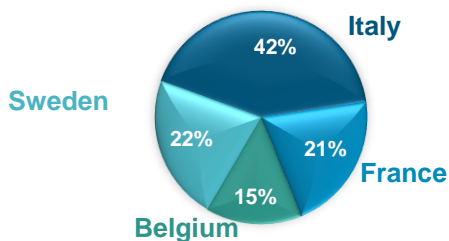


## Who we are

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

### 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

For more detailed information and to download our documents, please visit our website:

[www.eurocommercialproperties.com](http://www.eurocommercialproperties.com)



- 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

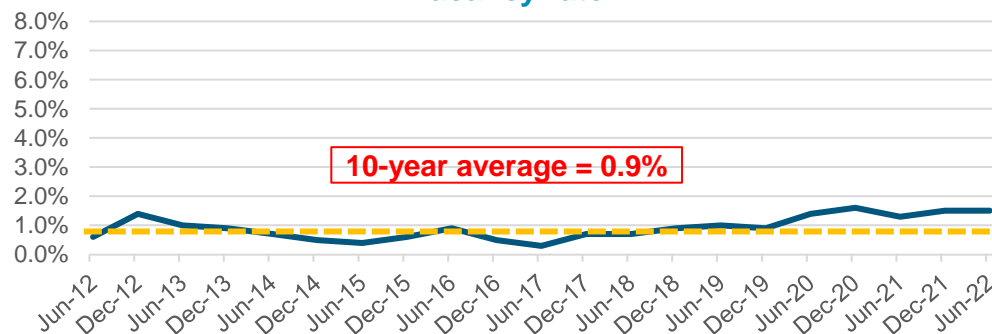


- 1 Woluwe Shopping, Brussels

5 flagship centres = 45% of the portfolio

19 suburban centres = 55% of the portfolio

### EPRA vacancy rate



### Uplift on renewals/relettings

	Number of renewals and relettings	Average rental uplift on renewals and relettings	% of leases renewed and relet (MGR)
Belgium	15	-3.2%	17%
France	44	4.3%	8%
Italy	123	8.5%	13%
Sweden	86	1.8%	16%
<b>Overall</b>	<b>268</b>	<b>4.3%</b>	<b>13%</b>

All data at 30 June 2022

## 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. The loans are mostly hedged by swaps or have a fixed coupon and the loan to property value is carefully managed to minimise the interest rate and the liquidity risks.

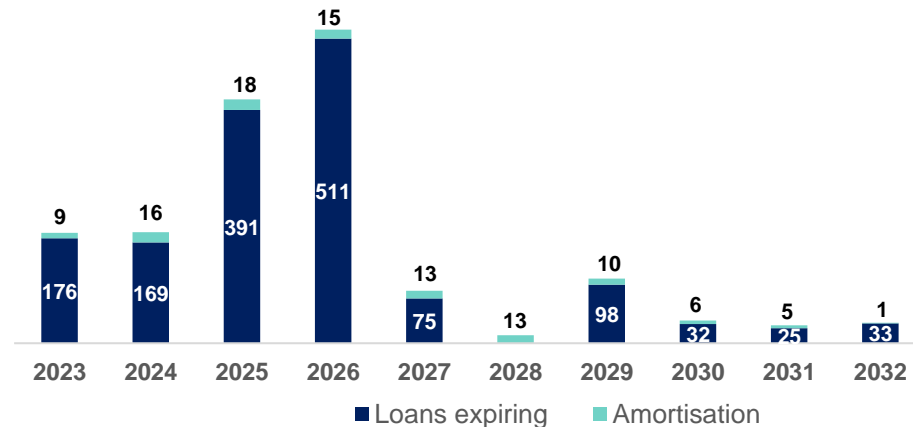
## Key annual figures at 30 June 2022\*

	June 2022**	2021	2020	2018/19	2017/18	2016/17
<b>Rental income (€m)</b>	106.2	208.7	211.7	217.5	208.8	197.7
<b>Net property income (€m)</b>	90.3	163.2	164.5	178.6	171.8	163.0
<b>Direct investment result (€m)</b>	62.7	110.6	112.0	120.2	115.7	108.0
<b>Adjusted net asset value per share (€)</b>	40.71	40.63	41.78	44.83	45.08	46.42
<b>Dividend per share (€)</b>	N/A	1.50 + scrip	0.50 + scrip	2.18	2.15	2.10

\* Figures are provided on a proportionally consolidated basis

\*\* 12 month period

## Non-current borrowings maturity and amortisation schedule



## Funding summary

Number of shares in issue	52.1 million
Shareholders' adjusted net equity	€2.1 billion
Net debt	€1.52 billion
Net loan to property value ratio	38.9%
Average loan term	3.9 years
Average fixed interest period	5.8 years
Overall interest cost (including margin)	2.0%

## 2022 ESG awards and recognitions

€ million



GRESB  
★★★★☆ 2021

