

EUROCOMMERCIAL



ANNUAL GENERAL MEETING

14 June 2022

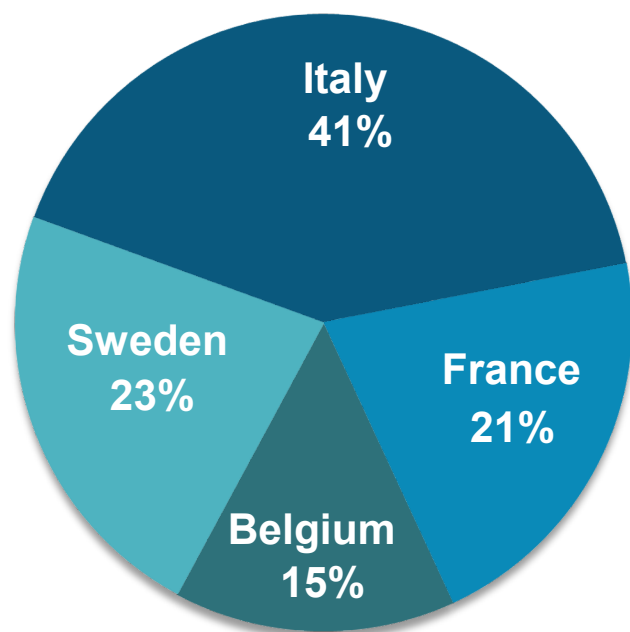


Results review

Evert Jan van Garderen, CEO

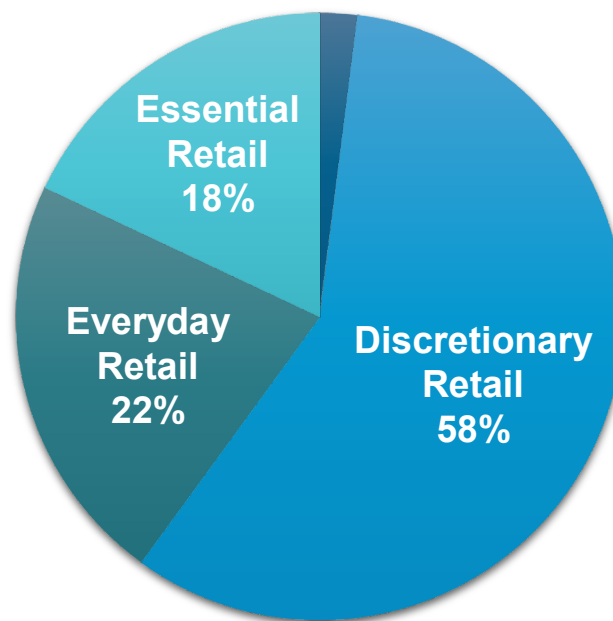
A well diversified portfolio (as at 31 March 2022)

Geographical (by value)

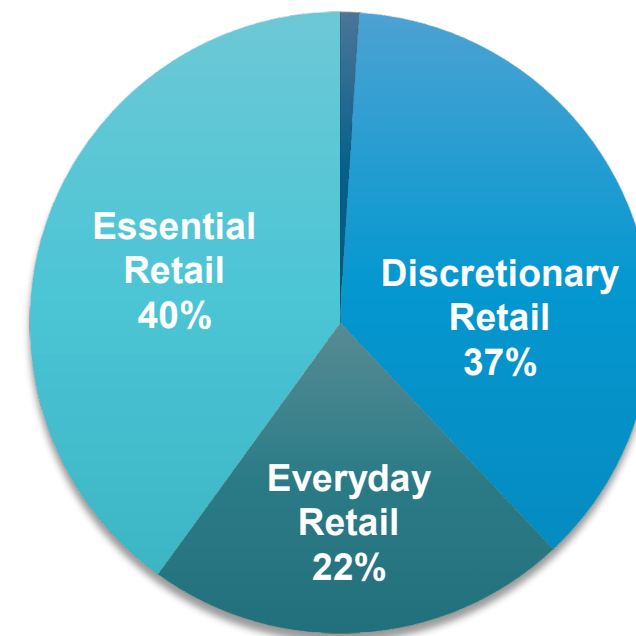


5 Flagship centres*

I Gigli/Carosello/Fiordaliso/
Woluwe Shopping/ Passage du Havre



19 suburban hypermarket anchored shopping centres*



N.B.: Essential retail include hypermarkets and Systembolaget, Everyday retail include books and toys, health and beauty, services, home goods and telecom and electronic. Discretionary retail also includes Fashion and Shoes.

* Total GLA including parts of shopping centres not owned by Eurocommercial

The geographical portfolio (% of value)



- 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



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

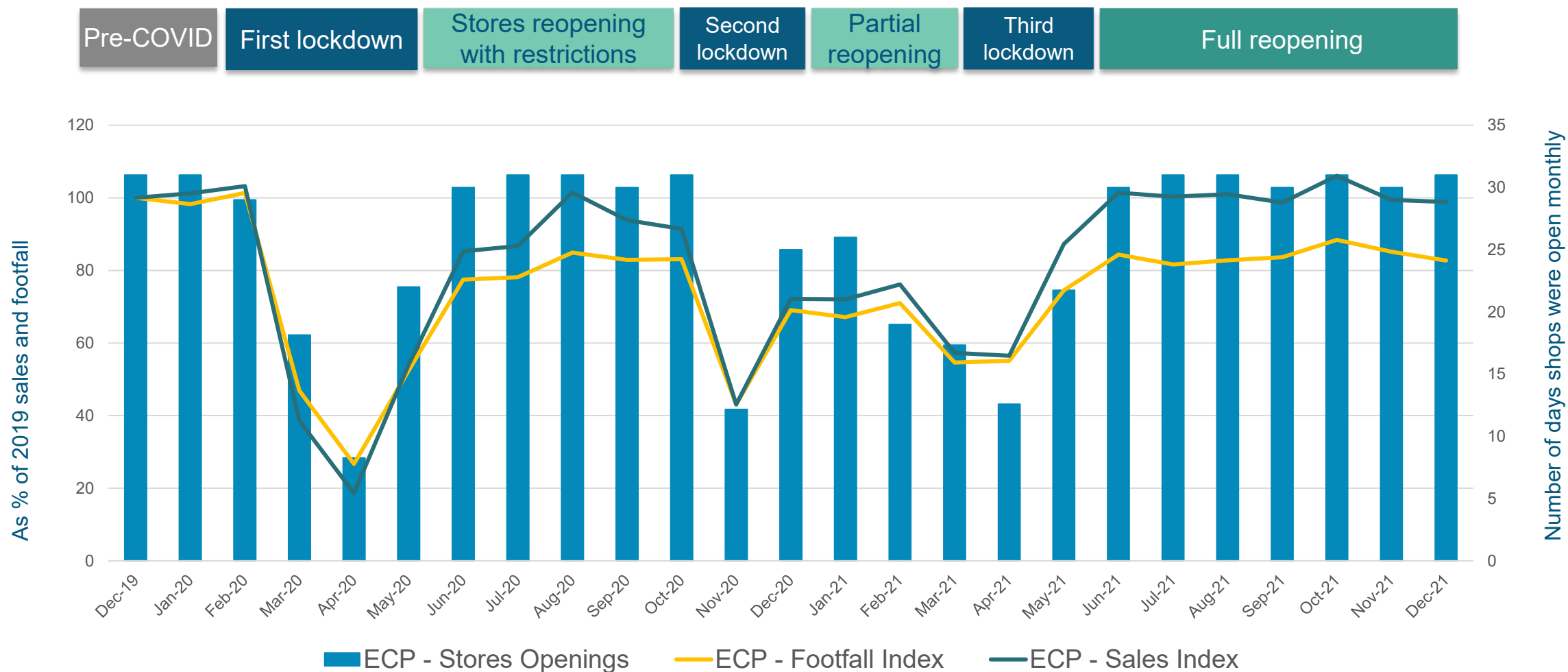


- 1 Passage du Havre, Paris*
- 2 Val Thoiry, Greater Geneva
- 3 Les Atlantes, Tours
- 4 Centr'Azur, Hyères
- 5 MoDo, Moisselles
- 6 Les Portes de Taverny, Taverny
- 7 Grand A, Amiens
- 8 Shopping Etrembières, Greater Geneva

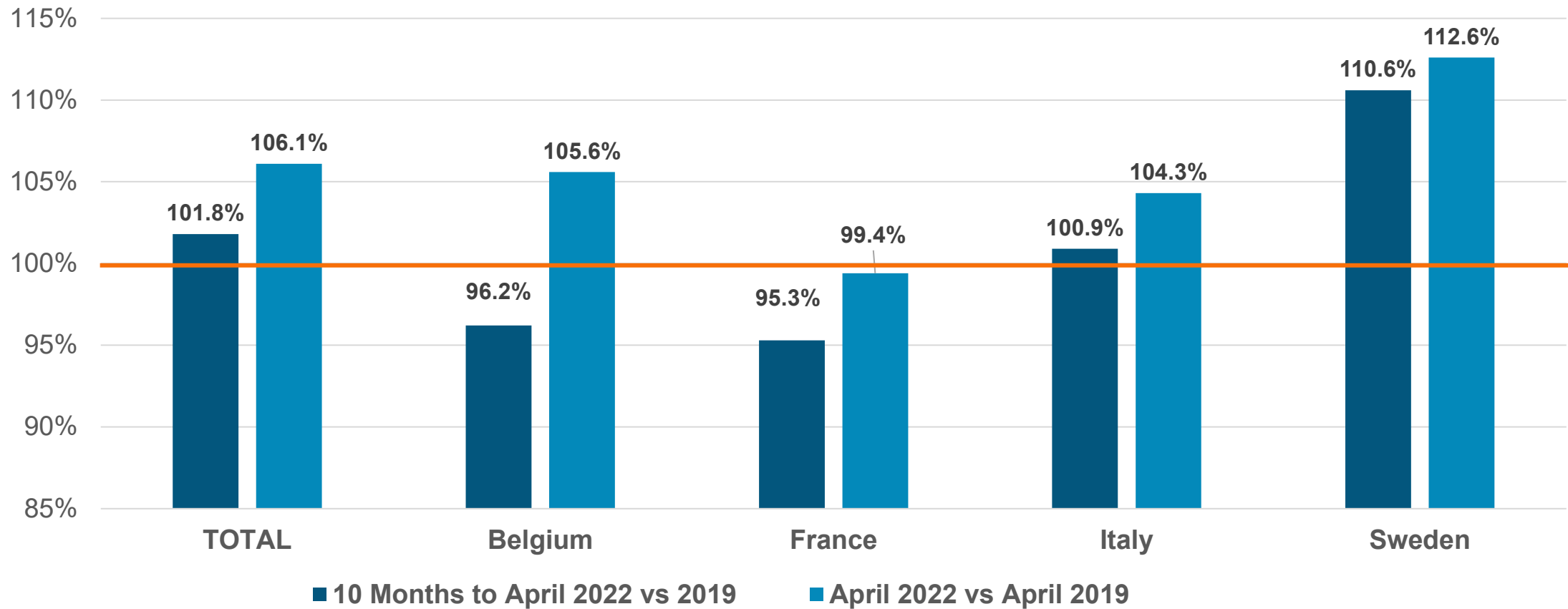


- 1 Woluwe Shopping, Brussels

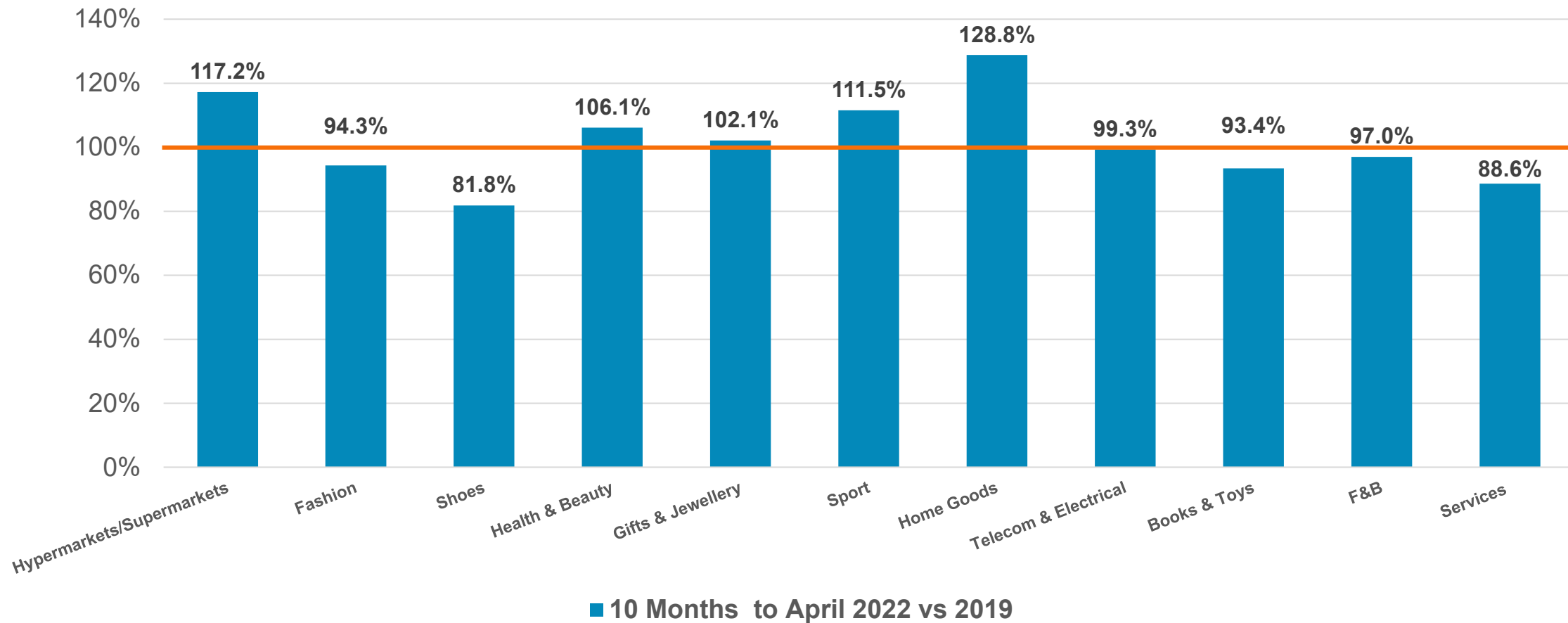
Our centres since the beginning of the pandemic



Retail sales growth vs. pre-pandemic period



Retail sector sales recovery since reopening



Renewals and relettings

(12 months to 31 December 2021)

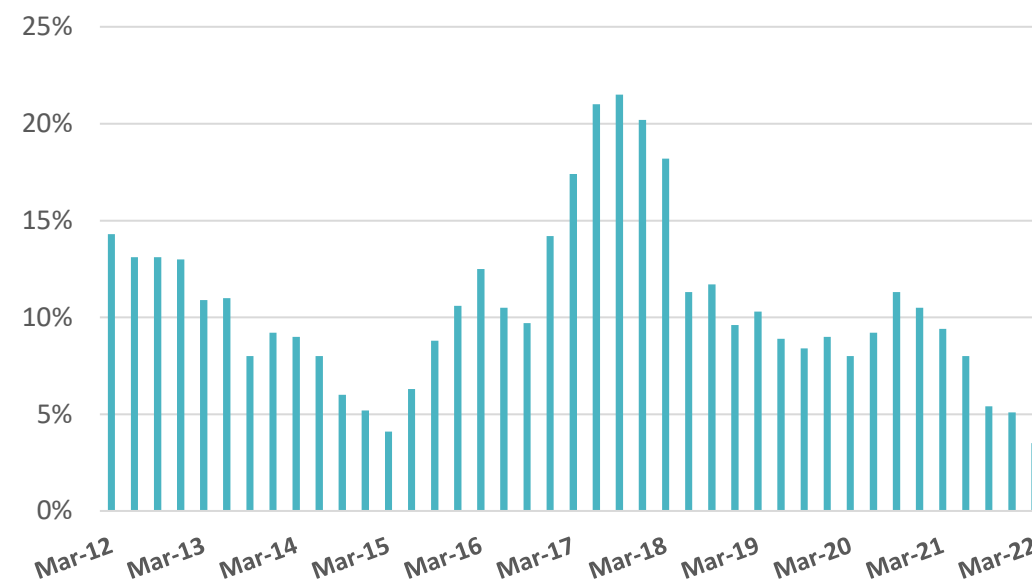
	Number of renewals and relettings	Average rental uplift on renewals and relettings	% of leases renewed and relet (MGR)
Belgium	25	1.1%	17%
France	36	5.1%	6%
Italy	106	7.6%	12%
Sweden	97	3.9%	18%
Overall	264	5.1%	12%

(12 months to 31 March 2022)

	Number of renewals and relettings	Average rental uplift on renewals and relettings	% of leases renewed and relet (MGR)
Belgium	18	-3.4%	18%
France	39	8.2%	7%
Italy	122	5.5%	13%
Sweden	96	2.9%	18%
Overall	275	3.5%	13%

- Positive growth on renewals and relettings still being achieved
- Standard lease terms and conditions including lease length were maintained
- 100 new lettings in 2021 achieved an uplift of 7.2%

Long-term uplift on renewals and relettings



Rental indexation

Natural hedge against inflation

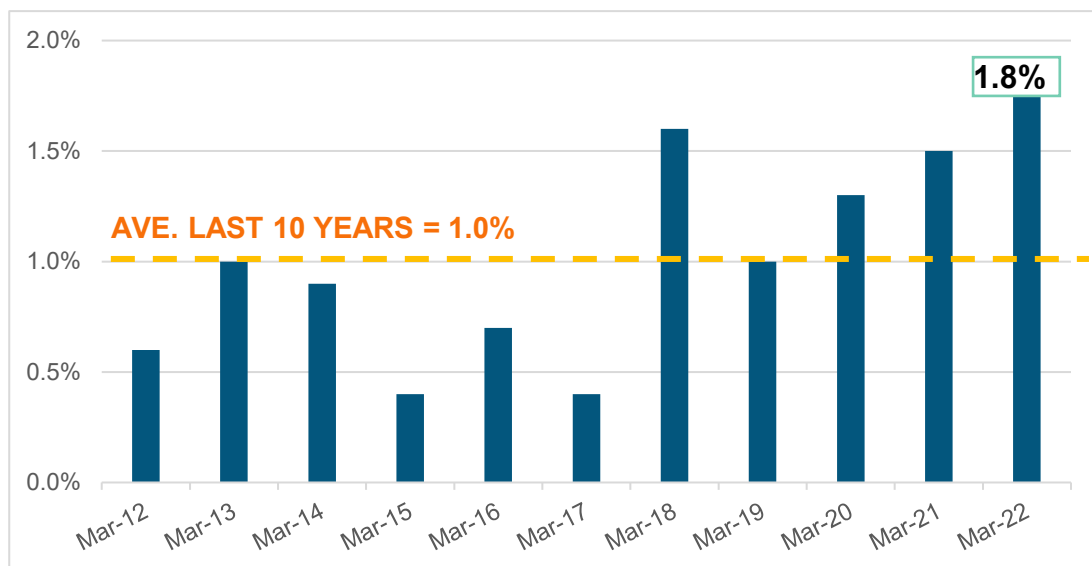
	Average indexation	Estimated indexation to be invoiced during 2022
Overall	3.6%	€7.0 million
Belgium	5.6%*	€1.3 million*
France	2.8%	€1.8 million
Italy	3.8%	€2.7 million
Sweden	2.8%	€1.2 million

*indexation estimate for 2022

EPRA vacancies

EPRA vacancy for the portfolio at 31 March 2022 remained low at 1.8% ranging from 1.0% to 3.4% in our markets. However, a further 13 leases were finalised during April, reducing the overall current vacancy to 1.3%.

Long term EPRA vacancy rate

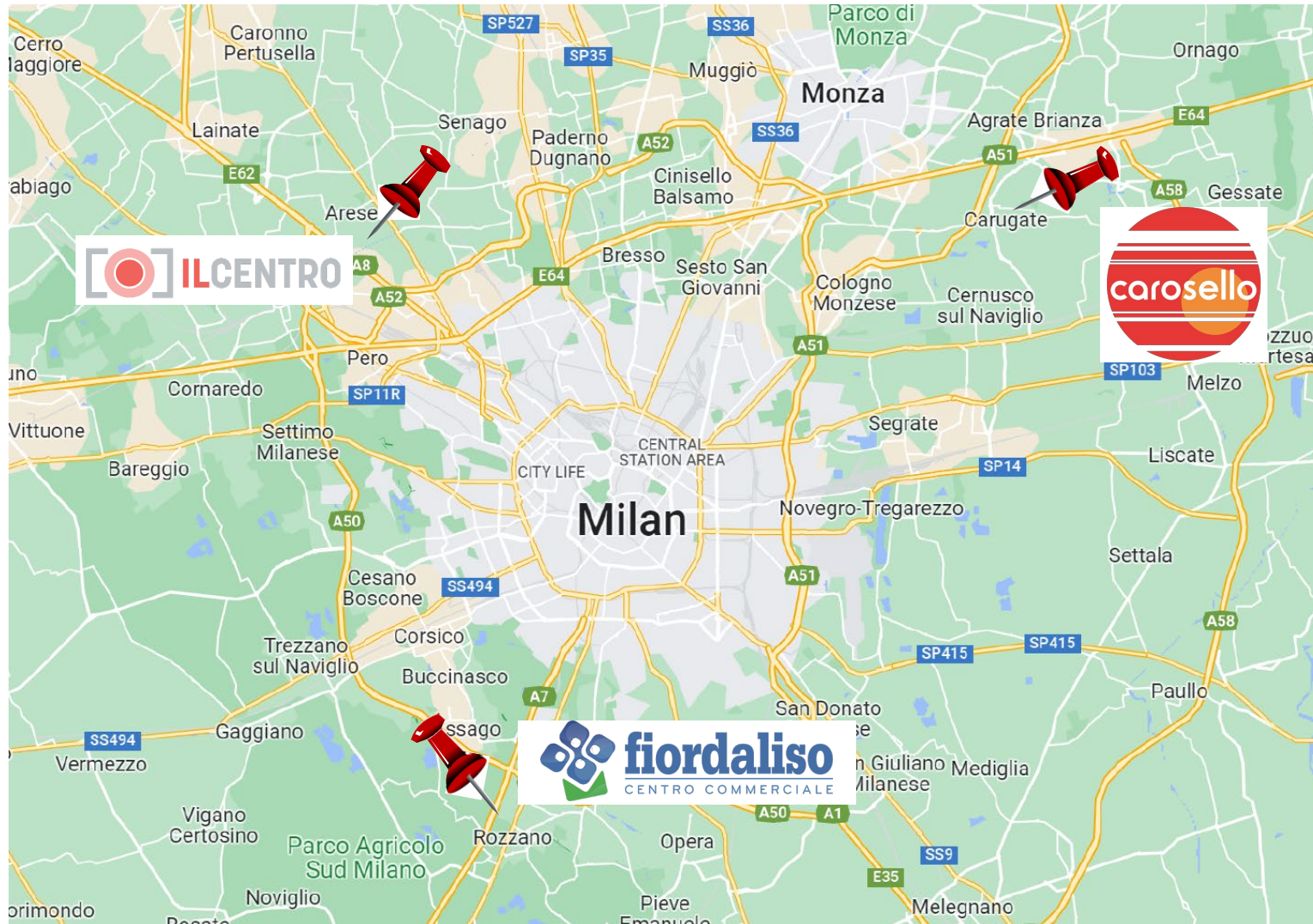


	EPRA Vacancy at 31 March 2022	EPRA Vacancy at 30 April 2022
Overall	1.8%	1.3%
Belgium	1.0%	0.6%
France	3.4%	2.6%
Italy	1.5%	0.7%
Sweden	1.5%	1.5%

Rent collection in 2021 and Q1 2022

	Total rent concessions 2021 (€ million)	% of 2021 invoiced rent collected	% of 2021 due and collectable rent collection	% of Q1 2022 invoiced rent collected
Belgium	0.837	97%	99%	100%
France	3.291	90%	92%	95%
Italy	9.251	90%	99%	94%
Sweden	1.024	98%	100%	100%
Total	14.403	92%	98%	96%

Milan's largest shopping centres



Eurocommercial owns two of the three largest shopping centres in the Milan area:

❑ Carosello in Carugate

- 53,000m² inc. Carrefour
- 116 stores inc. Apple, H&M, Inditex, Coin
- Opposite IKEA and Leroy Merlin

❑ Fiordaliso in Rozzano

- 85,000m² inc. Finiper and retail park
- 150 stores inc. Primark, H&M, Inditex, MediaWorld

A large, modern, curved reception desk with a bright green front and a wooden back, featuring multiple service counters and digital displays. The desk is situated in a spacious, well-lit area with a polished floor. In the background, there are people standing near the entrance, and the overall atmosphere is clean and professional.



Fiordaliso tenants

Strengthening of partnership with existing brands...

PRIMARK®

ZARA



H&M

DECATHLON



MediaWorld



OVS

Bershka

... while welcoming new brands

NEWYORKER

SEPHORA

MONDADORI

LLOA
be natural

GAME 7 ATHLETICS

HOLLISTER



Ca' Zampa

adidas

CALLIOPE

flying tiger
copenhagen



Portfolio & ESG

Peter Mills, CIO



Valuations (at 31 December 2021)

	Net value	Valuation change		EPRA yields	
	31 Dec 2021 € million	From 30 Jun 2021	From 31 Dec 2020	NIY	Topped-up
Belgium	579	-0.6%	-2.2%	4.4%	4.6%
France	890	-0.1%	-1.8%	5.0%	5.0%
Italy	1,608	1.4%	0.7%	5.4%	5.6%
Sweden	894	1.4%	1.1%	5.0%	5.1%
Overall	3,971	0.8%	-0.3%	5.1%	5.2%

Values may not add up due to rounding

Valuation split

5 Flagships	Net value (€M) 31 December 2021	EPRA net initial yield (%)	EPRA topped up yield (%)
Woluwe Shopping (Belgium) Passage du Havre (France) I Gigli, Carosello, Fiordaliso (Italy)	1,785 (45% of the portfolio)	4.7	4.8

20 suburban hypermarket anchored shopping centres	Net value (€M) 31 December 2021	EPRA net initial yield (%)	EPRA topped up yield (%)
8 in France 5 in Italy 7 in Sweden	2,186 (55% of the portfolio)	5.4	5.5

Transaction programme

Disposals



FRANCE Les Trois Dauphins, Grenoble, completed in March 2021 for €34.4 M



FRANCE Chasse Sud, Chasse-sur-Rhône, completed in December 2021 for €80 M



FRANCE Les Grands Hommes, Bordeaux completed in March 2022 for €22.5 M



FRANCE Passage du Havre, Paris, 50% office & residential completed in March 2022 for €57 M

Purchase



FRANCE Shopping Etrembières

Purchase of remaining 50% in November 2021 for €45 million

Ongoing projects

Valbo, Gävle



- ❑ Phase 1 – Improved masterplan and circulation (completed)
- ❑ Phase 2 – Refurbishment of malls and common areas (completed)
- ❑ Phase 3 – 1,000m² extension, 7 prelet shops, renovation of car park and external façade – completion mid-2023

Five full concept H&Ms delivered in Sweden



- ❑ H&M doubled size of their units in our shopping centres up to 3,000m²
- ❑ Challenge to find large units with 40 metre frontage
- ❑ Full assortment including H&M Home
- ❑ Major anchor – H&M have 20% of Swedish fashion market with little international competition

Future projects

Val Thoiry, Greater Geneva



- ❑ Planning secured in December 2021 for 23,000m² extension
- ❑ Lettings agreed with Leroy Merlin, Primark and Decathlon

Future projects

Woluwe Shopping, Brussels



- ❑ Revised planning application June 2022
- ❑ Planning decision by June 2023
- ❑ 7,900m² retail and 70 apartments



Fnac and Mango recent openings in Woluwe Shopping



Environmental, Social and Governance

THE THREE PILLARS



ESG case studies

Be green



- Updated Green Lease
- Sustainable finance
- Full BREEAM certification

Be engaged



- Eurocommercial Retail Academy® expanding
- Improving customer and tenant satisfaction scores

Be responsible



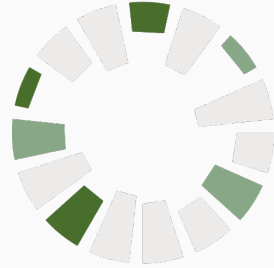
- Supporting local communities
- Supplier Code of Conduct updated

Awards and recognitions



Certified buildings

- Full BREEAM certification of entire portfolio achieved 3 years ahead of schedule



G R E S B
★★★★☆ 2021

Global Real Estate Sustainability Benchmark

- 4 Star Rating
- 84/100 on aspects “policies”, “reporting”, “risk management” and “targets”
- “A” GRESB disclosure score maintained for the eighth consecutive year



Transparent ESG report

- EPRA sBPR Gold Award for the eighth consecutive year for compliance with Best Practices Recommendations



Prime Status in ISS ESG Corporate Rating

- Awarded Prime Status
- Indicator of the quality of performance in the social and environmental spheres

Financial review

Roberto Fraticelli, CFO

Financial Performance 2021

(at 31 December 2021)

Income statement

(€ million)

Rental income*	€208.7
Net property income*	€163.2
Net interest expenses*	€ -39.4
Direct investment result	€110.6

*include Group's share of the joint ventures

Financial position

(€ million)

Property investments*	€3,971
Net borrowings*	€1,679
EPRA NTA	€2,092
EPRA Net initial yield	5.1%

*include Group's share of the joint ventures

Per share (€)

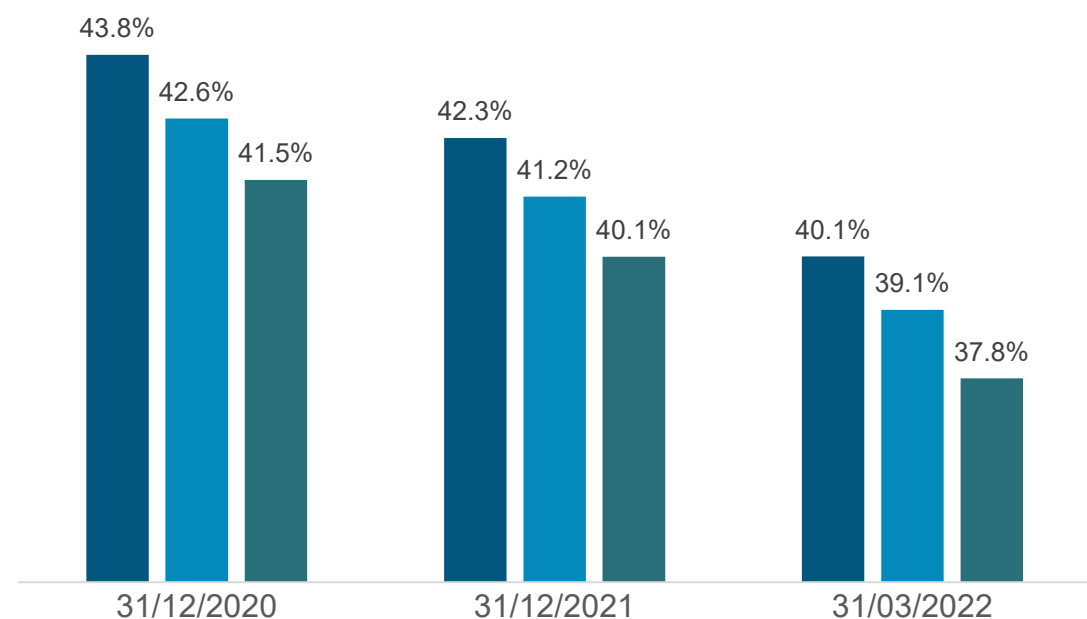
Net asset value	€37.54
Adjusted net asset value	€40.63
EPRA NTA	€40.11
Indirect investment result	€ -0.12
Direct investment result	€ 2.18
Dividend per share	Scrip+€1.50
Number of shares	52,146,993

Financial Performance

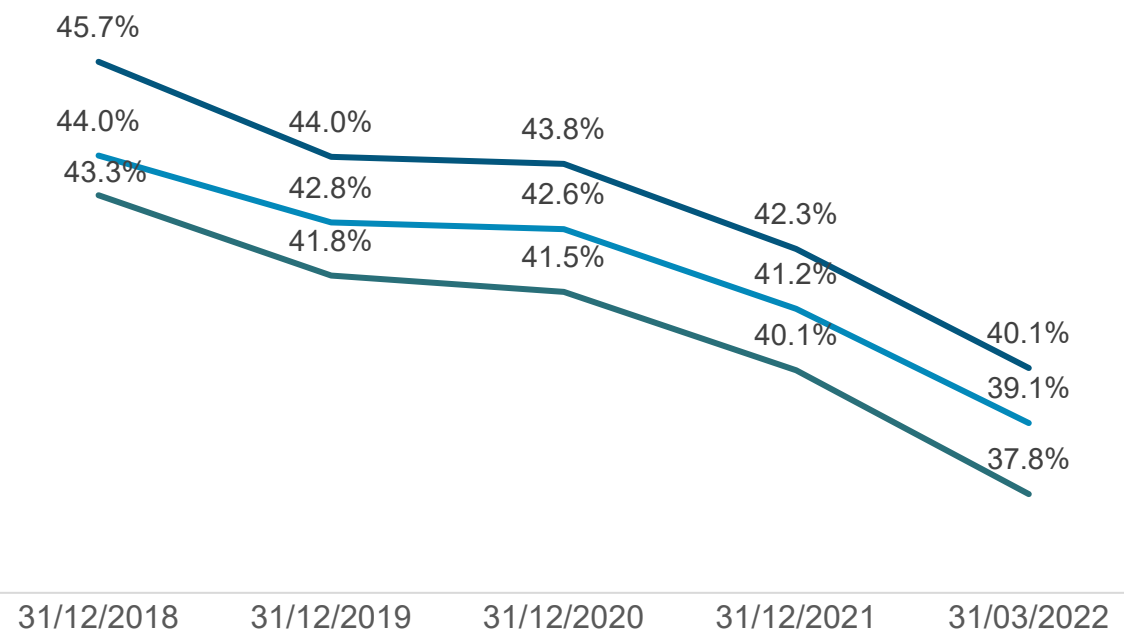
	30/6/2018	30/6/2019	31/12/2020 (12m)	31/12/2020 (18m)	31/12/2021
INCOME STATEMENT (€ million)					
Rental income*	€208.8	€217.5	€211.7	€320.2	€208.7
Net property income*	€171.8	€178.6	€164.5	€253.3	€163.2
Net interest expenses*	€ -42.3	€ -45.8	€ -44.0	€ -63.2	€ -39.4
Direct investment result	€115.7	€120.2	€ 112.0	€170.4	€110.6
FINANCIAL POSITION (€ million)					
Property investments*	€4,078.3	€4,201.2	€4,036.6	€4,036.6	€3,970.5
Net borrowings*	€1,791.1	€1,919.6	€1,769.2	€1,769.2	€1,678.6
EPRA NTA	€2,189.6	€2,126.7	€2,050.3	€2,050.3	€2,092.1
EPRA Net initial yield	4.8%	4.8%	4.9%	4.9%	5.1%
Per share (€)					
Net asset value	€39.30	€38.49	€38.17	€38.17	€37.54
Adjusted net asset value	€45.08	€44.83	€41.78	€41.78	€40.63
EPRA NTA per share	€44.08	€42.67	€41.49	€41.49	€40.11
Direct investment result	€ 2.36	€ 2.42	€ 2.27	€ 3.45	€ 2.18
Indirect investment result	€ -0.89	€ -0.92	€ -1.25	€ -1.11	€ -0.12
Dividend per share	€ 2.15	€ 2.18	N/A	Scrip + €0.50	Scrip + €1.50
Number of shares (net)	49,358,734	49,534,024	49,402,758	49,402,758	52,146,993

* Include Group's share of the joint ventures

LTV at 40% - goal achieved



- LTV ratio on the basis of the proportional consolidated balance sheet
- LTV ratio adding back purchasers costs
- LTV ratio adding back purchasers costs using the IFRS consolidated balance sheet



- LTV proportional consolidated balance sheet
- LTV adding back purchasers costs
- LTV adding back purchasers costs IFRS consolidated balance sheet

Financial summary at 31 December 2021

Proportionally consolidated

Total net borrowings

€1.679 billion

Average term of hedges

5.8 years

Average term of loan book

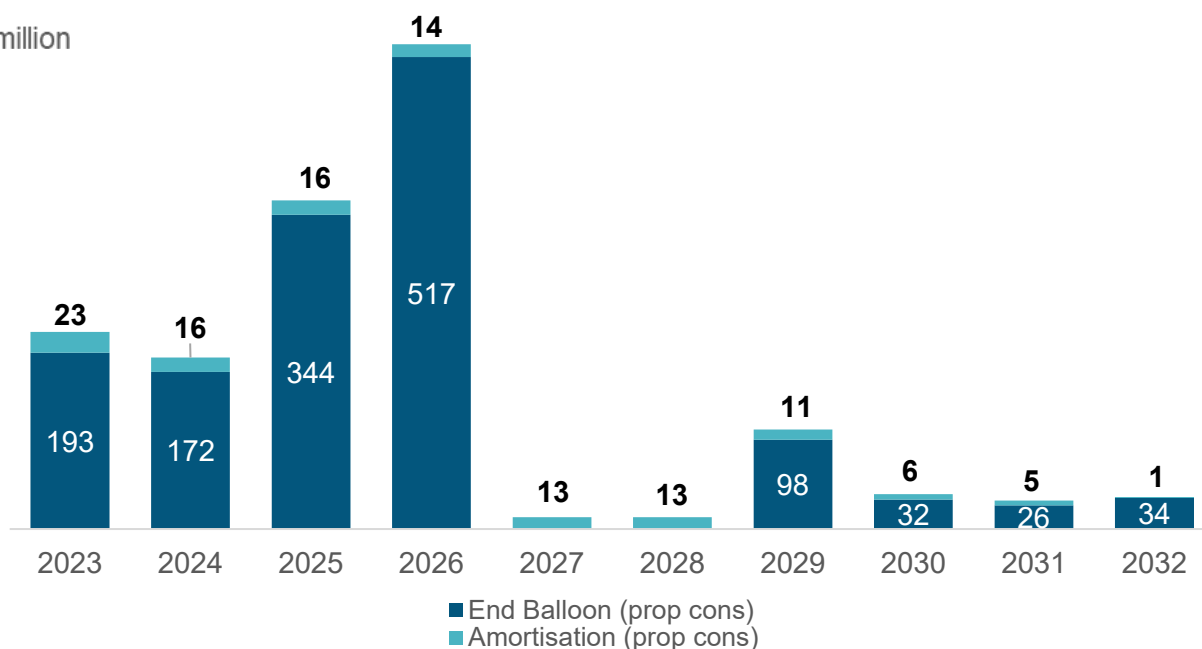
3.9 years

Average overall interest rate
(incl. margin)

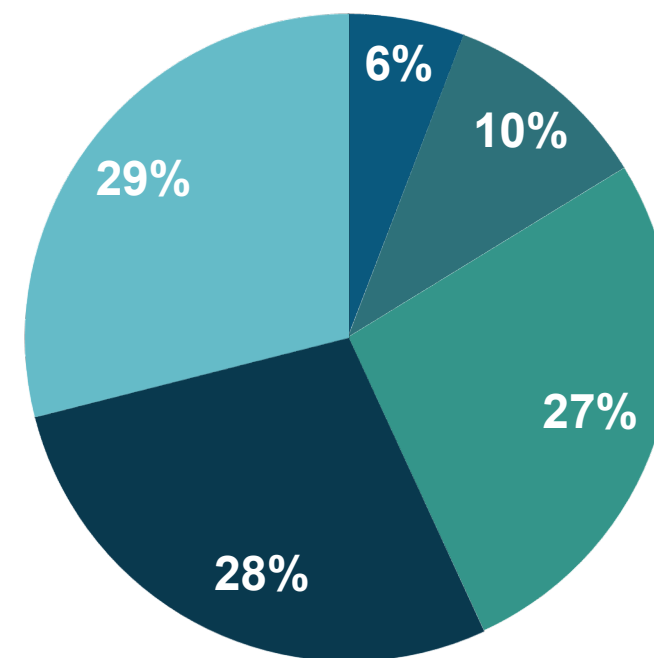
2.0%

Non-current borrowings maturity and amortisation schedule

€ million



Lenders' Share



■ France ■ Sweden ■ Germany ■ Italy ■ Netherlands

Share price movement





Eurocommercial
Properties N.V.

Audit 2021

Presentation for the Annual General
Meeting of Shareholders

14 June 2022



Introduction

Our report

- ☐ Auditor's report on consolidated and company financial statements



Introduction

Independent auditor's report

Audit approach summary

Key audit matters

Other relevant topics

Independent auditor's report

Our opinion and conclusions

☐ **Our opinion: unqualified**

UNQUALIFIED

☐ Financial statements give a true and fair view

☐ In accordance with EU-IFRS and Part 9 of Book 2 of the Dutch Civil Code

☐ Report on the other information in the annual report

- ☐ is consistent with the financial statements and does not contain material misstatements; and
- ☐ contains the information as required by Part 9 of Book 2 of the Dutch Civil Code for the management report and other information.



Introduction

Independent auditor's report

Audit approach summary

Key audit matters

Other relevant topics

Audit approach summary

Risk assessment - general

☐ Risk assessment

- ☐ Focus on real estate valuation and transactions

☐ Materiality

- ☐ EUR 16 million
- ☐ 0.8% of total equity
- ☐ Lower materiality for net property income of EUR 8 million
- ☐ Reporting threshold of EUR 0.6 million

☐ Involvement of specialists



Introduction

Independent auditor's report

Audit approach summary

Key audit matters

Other relevant topics

Audit approach summary

Risk assessment – group audit

☐ Scope of the group audit

- ☐ Components grouped per country
- ☐ Audit coverage of:
 - ☐ Audit coverage of 100% of investment property
 - ☐ Audit coverage of 100% of rental income
- ☐ Centrally audited areas

☐ Involvement in component audits

- ☐ Audit instructions to component auditors
- ☐ KPMG local auditors
- ☐ Frequent (virtual) meetings
- ☐ File review local audit files



Introduction

Independent auditor's report

Audit approach summary

Key audit matters

Other relevant topics

Key audit matters

Key audit matters

- ❑ Determination of key audit matters
 - ❑ Areas of higher assessed risk of material misstatement
 - ❑ Management accounting estimates
 - ❑ Significant transactions

- ❑ Valuation of investment property

- ❑ Acquisition and disposal of investment property



Introduction

Independent auditor's report

Audit approach summary

Key audit matters

Other relevant topics

Other relevant topics

Audit response

- ☐ Going concern
- ☐ Risk of fraud and non-compliance with laws and regulations
- ☐ Climate-related risks



Introduction

Independent auditor's report

Audit approach summary

Key audit matters

Other relevant topics

Dividend

- Cash dividend of €1.50 per share
- Mandatory scrip dividend of 1 for each 75 existing shares
- New dividend policy with interim and final dividend pay-out ratio
- A cash pay-out ratio ranging between 65% and 85% of the direct investment result but with target at 75%
- Interim dividend (40% of total cash dividend of previous year) payable in January and final dividend payable in July



Dutch dividend withholding tax considerations

- Dutch dividend withholding tax rate is 15%.
- Tax is €0.225 on a cash dividend of €1.50
- Tax is €1.50 on one new share (15% of the nominal value of a new share, which nominal value is €10.00)
- Due to these taxes the gross cash dividend of €1.50 per share will result in a net cash dividend of €1.50 minus {the sum of €0.225 and €1.50/75} €0.245, i.e. a net cash dividend of €1.255 per share

FINANCIAL CALENDAR

14 June 2022: Annual General Meeting

16 June 2022: Ex-dividend date

1 July 2022: Dividend payment date

26 August 2022: Half Year Results 2022

Disclaimer/forward-looking statements

For a more comprehensive discussion of the risk factors affecting our business, please see our latest annual report. This presentation does not constitute or form a part of any offer to sell, or any invitation or other solicitation of any offer, to buy or subscribe for any securities in the United States or any other jurisdiction. Some statements in this presentation are 'forward-looking statements'. By their nature, forward-looking statements involve risk and uncertainty because they relate to events and depend on circumstances that may occur in the future. These forward-looking statements involve known and unknown risks, uncertainties and other factors that are outside of our control and impossible to predict and may cause actual results to differ materially from any future results expressed or implied. These forward-looking statements are based on current expectations, estimates, forecasts, analyses and projections about the industries in which we operate and management's beliefs and assumptions about possible future events. You are cautioned not to put undue reliance on these forward-looking statements, which only speak as of the date of this presentation and are neither predictions nor guarantees of possible future events or circumstances. We do not undertake any obligation to release publicly any revisions to these forward-looking statements to reflect events or circumstances after the date of this presentation or to reflect the occurrence of unanticipated events, except as may be required under applicable securities laws. Our annual report, a copy of which can be found on the company's corporate website www.eurocommercialproperties.com



EUROCOMMERCIAL

Head Office

Eurocommercial Properties N.V.
Herengracht 469
1017 BS Amsterdam

Group Offices

Belgium

Rue St Lambert 200
1200 Bruxelles

France

107 rue Saint Lazare
75009 Paris

Italy

Via della Moscova, 3
20121 Milano

Sweden

Kungsgatan 48
111 35 Stockholm