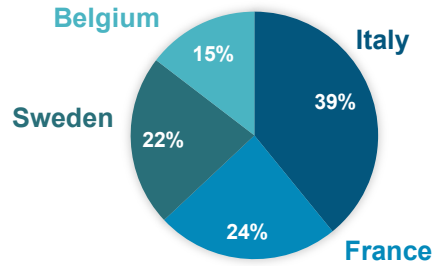


## Who we are

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

### Property portfolio



#### Head office – The Netherlands

Eurocommercial Properties N.V.  
Herengracht 469  
1017 BS Amsterdam  
31 (0) 20 530 60 30

#### Belgium

200, rue Saint-Lambert 200, 1200  
Woluwe-Saint- Lambert

#### France

107, rue Saint Lazare, 75009 Paris  
33 (0) 1 48 78 06 66

#### Italy

Via della Moscova, 3, 20121 Milano  
39 02 760 759 1

#### Sweden

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

[info@eurocommercialproperties.com](mailto:info@eurocommercialproperties.com)  
[www.eurocommercialproperties.com](http://www.eurocommercialproperties.com)

**EUROCOMMERCIAL**



### Italy

€ 1,580m



- 1 I Gigli, Florence
- 2 Carosello, Carugate, Milan
- 3 Fiordaliso, Rozzano, Milan\*
- 4 Collestrada, Perugia
- 5 Il Castello, Ferrara
- 6 Curno, Bergamo
- 7 Cremona Po, Cremona
- 8 I Portali, Modena



### France

€ 965m



- 1 Passage du Havre, Paris\*
- 2 Val Thoiry, Greater Geneva
- 3 Les Atlantes, Tours
- 4 Chasse Sud, Chasse-sur-Rhône
- 5 Centr'Azur, Hyères
- 6 MoDo, Moisselles
- 7 Les Portes de Taverny, Taverny
- 8 Grand A, Amiens
- 9 Shopping Etrembières, Greater Geneva\*
- 10 Les Trois Dauphins, Grenoble
- 11 Les Grands Hommes, Bordeaux

\* These properties are held 50/50 with a joint venture partner



### Sweden

€ 901m

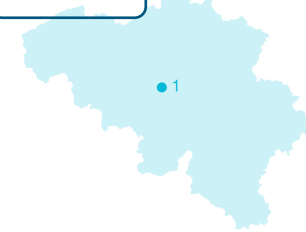


- 1 Hallarna, Halmstad
- 2 Bergvik, Karlstad
- 3 C4, Kristianstad
- 4 Grand Samarkand, Växjö
- 5 Valbo, Gävle
- 6 Ingelsta Shopping, Norrköping
- 7 Elins Esplanad, Skövde



### Belgium

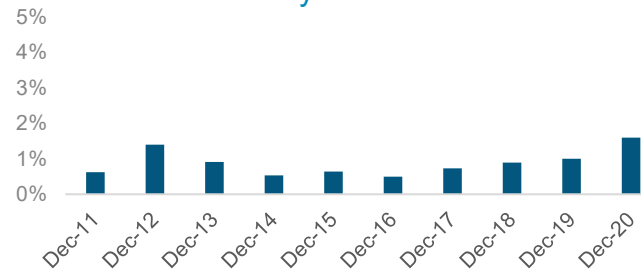
€ 590m



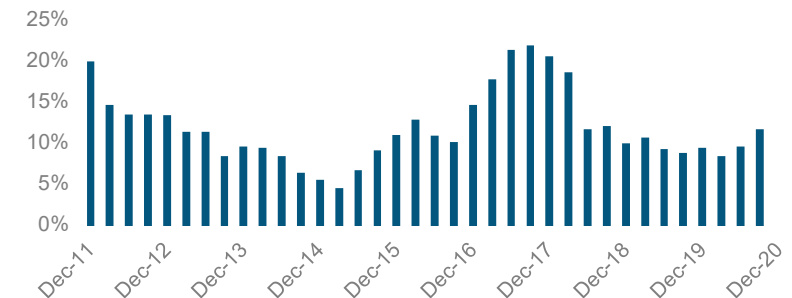
- 1 Woluwe Shopping, Brussels

A diversified, quality portfolio with a long-term track-record of low vacancies and solid uplift on renewals & relettings

### Vacancy levels



### Uplift on renewals/relettings



All data at 31 December 2020

## Portfolio strategy

### Focused investment strategy

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

## ESG strategy

Eurocommercial believes that building a sustainable and resilient business is the foundation for long-term success. Our ESG and business strategies are carefully aligned and each business decision is approached with a long-term view supported by detailed research in order to evaluate its environmental and socio-economic impact

## Financial strategy

Eurocommercial's loan portfolio is primarily composed of mortgage loans secured against individual or groups of assets. These loans are mostly bilateral, allowing for a direct and long-term professional dialogue with the financing banks ensuring the necessary financing flexibility needed for a proactive management of the assets.

## Key annual figures \*\*

	2019/20*	2018/19	2017/18	2016/17	2015/16
Rental income (€m)	320.2	217.5	208.8	197.7	188.2
Net property income (€m)	252.9	178.6	171.8	163	155.4
Direct investment result (€m)	167.6	120.2	115.7	108	102.8
Adjusted net asset value per depositary receipt (€)	42.84	44.83	45.08	46.42	43
Dividend per depositary receipt (€)	0.50 + scrip	2.18	2.15	2.1	2.05

\* 18 months figures

\*\* figures are provided on a proportionally consolidated basis

## 2020 ESG awards and recognitions



- 83 / 100 points
- Green star
- Four star rating



- 51% of portfolio BREEAM certified
- 11 assets are under assessment



- EPRA sBPR Gold Award
- Seventh consecutive year



## Funding summary

Number of shares in issue	49.4 million
Shareholders' adjusted net equity	€2.1 billion
Net debt	€1.8 billion
Net loan to property value ratio	43.8%
Average loan term	4.7 years
Average fixed interest period	6.2 years
Overall interest cost (including margin)	1.9%

## Loan to value and average interest rate of borrowings

