including interest expenses, lower marketing, staff and travelling expenses as well as local taxes.

As a reminder, the rent concessions for the COVID-19 lockdown periods in Belgium, France and Italy (in total €19.7 million as per 30 September 2020) are amortized in accordance with IFRS 16 over the remaining terms of the leases or until the first tenant break option. The impact for the fifth quarter of this reporting period is €2.4 million. Rent concessions granted in Sweden (€2.0 million) were included as a reduction of rental income for the fourth quarter of this reporting period.

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 decreased 0.7% to €3.01 at 30 September 2020, from €3.03 for the fifteen months to 30 September 2019 despite a slight reduction in the average number of depositary receipts in issue over the reporting period. The reduction stems from our share buyback programme in the summer of 2019 and was partly offset by the issuance of stock dividend in November 2019.

Net property income: €219.3 million

-2.0%

Rental income, including joint ventures (based on proportional consolidation), for the fifteen months to 30 September 2020, after deducting net service charges and direct and indirect property expenses (branch overheads), decreased by 2.0% to €219.3 million compared to €223.8 million for the fifteen months to 30 September 2019. The decline is due to agreed rent concessions related to the COVID-19 pandemic. Property expenses decreased as well due to lower centre marketing expenses, staff and travelling expenses as well as lower local taxes.

Adjusted net asset value: €42.97 per depositary receipt

The adjusted net asset value at 30 September 2020 was €42.97 per depositary receipt compared with €42.73 at 30 June 2020 and €45.55 at 30 September 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.

IFRS results

The IFRS net asset value at 30 September 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 €35.72 per depositary receipt compared with €35.41 at 30 June 2020 and €38.81 at 30 September 2019.

No property valuations were undertaken at the end of the period, in accordance with the Company’s policy to only commission independent revaluations at the half-year and year-ends. The adjusted net asset value per depositary receipt, therefore, has changed minimally since June 2020, reflecting only accrued income and currency movements. All properties will be externally valued at 31 December 2020 and reported in the eighteen months results.

Rent collection

We entered into discussions early with our tenants to find mutually acceptable solutions for rent payments during the period of the closure of the centres or the period of significant reduced turnover for Sweden. Our offers of course excluded tenants like hypermarkets which continued to trade during the lockdown. These negotiations did not include service charges which have been paid in full by our tenants.

Overall we have now reached agreements with 100% of tenants in Sweden, 99% in Belgium, 95% in France and 96% in Italy (all numbers by MGR). Depending on the country and type of tenants, rent holidays varying from 50% to 100% of closure periods have been agreed and total approximating €21.7 million (or about 10% of annual rent). In accordance with IFRS 16 the rent concessions for Belgium, France and Italy will be amortized over the remaining terms of the leases or until the first tenant break option. The results of our negotiations are summarised in the table below.

These concessions are mainly for Q2 with some spread over Q2 and Q3. Excluding rent concessions granted and rent deferred, our collection rate for Q2 amounts to 91% and for Q3 amounts to 90%.

	Rent concessions granted	Rent collected for Q2*	Rent collected for Q3*
Belgium	€ 2.9 million	95%	97%
France	€ 4.9 million	92%	92%
Italy	€ 11.9 million	88%	82%
Sweden	€ 2.0 million	99%	96%
Total	€ 21.7 million	91%	90%

*collection rate as a percentage of due and collectable rent

Visitor numbers

Over the quarter to the end of September 2020, visitor numbers were 82% of the same quarter last year. They reached 74% in Belgium, 86% in France, 75% in Italy and 94% in Sweden.

Retail Sales turnover

Following a solid start of the year, retail sales were severely impacted by the closure of our centres during the COVID-19 lockdowns in Belgium, France and Italy. Since the reopenings, retail sales have recovered faster than visitor numbers. In the three months to 30 September 2020, retail sales reached 96% of the similar period last year on a like-for-like basis. Retail parks and shopping centres anchored by a strong hypermarket have recovered faster and continue to perform better than regional and city centre properties due to the reliance of the latter on public transport, leisure, tourism and office workers.

In Belgium, retail sales in our Woluwe shopping centre for the three months to 30 September 2020 reached 87% compared to the same period last year. Restaurants and Shoes were still lagging, while Gifts and Jewellery and Sport performed particularly well. The lack of a hypermarket, the slow return to work of office workers as well as the strict post-lockdown restrictions explain why the recovery of Woluwe is slower than the rest of our portfolio, but we are confident in the future of this strong centre, as highlighted by renewed tenant demand for our planned extension.

In France, retail sales for the three months to 30 September 2020 were up 3% versus the same period last year. Retail sales were strong in our everyday centres and very strong in our retail park in Chasse (+18%). Home Goods and Gifts & Jewellery, and Sport performed especially well.

In Italy, retail sales for the three months to 30 September 2020 were at 90% of the levels of the same period last year with a wide range of performance between our centres, with for instance Curno showing results up strongly versus 2019 figures. The best performing sector was Home Goods (+9%), while Services (dry cleaners, travel agents and dentists) were severely impacted by the effects of the COVID-19 pandemic.

In Sweden, retail sales for the three months to 30 September 2020 were the same as last year with the majority of retail sectors showing positive growth including Hypermarkets (8%), Home Goods (6%), Books & Toys (10%) and Electrical (9%).

Retail Sales Growth by Country*

	One month to 30 September 2020	Three months to 30 September 2020
Overall	95.5%	95.6%
Belgium	89.0%	86.9%
France	100.6%	102.6%
Italy	90.6%	90.1%
Sweden	100.1%	99.8%

* Excluding extensions/redevelopments.

Retail Sales Growth by Sector*

	One month to 30 September 2020	Three months to 30 September 2020
Fashion	93.4%	90.3%
Shoes	80.9%	83.6%
Gifts and jewellery	105.7%	100.7%
Health and beauty	98.7%	96.4%
Sport	101.1%	101.9%
Restaurants	86.9%	84.0%
Home goods	112.2%	110.0%
Electricals	87.6%	97.7%
Hyper/supermarket	108.6%	107.3%

* Excluding extensions/redevelopments.

Renewals and relettings

+11.3%

Despite the COVID-19 pandemic, leasing activity continued over the past 12 months with 242 leases renewed or re-let. Of these 242 deals, 71 were relettings highlighting strong demand from new retailers to open in our centres.

Overall we achieved a 11.3% uplift on these relettings and renewals, demonstrating the continuous strength of our centres.

Of these 242 deals, 81 were signed between July and September, highlighting the fact that leasing remained very active in these months. Since 1 July, reletting and renewal activity has been back to normal levels with meaningful uplifts, demonstrating that retailers are still willing to invest in strong and attractive shopping centres.

In Woluwe shopping centre, Belgium, 9 leases were renewed or relet over the past 12 months, including a new restaurant with an average uplift of 4.2%.

In France, we completed 32 lease renewals and re-lettings over the last 12 months with an average uplift of 2.6%.

In Italy, relettings and renewals of 118 leases together produced an increase in rent of 18.1%.

In Sweden, the leasing teams have been very active, completing 83 lease renewals and re-lettings producing an overall average uplift in rent of 2.2%.

Renewals and relettings, 12 months to 30 September 2020

	Number of relettings and renewals	Average rental uplift on relettings and renewals	% of leases relet and renewed (MGR)
Overall*	242	11.3%	12%
Belgium	9	4.2%	4%
France	32	2.6%	4%
Italy	118	18.1%	17%
Sweden	83	2.2%	15%

* Leasing statistics will be incorporated in this table after 12 months of ownership.

Occupancy Cost Ratio (OCR)

Eurocommercial has always had one of the lowest occupancy cost ratios (rent plus marketing contributions, service charges and tenant property taxes as a proportion of turnover including VAT) in the industry, which we see as one of our key strengths. OCRs for the COVID-19 period are not meaningful indicators due to the closure of a number of our centres during lockdowns. In Sweden, our only market where our shopping centres remained open and continued to trade, the occupancy cost ratio of our galleries was 9.6% as at 30 September 2020.

Occupancy Levels

Total occupancy for the portfolio at 30 June 2020 remained very high as it has over the last 20 years and represented 98.4% of rental income. Occupancy by lettable area was 98.6% of total lettable space.

Out of a total of over 1,800 shops, there are only 14 tenants in administration occupying 34 units. For the majority of units rent continued to be paid and purchasers have already been found for the major chains.

Cost savings

We continued with making major savings in property expenses and company expenses. The indirect property expenses for the fifteen months reporting period were reduced by €3.3 million compared to the previous reporting period. The savings were mostly in personnel costs, local taxes and travelling expenses. Material savings in the direct property expenses were made in centre marketing expenses and managing agent fees. Company expenses for the fifteen months reporting period reduced by €1.8 million mainly due to lower staff costs and office and travelling expenses.

Funding and dividend

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 rose in November 2019 to 49,402,758 with a further 506,924 depositary receipts held in treasury. This position is unchanged as per 30 September 2020.

Our exclusively mortgage loan structure allows us the flexibility to raise finance secured against individual or groups of assets. The Company has no financing from the fixed income markets and thereby is not exposed to conditions therein such as market volatility. We have strong and long-standing lending relationships with a group of over 15 Belgian, Dutch, French, German, Italian and Swedish specialist real estate financing banks, ensuring diversity of access to finance between lenders and across different geographies.

Our long-term financing contracts are secured by mortgages in favour of the respective financing bank(s). These mortgage agreements are entered into by the Company's local subsidiaries in the various countries,

which own the properties, under contracts governed by local law. Bank covenants for all long-term financing arrangements have been agreed at the 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.

The Company has a robust balance sheet structure and bank loans with an average committed unexpired term of nearly five years. The loan to value ratio on the basis of the proportional consolidated balance sheet of the Company as per 30 September 2020 (after deducting purchaser's costs) decreased to 44.4% compared to 45.5% as per 30 June 2020 mainly due to the sale of the Moraberg property in Sweden and collected rent which resulted in a higher cash position of €102 million as per 30 September 2020 compared to 30 June 2020. The loan to value ratio agreed with the banks for the group is 60%, the usual market practice ratio. For comparison purposes, our loan to value adding back purchaser's costs as per 30 September 2020 is 43.3% and our loan-to-value adding back purchaser's costs using the IFRS consolidated balance sheet is 42.2%.

In July 2020 Italian subsidiaries of the Company entered into two new state guaranteed bank loans with Banca Popolare di Milano and Banca Intesa Sanpaolo for in total just over €24 million for a term of three years at normal commercial pricing conditions. The drawn down funds can be used for working capital purposes within the Italian group companies.

The short term borrowings as per 30 September 2020 include an amount of € 157 million of long term loans, which mature within the next twelve months. € 47 million is expiring by the end of December 2020 and € 110 million will expire in July 2021. We are already in advanced discussions with the relevant banks about renewing those loans.

76% of our interest expenses are fixed for an average period of six and a half years and the average interest rate decreased slightly to 1.9% as per 30 September 2020 from 2.0% reported as per 30 June 2020. As a result, the Company's interest expenses are expected to remain stable for the coming period.

After very careful consideration taking into account the recent increased uncertainty due to more restrictions affecting shopping in three of our four markets to fight the COVID-19 virus, the Board of Management, having consulted the Supervisory Board, decided not to declare an interim dividend by the end of November 2020. When the results as per 31 December 2020 are published in the first quarter of 2021, the Board will also announce the dividend proposal to be voted on by the holders of depositary receipts in the 2021 AGM. The Board has the option to propose a dividend in cash or in depositary receipts or a combination thereof.

Country Commentary

Belgium

The post lockdown resumption of activity has been confirmed with encouraging results over the last quarter. Notwithstanding the relatively strict restrictions imposed by the Belgian authorities (limited number of shoppers, reduced capacity for restaurants, lack of commuters due to teleworking reinforcement), visitor numbers for the quarter were at 74% of 2019 levels. Over the same period, retail sales were around 87% with in particular an extremely good month of August with turnovers up 22% for the summer sales. This shows that major sales events continue to attract customers and provide a significant boost to retail sales which bodes well for the upcoming months.

However, caution still applies in these challenging times. The upsurge of the epidemic in Belgium as in the rest of Europe is a reality and will certainly produce effects on our shopping centre activities in the weeks to come. Recently, the Belgian Prime Minister and Brussel regional authorities announced a new set of measures to slow the progression of new cases of COVID-19. This includes a strict curfew from 10pm to 6am, a one-month closure of bars, cafes and restaurants as well as the requirement to shop alone. For the

moment, a complete lockdown of the country is not envisaged by the authorities who do not exclude it completely if the health situation were to require it.

Having said that, our business partner relationship with our tenants has been preserved and our negotiations are approaching completion. We have now reached agreements for the lockdown period with almost 99% of them (by MGR). These high results are reflected in our good levels of rent collection. More than 95% of the rent for Q2 and 97% for Q3 has now been collected.

On the leasing side, normal activities have resumed and retailer demand is holding up. Renewal and reletting uplifts remain positive and our vacancy level remains at a low level of 2%.

The planning application process of our mixed-use extension project (uncommitted) is continuing its course with the processing of the environmental impact study. We still expect to obtain our final building permit within the first half of 2022.

France

Retail sales figures for the quarter were positive at 3% compared to the same quarter in 2019. It is notable that retail sales were positive every month with July, August and September at respectively +1%, +7% and +0.6% compared to the same month last year. Our provincial and suburban centres, anchored by strong hypermarkets or supermarkets continued to outperform our Paris centre Passage du Havre, which has been impacted by the lack of tourists, the reinforcement of teleworking, and the public reluctance to take public transport.

These performances hide a wide range of different performance between sectors with outstanding results for sport, gifts and jewellery, home furnishing, whereas the fashion sector is still lagging behind.

We have now reached agreements for the lockdown period with 95% of our tenants by MGR and 92% of the rent due and invoiced for the second quarter and 92% for the third quarter have been collected.

Vacancies remained at a low level with only 13 units vacant out of 509.

We believe that the recent curfew announced by the government will only have a marginal effect on our centres as long as these restrictions do not worsen, especially, on the eve of a crucial end of year for retailers.

Italy

The results related to this last quarter (July to September) are encouraging. Visitor numbers were still at around 75% of 2019 figures, notwithstanding the fact that footfall was limited due to COVID-19 restrictions (no events can be organized and footfall related to entertainment and food is limited) and people prefer to go shopping less frequently and on their own. Turnovers figures for the quarter were more positive at 90% of the same quarter last year, providing our tenants a boost in confidence and cash flow, as these results were far above previous expectations.

The resurgence of the number of new COVID-19 cases with the materialisation of the second wave will have an impact on both visitor numbers and turnovers for the coming winter months. Recently the Italian government and some regions have implemented more restrictive measures, such as the closure of shopping centres at the weekend in Lombardy. These measures aim at preventing a new lockdown and will be accompanied by governmental support for the most hit sectors.

Vacancies are still at a very low 1.1% of MGR and so far the number of tenants having started bankruptcy or foreclosure procedures are negligible.

As at today we have reached COVID-19 agreements with 96% of our tenants (by MGR). Our collection rate of 88% for Q2 and 82% for Q3 are expected to improve further in the coming periods.

Over the past twelve months, relettings and renewals produced a strong average uplift in rent compared to the same period last year of 18.1%. In the last quarter only, 60 new leases were signed in Italy with an average uplift of over 20% highlighting that notwithstanding COVID-19, retailers are still willing to stay and invest in strong and attractive shopping centres like ours.

The new terrace in I Gigli opened at the end of July, providing the food court and Mercato Centrale with much needed extra open space. The redevelopment of the Old Bazar and Toys store on the first floor of I Gigli is now fully let with brands including Nike, Adidas and JD Sport, some of them already opened and fully trading. The works of the new walkway “Il Cammin” connecting the two main piazzas on the first floor are also almost finalised, with opening now expected for Christmas 2020. Also, the redevelopment of the East Entrance of Fiordaliso is well underway, with all units fully let and due to open at the end of November on time for Black Friday. In Curno, the new covered carpark is almost finalised and will open by the end of November.

Sweden

Like-for-like retail sales have remained very steady and were at 100% of 2019 levels for the 3 months to the end of September 2020. Retail sales in most sectors have been positive, in particular, Hypermarkets (8%), Home Goods (6%), Electrical (9%), Books and Toys (10%) and Sport (3%). Fashion and Restaurants are also recovering well and for the month of September reached almost 90% of last year's levels. Footfall has also been consistent at around 94% of 2019 levels.

With all the shopping centres trading well, rent collection rates have remained high with 99% of invoiced rent for Q2 and 96% of Q3 collected.

Vacancy in the centres remains very low at around 2% and the leasing team completed 83 lease renewals and re-lettings over the last year producing an average uplift of 2.2%. There are several major store openings during the autumn, including two further full concept H&M stores (2,800m²), Ekohallen (8,800m²), Clas Ohlson (1,200m²), New Yorker (1,000m²), Hemtex (420m²), Nordic Wellness (1,430m²) and Gina Tricot (350m²).

On the disposal side, Moraberg Retail Park, outside Södertälje was sold to Serena Properties, a fund managed by Redito on behalf of two investors, Balder, the listed Swedish property company and a Finnish pension fund, Varma. The transaction was based on a sale price of SEK 431 million (€41.1 million), equal to the latest independent valuation of the property as per 30 June 2020 and reflecting a net initial yield of around 6%.

Environmental and social responsibility – ESG

As a long-term investor, Eurocommercial believes building a sustainable and resilient business is the foundation for success. We approach each business decision with a long-term view and support our choices with thorough research in order to evaluate their environmental and social-economic impact.

Our ESG and business strategies are carefully aligned and involve operating more efficiently, positively engaging with local stakeholders and being an attractive and responsible employer. With our ESG strategy, updated in July 2020, we will continue to create sustainable centres with a clear vision and full transparency towards our stakeholders.

Our approach is articulated around three strategic pillars: **Be Green**, **Be Engaged** and **Be Responsible**.

External recognition

Eurocommercial is committed to report on its ESG performance every year. Recently we were awarded the EPRA Gold Award for sustainability reporting for the seventh consecutive year. Further our Curno extension received a BREAAAM certification (very good).

Solar panels on roof Grand Samarkand, Växjö, Sweden

1300m² of solar panels, producing 255MWh/year were erected on the roof of shopping centre Grand Samarkand.

The ESG update report and a video of the solar panels at Grand Samarkand can be found at

<https://www.eurocommercialproperties.com/about/sustainability/>

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 27 retail properties in Belgium, France, Italy, and Sweden with total assets of around €4 billion.

www.eurocommercialproperties.com

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STATEMENT OF CONSOLIDATED DIRECT, INDIRECT AND TOTAL INVESTMENT RESULTS*

(€ '000)	Fifteen months ended 30-09-20	Fifteen months ended 30-09-19	Quarter ended 30-09-20	Quarter ended 30-09-19
Rental income	252,100	258,458	48,750	52,115
Service charge income	36,318	37,940	6,976	10,006
Service charge expenses	(41,330)	(41,951)	(7,417)	(10,866)
Property expenses	(40,916)	(43,396)	(8,157)	(8,632)
Interest income	26	36	0	4
Interest expenses	(51,492)	(55,321)	(9,963)	(11,003)
Company expenses	(15,261)	(17,028)	(2,845)	(3,262)
Other income	4,278	3,245	786	368
Current tax	(2,084)	(555)	(343)	(673)
Direct investment result including non-controlling interest	141,639	141,428	27,787	28,057
Direct investment result joint ventures	9,764	8,830	2,574	1,993
Direct investment result non-controlling interest	(2,839)	(91)	(687)	(91)
Total direct investment result attributable to owners of the Company	148,564	150,167	29,674	29,959
Investment revaluation and disposal of investment properties	(124,379)	(10,485)	(15,373)	(1,751)
Fair value movement derivative financial instruments	(6,067)	(42,562)	1,749	(18,820)
Investment expenses	(1,706)	(1,636)	(74)	(247)
Deferred tax	7,233	(2,051)	(1,598)	2,870
Indirect investment result properties including non-controlling interest	(124,919)	(56,734)	(15,296)	(17,948)
Indirect investment result joint ventures	(13,730)	(7,717)	(1,162)	(881)
Indirect investment result non-controlling interest	8,226	343	547	343
Total indirect investment result attributable to owners of the Company	(130,423)	(64,108)	(15,911)	(18,486)
Total investment result	18,141	86,059	13,763	11,473
Per depositary receipt (€)**				
Direct investment result	3.01	3.03	0.60	0.61
Indirect investment result	(2.64)	(1.30)	(0.32)	(0.38)
Total investment result	0.37	1.73	0.28	0.23

STATEMENT OF ADJUSTED NET EQUITY*

(€ '000)	30-09-2020	30-06-2020	30-09-2019
IFRS net equity per consolidated statement of financial position	1,764,887	1,749,107	1,898,247
Derivative financial instruments	185,320	187,074	141,949
Deferred tax liabilities	163,904	166,387	177,611
Derivative financial instruments and deferred tax liabilities joint ventures	8,917	8,625	10,561
Adjusted net equity attributable to owners of the Company	2,123,028	2,111,193	2,228,368
Number of depositary receipts representing shares in issue after deduction of depositary receipts bought back	49,402,758	49,402,758	48,916,402
Net asset value - € per depositary receipt (IFRS)	35.72	35.41	38.81
Adjusted net asset value - € per depositary receipt	42.97	42.73	45.55
Stock market prices - € per depositary receipt	9.90	11.40	25.56

* 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 fifteen months period was 49,282,939 compared with 49,469,128 for the fifteen months to 30 September 2019, a decrease of 0.4%.

EUROCOMMERCIAL

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

(€ '000)	Fifteen months ended 30-09-2020	Fifteen months ended 30-09-2019	Quarter ended 30-09-2020	Quarter ended 30-09-2019
Rental income	252,100	258,458	48,750	52,115
Service charge income	36,318	37,940	6,976	10,006
Total revenue	288,418	296,398	55,726	62,121
Service charge expenses	(41,330)	(41,951)	(7,417)	(10,866)
Property expenses	(40,916)	(43,396)	(8,157)	(8,632)
Net property income	206,172	211,051	40,152	42,623
Share of result of joint ventures	(3,966)	1,113	1,412	1,112
Investment revaluation and disposal of investment properties	(124,379)	(10,485)	(15,373)	(1,751)
Company expenses	(15,303)	(17,076)	(2,843)	(3,262)
Investment expenses	(1,664)	(1,588)	(76)	(247)
Other income	4,278	3,245	786	368
Operating result	65,138	186,260	24,058	38,843
Interest income	26	36	0	4
Interest expenses	(51,492)	(55,321)	(9,963)	(11,003)
Fair value movement derivative financial instruments	(6,067)	(42,562)	1,749	(18,820)
Net financing result	(57,533)	(97,847)	(8,214)	(29,819)
Profit before taxation	7,605	88,413	15,844	9,024
Current tax	(2,084)	(555)	(343)	(673)
Deferred tax	7,233	(2,051)	(1,598)	2,870
Total tax	5,149	(2,606)	(1,941)	2,197
Profit after taxation	12,754	85,807	13,903	11,221
Profit attributable to:				
Owners of the Company	18,141	86,059	13,763	11,473
Non-controlling interest	(5,387)	(252)	140	(252)
	12,754	85,807	13,903	11,221
Per depositary receipt (€)*				
Profit after taxation	0.37	1.73	0.28	0.23
Diluted profit after taxation	0.37	1.73	0.28	0.23

* The Company's shares are listed in the form of depositary receipts on Euronext Amsterdam and Brussels. One depositary receipt represents ten shares.

EUROCOMMERCIAL

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

(€ '000)	Fifteen months ended 30-09-20	Fifteen months ended 30-09-19	Quarter ended 30-09-20	Quarter ended 30-09-19
Profit after taxation	12,754	85,807	13,903	11,221
Foreign currency translation differences (to be recycled through profit or loss)	5,339	(11,443)	1,890	(5,425)
Actuarial result on pension scheme (not to be recycled through profit or loss)	(651)	249	0	0
Total other comprehensive income	4,688	(11,194)	1,890	(5,425)
Total comprehensive income	17,442	74,613	15,793	5,796
Total comprehensive income attributable to:				
Owners of the company	22,829	74,865	15,653	6,048
Non-controlling interest	(5,387)	(252)	140	(252)
	17,442	74,613	15,793	5,796
Per depositary receipt (€)*				
Total comprehensive income	0.47	1.51	0.32	0.12
Diluted total comprehensive income	0.47	1.50	0.32	0.12

* The Company's shares are listed in the form of depositary receipts on Euronext Amsterdam and Brussels. One depositary receipt represents ten shares.

EUROCOMMERCIAL

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(€ '000)	30-09-2020	30-06-2020	30-09-2019	30-06-2019
Property investments	3,807,863	3,844,876	3,868,655	3,793,385
Property investments under development	1,800	1,800	1,898	1,700
Investments in joint ventures	102,120	100,708	109,268	108,156
Tangible fixed assets*	4,947	5,290	4,877	1,333
Receivables	212	236	184	381
Total non-current assets	3,916,942	3,952,910	3,984,882	3,904,955
Receivables	60,133	63,504	46,415	51,093
Cash and deposits	98,453	69,420	62,140	65,211
Total current assets	158,586	132,924	108,555	116,304
Property investments held for sale	0	0	0	199,000
Total assets	4,075,528	4,085,834	4,093,437	4,220,259
Creditors*	89,222	75,353	95,677	87,165
Borrowings	303,216	253,307	215,246	143,221
Total current liabilities	392,438	328,660	310,923	230,386
Creditors*	14,253	16,304	13,026	10,803
Borrowings	1,491,640	1,575,356	1,484,087	1,767,148
Derivative financial instruments	185,320	187,074	141,949	123,143
Deferred tax liabilities	163,904	166,387	177,611	181,385
Provision for pensions	1,473	1,473	846	835
Total non-current liabilities	1,856,590	1,946,594	1,817,519	2,083,314
Total liabilities	2,249,028	2,275,254	2,128,442	2,313,700
Net assets	1,826,500	1,810,580	1,964,995	1,906,559
Equity Eurocommercial Properties shareholders				
Issued share capital	249,548	249,548	249,548	249,548
Share premium reserve	514,052	513,925	517,986	517,513
Other reserves	983,146	981,256	1,044,654	1,064,912
Undistributed income	18,141	4,378	86,059	74,586
Equity attributable to owners of the Company	1,764,887	1,749,107	1,898,247	1,906,559
Non-controlling interest	61,613	61,473	66,748	0
Total equity	1,826,500	1,810,580	1,964,995	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 30 September 2020, the right of use assets are reported as part of the Company's tangible fixed assets for an amount of €3.8 million. The lease liabilities are reported as part of the current liabilities and non-current liabilities for amounts of €1.1 million and €2.8 million respectively.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

(€ '000)	Fifteen months ended 30-09-20	Fifteen months ended 30-09-2019
Profit after taxation	12,754	85,807
Adjustments:		
Movement performance shares granted	(759)	2,623
Investment revaluation and disposal of investment properties	115,044	9,645
Derivative financial instruments	6,067	42,562
Share of result of joint ventures	3,997	(1,113)
Interest income	(26)	(36)
Interest expenses	51,492	55,321
Deferred tax	(7,233)	2,051
Current tax	2,084	555
Depreciation tangible fixed assets	2,606	1,689
Other movements	2,142	(296)
Cash flow from operating activities after adjustments	188,168	198,808
Increase in receivables	(17,469)	(6,400)
Decrease/increase in creditors	(1,346)	5,462
	169,353	197,870
Current tax paid	(300)	(317)
Capital gain tax paid	(1,950)	0
Dividends received from joint ventures	2,500	1,300
Derivative financial instruments settled	(462)	(527)
Borrowing costs	(2,311)	(6,202)
Interest paid	(49,757)	(50,915)
Interest received	26	36
Cash flow from operating activities	117,099	141,245
Property acquisitions	0	(118,180)
Capital expenditure	(97,804)	(83,480)
Sale of investment	36,779	0
Sale of property	199,000	248,406
Investment in joint ventures	(430)	0
Loan to joint ventures	8,900	0
Additions to tangible fixed assets	(1,124)	(906)
Cash flow from investing activities	145,321	45,840
Borrowings added	268,726	570,925
Repayment of borrowings	(385,309)	(616,442)
Stock options exercised	0	74
Payments lease liabilities	(1,379)	(273)
Cost of performance shares settled	(362)	(195)
Depository receipts bought back	(16,723)	(20,001)
Dividends paid	(93,707)	(92,848)
Increase in non-current creditors	353	278
Cash flow from financing activities	(228,401)	(158,482)
Net cash flow	34,019	28,603
Currency differences on cash and deposits	(777)	(501)
Increase in cash and deposits	33,242	28,102
Cash and deposits at beginning of period	65,211	34,038
Cash and deposits at the end of period	98,453	62,140

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

The movements in equity in the fifteen months ended 30 September 2020 were:

(€ '000)	Issued share capital	Share premium reserve	Other reserves	Undistributed 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				18,141	18,141	(5,387)	12,754
Other comprehensive income			4,688		4,688		4,688
Total comprehensive income	0	0	4,688	18,141	22,829	(5,387)	17,442
Profit previous financial year			(19,121)	19,121			0
Issued shares							0
Put option non-controlling interest			(54,805)		(54,805)		(54,805)
Contribution non- controlling interest						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		(759)			(759)		(759)
Performance shares settled			(362)		(362)		(362)
Performance shares vested		(2,702)	2,702				0
30-09-2020	249,548	514,052	983,146	18,141	1,764,887	61,613	1,826,500

The movements in equity in the fifteen months ended 30 September 2019 were:

(€ '000)	Issued share capital	Share premium reserve	Other reserves	Undistributed 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				86,059	86,059	(252)	85,807
Other comprehensive income			(11,194)		(11,194)		(11,194)
Total comprehensive income	0	0	(11,194)	86,059	74,865	(252)	74,613
Profit previous financial year			(20,779)	20,779			0
Issued shares	1,715	(1,715)					0
Put option non-controlling interest							0
Contribution non- controlling interest						67,000	67,000
Depository receipts bought back			(20,001)		(20,001)		(20,001)
Dividends paid		(5)		(92,843)	(92,848)		(92,848)
Performance shares granted		2,623			2,623		2,623
Performance shares settled			(195)		(195)		(195)
Performance shares vested		(1,729)	1,729				0
Stock options exercised			74		74		74
30-09-2019	249,548	517,986	1,044,654	86,059	1,898,247	66,748	1,964,995

EUROCOMMERCIAL

SEGMENT INFORMATION 2020

(€ '000) For the fifteen months ended 30/09/2020	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Rental income	31,870	66,293	110,070	57,828	0	266,061	(13,961)	252,100
Service charge income	8,446	8,796	6,754	16,019	0	40,015	(3,697)	36,318
Service charge expenses	(8,637)	(10,345)	(6,914)	(19,249)	0	(45,145)	3,815	(41,330)
Property expenses	(2,953)	(13,183)	(18,783)	(6,757)	0	(41,676)	760	(40,916)
Net property income	28,726	51,561	91,127	47,841	0	219,255	(13,083)	206,172
Share of result of joint ventures	0	0	0	0	0	0	(3,966)	(3,966)
Investment revaluation and disposal of investment properties	(33,963)	(26,563)	(65,938)	(12,528)	210	(138,782)	14,403	(124,379)
Segment result	(5,237)	24,998	25,189	35,313	210	80,473	(2,646)	77,827
Net financing result						(59,709)	2,176	(57,533)
Company expenses						(15,303)	0	(15,303)
Investment expenses						(1,673)	9	(1,664)
Other income						2,819	1,459	4,278
Profit before taxation						6,607	998	7,605
Current tax						(2,109)	25	(2,084)
Deferred tax						8,256	(1,023)	7,233
Profit after taxation						12,754	0	12,754

(€ '000) As per 30/09/2020	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Property investments	596,929	972,537	1,574,273	878,843	0	4,022,582	(214,719)	3,807,863
Property investments under development	0	1,800	0	0	0	1,800	0	1,800
Investment in joint ventures	0	0	0	0	0	0	102,120	102,120
Tangible fixed assets	1	1,662	1,918	432	934	4,947	0	4,947
Receivables	6,603	29,522	18,274	5,805	1,357	61,561	(1,216)	60,345
Cash and deposits	3,302	5,238	42,484	49,208	1,726	101,958	(3,505)	98,453
Total assets	606,835	1,010,759	1,636,949	934,288	4,017	4,192,848	(117,320)	4,075,528
Creditors	7,891	25,174	40,603	28,427	1,669	103,764	(14,542)	89,222
Non-current creditors	850	9,956	3,525	300	348	14,979	(726)	14,253
Borrowings	285,063	263,807	943,242	360,879	35,000	1,887,991	(93,135)	1,794,856
Derivative financial instruments	62,140	0	125,289	1,111	0	188,540	(3,220)	185,320
Deferred tax liabilities	0	0	96,964	72,637	0	169,601	(5,697)	163,904
Provisions for pensions	0	0	0	0	1,473	1,473	0	1,473
Total liabilities	355,944	298,937	1,209,623	463,354	38,490	2,366,348	(117,320)	2,249,028

(€ '000) For the fifteen months ended 30/09/2020	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Acquisitions, divestments and capital expenditure (including capitalised interest)	76,481	(190,299)	72,289	(2,226)	0	(43,755)	(21,639)	(65,394)

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

EUROCOMMERCIAL

SEGMENT INFORMATION 2019

(€ '000) For the fifteen months ended 30/09/2019	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Rental income	27,843	76,252	110,544	57,846	0	272,485	(14,027)	258,458
Service charge income	2,382	13,679	7,225	18,009	0	41,295	(3,355)	37,940
Service charge expenses	(2,393)	(15,389)	(7,411)	(20,340)	0	(45,533)	3,582	(41,951)
Property expenses	(2,838)	(12,588)	(21,198)	(7,873)	0	(44,497)	1,101	(43,396)
Net property income	24,994	61,954	89,160	47,642	0	223,750	(12,699)	211,051
Share of result of joint ventures	0	0	0	0	0	0	1,113	1,113
Investment revaluation and disposal of investment properties	(5,665)	(25,778)	24,745	(9,572)	420	(15,850)	5,365	(10,485)
Segment result	19,329	36,176	113,905	38,070	420	207,900	(6,221)	201,679
Net financing result						(103,296)	5,449	(97,847)
Company expenses						(17,080)	4	(17,076)
Investment expenses						(1,597)	9	(1,588)
Other income						2,120	1,125	3,245
Profit before taxation						88,047	366	88,413
Current tax						(1,475)	920	(555)
Deferred tax						(765)	(1,286)	(2,051)
Profit after taxation						85,807	0	85,807

(€ '000) As per 30/06/2019	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

(€ '000) As per 30/06/2019	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Acquisitions, divestments and capital expenditure (including capitalised interest)	176,087	(236,622)	60,959	47,021	0	47,445	(21,102)	26,343

* 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.