



PRESS RELEASE

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EUROCOMMERCIAL PROPERTIES N.V.

TRANSACTIONS BUYBACK PROGRAMME

Eurocommercial Properties N.V. (ECP) announces that in the period from 24 November 2006 up to and including 30 November 2006, in addition to the block trade of 119,000 depositary receipts bought at a price of € 37.95 per depositary receipt announced on 24 November 2006, it has acquired 51,917 of its own depositary receipts through the following transactions. Since 10 November 2006, ECP has now bought back a total of 353,700 depositary receipts.

Date	Number of depositary receipts	Weighted average price per depositary receipt (€)
24 November 2006	10,000	37.976
27 November 2006	12,000	37.228
28 November 2006	6,184	36.431
29 November 2006	11,848	36.904
30 November 2006	11,885	36.466

These transactions are part of ECP's programme to buy back depositary receipts in connection with the divided distribution as announced on 25 August 2006. The programme is being carried out by Fortis.

On 30 November 2006 ECP transferred 611,839 depositary receipts to holders who elected to take a stock dividend this year. In order to be able to deliver the 611,839 depositary receipts, ECP used the 353,700 depositary receipts already purchased and borrowed the balance from Fortis. ECP expects to be able to continue to purchase depositary receipts up to the required amount, which will reduce the number of borrowed depositary receipts to nil.

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