

## Statement of consolidated direct, indirect and total investment results\*

	Note	Twelve months ended 31-12-22 €'000	Twelve months ended 31-12-21 €'000
Rental income	4	199,307	198,344
Service charge income	4	42,741	39,393
Service charge expenses	4	(46,152)	(41,547)
Property expenses	5	(31,958)	(41,091)
Interest income	11	108	11
Interest expenses** ****	11	(37,323)	(37,845)
Company expenses***	7	(12,124)	(11,020)
Other income	10	3,707	3,056
Current tax	12	(2,247)	(1,291)
Direct investment result including non-controlling interest		116,059	108,010
Direct investment result joint ventures	14	6,232	5,334
Direct investment result non-controlling interest	28	(2,747)	(2,747)
<b>Total direct investment result attributable to owners of the Company</b>		<b>119,544</b>	110,597
Investment revaluation and disposal of investment properties	6	(13,211)	(14,931)
Gain/loss (derivative) financial instruments	11	131,612	33,007
Investment expenses** ***	7/9	(2,484)	(598)
Deferred tax	12	(43,632)	(25,482)
Indirect investment result properties including non-controlling interest		72,285	(8,004)
Indirect investment result joint ventures	14	11,938	633
Indirect investment result non-controlling interest	28	(3,030)	1,461
<b>Total indirect investment result attributable to owners of the Company</b>		<b>81,193</b>	(5,910)
<b>Total investment result attributable to owners of the Company</b>		<b>200,737</b>	104,687
<b>Per share (€)*****</b>			
Total direct investment result		2.28	2.18
Total indirect investment result		1.54	(0.12)
Total investment result		3.82	2.06

\* These statements contain additional information which is not part of the IFRS financial statements.

\*\* The interest expenses and investment expenses in the actuals of this year differ slightly from the amounts in the consolidated profit or loss account due to a different accounting policy for pension costs.

\*\*\* The company expenses and investment expenses in the comparative figures in this statement differ slightly from the amounts in the consolidated profit or loss account due to a different accounting policy for pension costs.

\*\*\*\* The difference between the interest expenses and the gain (derivative) financial instruments in this statement and the consolidated profit or loss account is related to a different accounting policy for the interest on the put option non-controlling interest.

\*\*\*\*\* The average number of shares on issue (after deduction of the shares bought back) during the financial year was 52,497,473 compared with 50,778,635 for the financial year ending 31 December 2021.

Alongside the consolidated profit or loss account, the Company presents its direct and indirect investment results, enabling a better understanding of its performance. The direct investment result consists of net property income, net interest expenses, company expenses, other income and current tax. The indirect investment result consists of investment revaluation, disposal of investment properties, fair value movement of derivative financial instruments, investment expenses and deferred tax.

## Statement of adjusted net equity\*

	31-12-22 €'000	31-12-21 €'000
IFRS net equity per consolidated statement of financial position	<b>2,043,866</b>	1,957,702
Net derivative financial instruments	<b>(48,661)</b>	90,445
Net deferred tax	<b>111,482</b>	74,730
Net derivative financial instruments and net deferred tax joint ventures and non-controlling interest	<b>(13,092)</b>	(3,933)
Adjusted net equity	<b>2,093,595</b>	2,118,944
Number of shares in issue after deduction of shares bought back	<b>52,842,238</b>	52,146,993
Net asset value – € per share (IFRS)	<b>38.68</b>	37.54
Adjusted net asset value – € per share	<b>39.62</b>	40.63
Stock market prices – € per share	<b>22.60</b>	19.09

\* These statements contain additional information which is not part of the IFRS financial statements.

## Consolidated statement of profit or loss

	Note	Twelve months ended 31-12-22 €'000	Twelve months ended 31-12-21 €'000
Rental income	4	199,307	198,344
Service charge income	4	42,741	39,393
<b>Total revenue</b>		<b>242,048</b>	237,737
Service charge expenses	4	(46,152)	(41,547)
Property expenses	5	(31,958)	(41,091)
<b>Total expenses</b>	2	<b>(78,110)</b>	(82,638)
<b>Net property income</b>	2	<b>163,938</b>	155,099
Share of result of joint ventures	14	18,170	5,967
Investment revaluation and disposal of investment properties	6	(13,211)	(14,931)
Company expenses	7	(12,124)	(11,118)
Investment expenses	9	(2,459)	(500)
Other income	10	3,707	3,056
<b>Operating result</b>		<b>158,021</b>	137,573
Interest income	11	108	11
Interest expenses	11	(39,725)	(39,986)
Gain (derivative) financial instruments	11	133,989	35,148
<b>Net financing result</b>		<b>94,372</b>	(4,827)
<b>Profit before taxation</b>		<b>252,393</b>	132,746
Current tax	12	(2,247)	(1,291)
Deferred tax	12	(43,632)	(25,482)
<b>Total tax</b>		<b>(45,879)</b>	(26,773)
<b>Profit after taxation</b>		<b>206,514</b>	105,973
<b>Profit after taxation attributable to:</b>			
Owners of the Company		200,737	104,687
Non-controlling interest	28	5,777	1,286
		<b>206,514</b>	105,973
<b>Per share (€)*</b>			
Profit after taxation	29	3.80	1.98
Diluted profit after taxation	29	3.80	1.98

The notes to the consolidated financial statements on the following pages are an integral part of the consolidated financial statements.

\* These results per share are based on the number of shares in issue after the balance sheet date as a result of the scrip dividend paid on 1 July 2022, resulting in 52,842,238 shares outstanding (after deduction of shares bought back). The diluted number of outstanding shares is 52,888,098 (2021: 52,855,081).

## Consolidated statement of financial position

	Note	31-12-22 €'000	31-12-21 €'000
<b>Assets</b>			
Property investments	13	3,642,946	3,757,419
Property investments under development	13	0	6,100
Investments in joint ventures	14	95,965	77,690
Tangible fixed assets	15	3,848	3,347
Deferred tax assets	21	0	9,288
Receivables	16	137	139
Derivative financial instruments	20	62,006	2,207
<b>Total non-current assets</b>		<b>3,804,902</b>	3,856,190
Property investments held for sale	13	0	22,500
Trade and other receivables	16	65,085	90,254
Prepaid tax	16	2,133	1,814
Cash and deposits	17	65,307	55,618
<b>Total current assets</b>		<b>132,525</b>	170,186
<b>Total assets</b>		<b>3,937,427</b>	4,026,376
<b>Equity</b>			
Issue shared capital	25	533,492	526,539
Share premium reserve	26	263,774	263,853
Currency translation reserve	27	(83,812)	(40,293)
Other reserves	27	1,129,675	1,102,916
Undistributed income		200,737	104,687
<b>Equity attributable to the owners of the Company</b>		<b>2,043,866</b>	1,957,702
Non-controlling interest	28	67,305	61,528
<b>Total equity</b>		<b>2,111,171</b>	2,019,230
<b>Liabilities</b>			
Trade and other payables	18	14,070	13,853
Tax payable	18	0	7,458
Borrowings	19	1,322,723	1,429,083
Derivative financial instruments	20	13,345	92,652
Deferred tax liabilities	21	111,482	84,018
Put option liability non-controlling interest	22	63,448	55,769
Provisions for pensions	23	569	1,162
<b>Total non-current liabilities</b>		<b>1,525,637</b>	1,683,995
Trade and other payables	18	93,832	96,451
Tax payable	18	10,448	10,004
Borrowings	19	196,339	216,696
<b>Total current liabilities</b>		<b>300,619</b>	323,151
<b>Total liabilities</b>		<b>1,826,256</b>	2,007,146
<b>Total equity and liabilities</b>		<b>3,937,427</b>	4,026,376

The notes to the consolidated financial statements on the following pages are an integral part of the consolidated financial statements.

## Consolidated statement of cash flows

	Note	Twelve months ended 31-12-22 €'000	Twelve months ended 31-12-21 €'000
Profit after taxation		206,514	105,973
Adjustments:			
Movement performance shares granted	5/7/9	(74)	91
Investment revaluation and disposal of investment properties	6	15,633	10,272
(Derivative) financial instruments	11	(133,989)	(35,148)
Share of result of joint ventures	14	(18,170)	(5,967)
Interest income	11	(108)	(11)
Interest expenses	11	39,714	39,986
Deferred tax	12	43,632	25,482
Current tax	12	2,247	1,291
Depreciation tangible fixed assets	7	1,858	1,966
Other movements		681	772
Cash flow from operating activities after adjustments		157,938	144,707
Decrease/(increase) in receivables		(2,658)	5,009
(Decrease)/increase in creditors		(1,264)	(2,942)
		154,016	146,774
Current tax paid		(1,209)	(739)
Capital gain tax paid		(7,909)	(12,601)
(Derivative) financial instruments settled		0	(211)
Dividends received from joint ventures		0	2,000
Early close out cost		0	(2,609)
Employer pension contribution		(564)	0
Borrowing costs		(1,654)	(1,005)
Interest paid		(34,402)	(35,143)
Interest received		196	0
<b>Cash flow from operating activities</b>		<b>108,474</b>	<b>96,466</b>
Acquisitions of remaining 50% of joint venture		0	(42,244)
Capital expenditure		(25,240)	(25,688)
Sale of property		100,999	92,901
Investment in joint ventures		(105)	(345)
Decrease/(increase) loan to joint ventures		7,000	(9,900)
Additions to tangible fixed assets		(503)	(536)
<b>Cash flow from investing activities</b>		<b>82,151</b>	<b>14,188</b>
Borrowings added	19	145,215	238,257
Repayment of borrowings	19	(245,347)	(327,746)
Payments lease liabilities		(1,167)	(1,093)
Dividends paid		(78,222)	(24,705)
Increase in non-current creditors		7	36
<b>Cash flow from financing activities</b>		<b>(179,514)</b>	<b>(115,251)</b>
<b>Net cash flow</b>		<b>11,111</b>	<b>(4,597)</b>
Currency differences on cash and deposits		(1,422)	(220)
(Decrease)/increase in cash and deposits		9,689	(4,817)
Cash and deposits at beginning of year		55,618	60,435
<b>Cash and deposits at end of year</b>		<b>65,307</b>	<b>55,618</b>

The notes to the consolidated financial statements on the following pages are an integral part of the consolidated financial statements.

## 2. Segment information

For the consolidated statement of financial position all items are allocated to the respective segments, whereas for the consolidated statement of profit or loss the items net financing result, company expenses, investment expenses, other income and taxation are not allocated to the respective segments.

2022

For the 12 months ended 31-12-22 €'000	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Rental income	26,572	45,075	91,564	46,364	0	209,575	(10,268)	199,307
Service charge income	7,427	4,763	17,555	16,261	0	46,006	(3,265)	42,741
Service charge expenses	(8,323)	(5,099)	(17,439)	(18,551)	0	(49,412)	3,260	(46,152)
Property expenses	(1,690)	(11,394)	(13,671)	(5,687)	0	(32,442)	484	(31,958)
<b>Net property income</b>	<b>23,986</b>	<b>33,345</b>	<b>78,009</b>	<b>38,387</b>	<b>0</b>	<b>173,727</b>	<b>(9,789)</b>	<b>163,938</b>
Share of result of joint ventures	0	0	0	0	0	0	18,170	18,170
Investment revaluation and disposal of investment properties	(4,712)	(5,745)	14,769	(14,738)	24	(10,402)	(2,809)	(13,211)
<b>Segment result</b>	<b>19,274</b>	<b>27,600</b>	<b>92,778</b>	<b>23,649</b>	<b>24</b>	<b>163,325</b>	<b>5,572</b>	<b>168,897</b>
Net financing result						107,251	(12,879)	94,372
Company expenses						(12,128)	4	(12,124)
Investment expenses						(2,471)	12	(2,459)
Other income						2,186	1,521	3,707
<b>Profit before taxation</b>						<b>258,163</b>	<b>(5,770)</b>	<b>252,393</b>
Current tax						(2,335)	88	(2,247)
Deferred tax						(49,314)	5,682	(43,632)
<b>Profit after taxation</b>						<b>206,514</b>	<b>0</b>	<b>206,514</b>
Acquisitions, divestments and capital expenditure (including capitalised interest)	3,713	(75,021)	6,448	6,217	0	(58,643)	(2,505)	(61,148)

As per 31-12-22 €'000	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Property investments	578,090	810,280	1,629,850	814,626	0	3,832,846	(189,900)	3,642,946
Investment in joint ventures	0	0	0	0	0	0	95,965	95,965
Tangible fixed assets	0	2,148	790	592	318	3,848	0	3,848
Receivables	9,080	33,292	11,034	6,358	588	60,352	(997)	59,355
Loan to Joint Venture	0	0	0	0	0	0	8,000	8,000
Derivative financial instruments	7,567	0	64,457	4,102	0	76,126	(14,120)	62,006
Cash and deposits	2,229	13,749	21,199	31,286	2,573	71,036	(5,729)	65,307
<b>Total assets</b>	<b>596,966</b>	<b>859,469</b>	<b>1,727,330</b>	<b>856,964</b>	<b>3,479</b>	<b>4,044,208</b>	<b>(106,781)</b>	<b>3,937,427</b>
Creditors	11,204	32,215	34,468	28,521	2,733	109,141	(4,861)	104,280
Non-current creditors	1,222	9,664	3,131	513	(7)	14,523	(453)	14,070
Borrowings	285,486	217,953	793,498	322,564	0	1,619,501	(100,439)	1,519,062
Derivative financial instruments	0	0	13,345	0	0	13,345	0	13,345
Deferred tax liabilities	0	0	33,172	79,338	0	112,510	(1,028)	111,482
Put option liability non-controlling interest	63,448	0	0	0	0	63,448	0	63,448
Provision for pensions	0	0	0	0	569	569	0	569
<b>Total liabilities</b>	<b>361,360</b>	<b>259,832</b>	<b>877,614</b>	<b>430,936</b>	<b>3,295</b>	<b>1,933,037</b>	<b>(106,781)</b>	<b>1,826,256</b>

\* The Netherlands represents assets and liabilities of Eurocommercial Properties N.V.

## Notes to the consolidated financial statements (continued)

### 2. Segment information continued

#### 2021

For the twelve months ended 31-12-21 €'000	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Rental income	25,453	49,425	87,474	46,316	0	208,668	(10,324)	198,344
Service charge income	6,277	6,130	14,329	15,267	0	42,003	(2,610)	39,393
Service charge expenses	(6,820)	(6,138)	(14,109)	(17,503)	0	(44,570)	3,023	(41,547)
Property expenses	(2,343)	(14,849)	(20,499)	(5,198)	0	(42,889)	1,798	(41,091)
<b>Net property income</b>	22,567	34,568	67,195	38,882	0	163,212	(8,113)	155,099
Share of result of joint ventures	0	0	0	0	0	0	5,967	5,967
Investment revaluation and disposal of investment properties	(13,263)	(19,194)	10,227	8,486	(38)	(13,782)	(1,149)	(14,931)
<b>Segment result</b>	9,304	15,374	77,422	47,368	(38)	149,430	(3,295)	146,135
Net financing result						(3,951)	(876)	(4,827)
Company expenses						(11,122)	4	(11,118)
Investment expenses						(510)	10	(500)
Other income						1,935	1,121	3,056
<b>Profit before taxation</b>						135,782	(3,036)	132,746
Current tax						(1,365)	74	(1,291)
Deferred tax						(28,444)	2,962	(25,482)
<b>Profit after taxation</b>						105,973	0	105,973

Acquisitions, divestments and capital expenditure (including capitalised interest)

	2,406	(59,613)	16,842	2,062	0	(38,303)	37,796	(507)
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As per 31-12-21 €'000	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Property investments	579,000	889,800	1,608,100	893,619	0	3,970,519	(184,500)	3,786,019
Investment in joint ventures	0	0	0	0	0	0	77,690	77,690
Tangible fixed assets	0	1,269	1,228	207	643	3,347	0	3,347
Deferred tax assets	0	0	13,925	0	0	13,925	(4,637)	9,288
Receivables	6,564	56,986	8,626	4,937	711	77,824	(699)	77,125
Derivative financial instruments	0	0	(3)	0	2	(1)	15,083	15,082
Cash and deposits	0	0	2,715	391	0	3,106	(899)	2,207
	2,834	8,520	29,011	15,426	3,304	59,095	(3,477)	55,618
<b>Total assets</b>	588,398	956,575	1,663,602	914,580	4,660	4,127,815	(101,439)	4,026,376
Creditors	11,148	44,610	45,396	32,732	1,786	135,672	(7,906)	127,766
Borrowings	285,283	224,983	870,501	351,943	5,000	1,737,710	(91,931)	1,645,779
Derivative financial instruments	4,463	0	89,419	372	0	94,254	(1,602)	92,652
Deferred tax liabilities	0	0	0	84,018	0	84,018	0	84,018
Put option liability non-controlling interest	55,769	0	0	0	0	55,769	0	55,769
Provision for pensions	0	0	0	0	1,162	1,162	0	1,162
<b>Total liabilities</b>	356,663	269,593	1,005,316	469,065	7,948	2,108,585	(101,439)	2,007,146

\* The Netherlands represents assets and liabilities of Eurocommercial Properties N.V.