

Ten year financial summary*

Key financial information (consolidated)

For the financial year ended	30-06-10 €'000	30-06-11 €'000	30-06-12 €'000	30-06-13 €'000	30-06-14 €'000	30-06-15 €'000	30-06-16 €'000	30-06-17 €'000	30-06-18 €'000	30-06-19 €'000
Profit or loss account										
Net property income**	120,472	131,116	139,353	144,368	146,978	145,528	155,370	163,036	171,828	178,606
Net interest expenses**	-41,862	-44,501	-48,900	-51,769	-52,674	-45,780	-38,727	-41,260	-42,326	-45,766
Company expenses	-8,611	-9,789	-10,707	-10,576	-11,206	-12,297	-14,645	-12,434	-13,743	-13,766
Total direct investment result	69,999	76,826	79,515	81,518	82,870	87,400	102,785	108,044	115,729	120,208
Total indirect investment result	23,741	124,451	-91,633	41,790	16,920	80,374	104,614	152,709	-43,665	-45,622
Result after taxation	93,740	201,277	-12,118	123,308	99,790	167,774	207,399	260,753	72,064	74,586
Balance sheet										
Total assets**	2,505,718	2,671,251	2,842,953	2,889,027	2,807,083	3,112,410	3,656,361	3,963,635	4,170,783	4,325,165
Property investments**	2,359,574	2,522,054	2,690,467	2,806,023	2,688,603	2,907,726	3,489,358	3,835,195	4,078,285	4,201,185
Cash and deposits**	116,218	112,976	120,954	51,422	85,372	170,249	131,541	90,424	44,278	75,566
Borrowings**	1,017,841	1,107,964	1,252,744	1,286,923	1,173,236	1,160,222	1,496,210	1,595,263	1,835,349	1,995,139
Shareholders' equity	1,214,323	1,370,150	1,300,147	1,366,064	1,386,632	1,658,245	1,791,670	1,973,694	1,939,784	1,906,559
Number of depositary receipts representing shares in issue after deduction of depositary receipts bought back, if any, at balance sheet date	40,304,266	40,813,650	40,953,515	41,740,054	42,319,567	47,388,471	47,978,844	48,631,957	49,358,734	49,534,024
Average number of depositary receipts representing shares in issue	38,543,725	40,602,632	40,895,429	41,410,071	42,311,667	42,916,246	47,729,745	48,364,199	49,046,502	49,585,907
Per depositary receipt (€)										
Net asset value (IFRS)	30.13	33.57	31.75	32.73	32.77	34.99	37.34	40.58	39.3	38.49
Adjusted net asset value	33.9	36.35	36.92	36.47	36.74	39.24	43	46.42	45.08	44.83
Direct investment result	1.82	1.89	1.94	1.97	1.96	2.04	2.15	2.23	2.36	2.42
Indirect investment result	0.61	3.07	-2.24	1.01	0.4	1.87	2.19	3.16	-0.89	-0.92
Dividend	1.82	1.88	1.92	1.92	1.94	1.98	2.05	2.1	2.15	2.18
Property information – Geographical spread (%)**										
Belgium	0	0	0	0	0	0	0	0	11	13
France	36	37	36	41	39	41	36	35	31	29
Italy	40	38	39	37	39	38	43	43	37	37
Sweden	24	25	25	22	22	21	21	22	21	21
	100	100	100	100	100	100	100	100	100	100
Stock market – Euronext										
Closing price at the end of June (€: depositary receipts)	26.25	34.3	27.25	28.2	36.02	37.41	38.45	34.99	36.36	23.5
Market cap	1,057,987	1,399,908	1,115,983	1,176,928	1,540,754	1,783,118	1,855,530	1,710,563	1,802,240	1,172,878

* This statement contains additional information which is not part of the IFRS financial statements.