

## PRESS RELEASE



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## EUROCOMMERCIAL PROPERTIES N.V. FIRST QUARTER RESULTS 2017/2018

### Summary

Key highlights for the three months to 30 September 2017:

- **Rental growth of 4.5%** on a like-for-like basis, largely due to increases in rent through relettings and new leases.
- **Earnings increased 11.0%** compared with the same period last year, due to higher rental income, a reduction in property expenses and lower interest expenses. Earnings per depositary receipt increased 8.9%, reflecting the increased number of shares following last year's stock dividend.
- **Retail sales grew 5.5%** across the portfolio for the first three months, reflecting more positive retail sentiment across all our markets (France +8.2%; Italy +4.6%; Sweden +3.8%).
- **Progress made in project pipeline** to develop and improve our existing portfolio, particularly at Grand A (Amiens) and MoDo (Moisselles). The major refurbishment and extension of Hallarna (formerly known as Eurostop, Halmstad) is now complete.
- **Asset rotation programme continues** with the completed sales of Mellby (September) and 74 rue de Rivoli (October), generating €100 million. Further centre sales to follow in the coming months and year.

Jeremy Lewis, Eurocommercial's CEO, said:

"Our strong performance during the 12 months to June has continued with a good start to the first quarter of the new financial year. Rental growth increased 4.5% on a like-for-like basis. Combined with contributions from recently completed projects, such as I Gigli, and lower expenses this has translated to a significant increase in earnings.

"We are seeing the benefit of our investment programme in the improvement of our shopping centres, ensuring they are leaders in their catchments. Perhaps the best recent example of this is the opening of the completely renovated and extended Hallarna centre in Halmstad, Sweden. We bought this property five years ago and, over the past couple of years, have refurbished the existing gallery, and added a 16,000m<sup>2</sup> extension. The centre reopened in late October fully-let, attracting new Swedish and international brands into Halmstad and making it a key regional shopping destination. We still have a final phase of the project which will be completed in Summer 2018 and will take the gross lettable area for this centre to 44,000m<sup>2</sup>.

"Our asset rotation programme is ongoing, and we have now completed the sales of Mellby and rue de Rivoli, with further property sales to follow over the coming months.

"Our intensive due diligence work continues on the acquisition of Woluwe centre in Brussels, which will add another high-quality asset to our portfolio in the first quarter of 2018, assuming there are no problems. The

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fundamentals of this major shopping centre are compelling: a wealthy catchment; low retail densities – meaning limited competition; and a strong national and regional economy. It will be earnings accretive from day one, and we can see considerable scope for extending the centre and improving footfall, turnover and rents.”

## **Financial & Operational Review**

### **Direct Investment Result**

The direct investment result (earnings) for the three-month period to 30 September 2017 increased by 11.0% to €29.8 million compared with €26.8 million for the three months to 30 September 2016, largely due to higher rental income and lower expenses. The direct investment result per depositary receipt at 30 September 2017 increased by 8.9% to €0.61 from €0.56 at 30 September 2016, allowing for a 1.3% increase in the average number of depositary receipts outstanding at 30 September 2017, compared to 30 September 2016, due to the November 2016 take-up of the stock dividend.

The direct investment result is defined as net property income less net interest expenses and company expenses after taxation. In the view of the Board, this more accurately represents the underlying profitability of the Company than the IFRS “profit after tax”, which includes unrealised capital gains and losses.

### **Rental Growth**

Net property income, including joint ventures (on the basis of proportional consolidation), for the three months to 30 September 2017, increased by 6.9% to €43.4 million compared with €40.6 million for the previous corresponding period, mainly due to higher rents.

Like-for-like (same floor area) rental growth in the Company’s properties for the twelve months to 30 September 2017 was 4.5%. Uplifts on relettings and renewals averaged 22% overall.

	<b>No. of relettings and renewals</b>	<b>Average rental uplift on relettings and renewals</b>	<b>Like-for-like rental growth</b>
<b>Overall</b>	<b>294</b>	<b>+22%</b>	<b>+4.5%</b>
France	67	+14%	+1.7%
Italy	179	+26%	+6.6%
Sweden	48	+12%	+3.4%

### **Retail Sales Growth**

Like-for-like retail sales growth in Eurocommercial’s shopping centres for one, three and twelve months to 30 September 2017 compared with the previous corresponding periods is set out below.

Turnover has been positive for the first three months across all our markets, but particularly in France where we have seen just under a 13% uplift in retail sales in September alone, with particularly strong contributions from Val Thoiry, Les Atlantes, Chasse Sud and MoDo. We have also seen our Parisian centre increase retail sales, with tourism levels appearing to return towards normal levels. In Italy, retail sales have improved across nearly all our centres, but particularly at Il Castello, Carosello, Collestrada, Cremona Po and I Gigli. In Sweden, we have seen turnovers improve by 3.8% in Q1 with strong sales recorded at Bergvik, Ingelsta and 421.

## Retail Sales Growth by Country\*

	One month to 30 September 2017	Three months to 30 September 2017	Twelve months to 30 September 2017
<b>Overall</b>	<b>+9.7%</b>	<b>+5.5%</b>	<b>+1.0%</b>
France	+12.6%	+8.2%	+1.2%
Italy	+8.6%	+4.6%	+0.4%
Sweden	+7.9%	+3.8%	+2.6%

\* Excluding hypermarkets, Systembolagets and extensions/redevelopments

## Retail Sales Growth by Sector\*

	One month to 30 September 2017	Three months to 30 September 2017	Twelve months to 30 September 2017
Fashion	+17.8%	+7.1%	+1.3%
Shoes	+29.4%	+14.0%	+5.5%
Gifts and jewellery	+11.2%	+3.9%	+2.5%
Health and beauty	+7.4%	+4.8%	+2.3%
Sport	+14.5%	+7.9%	+4.4%
Restaurants	+17.1%	+15.4%	+4.9%
Home goods	+9.2%	+3.9%	+0.3%
Electricals	-4.3%	-0.4%	-3.2%
Hyper/supermarket	+6.2%	+3.4%	+2.8%

\* Excluding extensions/redevelopments

## Occupancy Cost Ratios

Total occupancy cost ratios (rent plus marketing contributions, service charges and tenant property taxes as a proportion of retail sales including VAT) for Eurocommercial galleries excluding hypermarkets and Systembolagets (the Swedish government-owned alcohol retailer) at the end of the quarter were 8.4% overall: 8.9% in France; 8.3% in Italy; and 8.0% in Sweden.

## Vacancy Levels and Rent Arrears

Rental arrears of more than 90 days represent 0.6% of annual rental income. Out of a total of almost 1,750 shops in our portfolio, 17 units are occupied by eight companies which have entered administration. Five of these eight companies continue to make payments on a regular basis. Vacancies remain less than 1% of rental income.

## Adjusted and IFRS Net Asset Values

The adjusted net asset value at 30 September 2017 was €46.89 per depositary receipt compared with €43.28 at 30 September 2016 and €46.42 at 30 June 2017. Adjusted net asset values do not take into account contingent capital gains tax liabilities nor do they take into account the fair value of financial derivatives (interest rate swaps) which are used to stabilise interest costs.

The IFRS net asset value at 30 September 2017, after allowing for contingent capital gains tax liabilities if all properties were to be sold simultaneously and the fair value of the interest rate swap contracts, was €41.28 per depositary receipt compared with €37.68 at 30 September 2016 and €40.58 at 30 June 2017.

No property valuations were undertaken at the end of the three-month period, in accordance with the Company's policy to only commission independent revaluations at the half year and year ends. The adjusted net asset values per depositary receipt, therefore, changed minimally since June 2017, reflecting only accrued

income and currency movements. All properties will be externally valued at 31 December 2017 and reported in the half year results.

## **Funding**

In July 2017, loans with a total value of SEK 880 million (€91 million) were renewed for a period of six years. The average length of the loan portfolio is currently five years and, at the end of the reporting period, 80% of interest costs were fixed for an average of almost seven years.

On the basis of proportional consolidation, the net debt to adjusted net equity ratio at year end was 65% (30 June 2017: 67%) and the net loan to property value was 39% (30 June 2017: 39%). The average overall interest rate (including margin) for the total loan portfolio is 2.5% (30 June 2017: 2.5%).

## **Country Commentary**

### **France**

The 5,000m<sup>2</sup> extension of Grand A, Amiens has already had a successful opening and early feedback from retailers is very positive. New brands joining the centre include H&M, New Yorker and Pandora.

Meanwhile, the renovation of the MoDo (Moisselles) gallery is expected to be completed in time for Christmas trading, and our partners Leclerc are in the process of upgrading their hypermarket to ensure that the centre maintains its strong position in the competitive market of the Val d'Oise.

In October, we completed the sale of rue de Rivoli after the quarter close, for a price of €79.6 million at a net yield of 3%. The cost of this property to date, including purchase and subsequent capital expenditure, was €21 million.

### **Italy**

During the first quarter in Italy, we agreed terms with our co-owner of Cremona Po, Coop Lombardia, for the acquisition of 2,300m<sup>2</sup> of the non-food section of the hypermarket. We also agreed terms for the acquisition of a site next to the shopping centre, to build a new 10,000m<sup>2</sup> retail park which will further strengthen the dominance of the centre in the catchment.

### **Sweden**

During the quarter in Sweden we finished the bulk of our major refurbishment and 16,000m<sup>2</sup> extension of the former Eurostop centre in Halmstad. Renamed Hallarna, the centre opened fully-let in October with 40 new tenants including New Yorker, Stadium, Nilson Group (Feet First), Jack and Jones, Vero Moda, Gina Tricot, Cubus, Volt, BikBok, Carlings, MQ and Cassels.

Meanwhile, work continues on the last phase of the project and is due to complete in summer 2018, to include a 4,000m<sup>2</sup> unit for the Norwegian sport retailer XXL, and the refurbished hotel. Upon completion, the centre will contain 90 stores in approximately 44,000m<sup>2</sup> gross lettable area, making it the most significant shopping centre in the city and region.

The development of C4 in Kristianstad continued to progress on schedule during the first quarter and the project remains on schedule to open in autumn 2018. The shopping centre is now 80% pre-let, while the Citygross supermarket opened in September.

In September, we completed the sale of Mellby for a price of SEK 185 million (approximately €20 million), yielding approximately 5.5%. The cost of this property to date, including purchase and subsequent capital expenditure, was approximately €16 million.

## Annual General Meeting Resolutions Adopted

All proposed resolutions were adopted at the Annual General Meeting of Shareholders held on 7 November 2017.

The proposed resolution for a dividend of €2.10 per depositary receipt in cash or in stock at a ratio of 1 new depositary receipt for every 19 existing depositary receipts was also adopted. For more detailed information regarding the dividend, please refer to Eurocommercial's announcement on the company's website, in the section entitled Annual General Meeting:

<http://www.eurocommercialproperties.com/about/governance/>

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## STATEMENT OF CONSOLIDATED DIRECT, INDIRECT AND TOTAL INVESTMENT RESULTS\*

(€ '000)	First quarter ended 30-09-2017	First quarter ended 30-09-2016
Rental income	47,853	45,239
Service charge income	9,415	8,779
Service charge expenses	(10,464)	(9,702)
Property expenses	(6,236)	(6,449)
Interest income	6	14
Interest expenses	(9,613)	(10,010)
Company expenses	(3,287)	(3,165)
Other income	324	328
Current tax	(173)	(123)
Direct investment result properties 100% owned	27,825	24,911
Direct investment result joint ventures	1,951	1,934
<b>Total direct investment result</b>	<b>29,776</b>	<b>26,845</b>
Investment revaluation and disposal of investment properties**	(952)	(1,161)
Fair value movement derivative financial instruments	4,253	288
Investment expenses	(244)	(208)
Deferred tax	(179)	(1,731)
Indirect investment result properties 100% owned	2,878	(2,812)
Indirect investment result joint ventures	(312)	(552)
<b>Total indirect investment result</b>	<b>2,566</b>	<b>(3,364)</b>
<b>Total investment result</b>	<b>32,342</b>	<b>23,481</b>
<b>Per depositary receipt (€)***</b>		
Direct investment result	0.61	0.56
Indirect investment result	0.05	(0.07)
<b>Total investment result</b>	<b>0.66</b>	<b>0.49</b>

## STATEMENT OF ADJUSTED NET EQUITY\*

(€ '000)	30-09-2017	30-06-2017	30-09-2016
IFRS net equity per consolidated statement of financial position	2,007,296	1,973,694	1,808,473
Derivative financial instruments	103,521	111,815	172,782
Deferred tax liabilities	162,248	165,086	90,035
Derivative financial instruments and deferred tax liabilities joint ventures	7,430	7,131	5,772
<b>Adjusted net equity</b>	<b>2,280,495</b>	<b>2,257,726</b>	<b>2,077,062</b>
Number of depositary receipts representing shares in issue after deduction of depositary receipts bought back	48,631,957	48,631,957	47,996,032
Net asset value - € per depositary receipt (IFRS)	41.28	40.58	37.68
Adjusted net asset value - € per depositary receipt	46.89	46.42	43.28
Stock market prices - € per depositary receipt	36.18	34.99	40.22

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

\*\* The negative result on investment revaluation and disposal of investment properties is due to the reclassification from the other comprehensive income of the realised currency translation result.

\*\*\* The average number of depositary receipts on issue over the first quarter was 48,631,957 (first quarter 30-09-2016: 47,984,388).

## CONSOLIDATED STATEMENT OF PROFIT OR LOSS

(€ '000)	First quarter ended 30-09-2017	First quarter ended 30-09-2016
Rental income	47,853	45,239
Service charge income	9,415	8,779
<b>Total revenue</b>	<b>57,268</b>	54,018
Service charge expenses	(10,464)	(9,702)
Property expenses	(6,236)	(6,449)
<b>Net property income</b>	<b>40,568</b>	37,867
Share of result joint ventures	1,639	1,382
Investment revaluation and disposal of investment properties*	(952)	(1,161)
Company expenses	(3,287)	(3,165)
Investment expenses	(244)	(208)
Other income	324	328
<b>Operating result</b>	<b>38,048</b>	35,043
Interest income	6	14
Interest expenses	(9,613)	(10,010)
Fair value movement derivative financial instruments	4,253	288
<b>Net financing result</b>	<b>(5,354)</b>	(9,708)
<b>Profit before taxation</b>	<b>32,694</b>	25,335
Current tax	(173)	(123)
Deferred tax	(179)	(1,731)
<b>Total tax</b>	<b>(352)</b>	(1,854)
<b>Profit after taxation</b>	<b>32,342</b>	23,481
<b>Per depositary receipt (€)**</b>		
Profit after taxation	0.66	0.49
Diluted profit after taxation	0.66	0.49

## CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

(€ '000)	First quarter ended 30-09-2017	First quarter ended 30-09-2016
Profit after taxation	32,342	23,481
Unrealised foreign currency translation differences (to be recycled through profit or loss)	(297)	(7,759)
Realised foreign currency translation result (recycled through profit or loss)*	1,043	88
<b>Total other comprehensive income</b>	<b>746</b>	(7,671)
<b>Total comprehensive income</b>	<b>33,088</b>	15,810
<b>Per depositary receipt (€)*</b>		
Total comprehensive income	0.68	0.33
Diluted total comprehensive income	0.67	0.33

\* The negative result on investment revaluation and disposal of investment properties is due to the reclassification from the other comprehensive income of the realised currency translation result.

\*\* The Company's shares are listed in the form of bearer depositary receipts on Euronext Amsterdam. One bearer depositary receipt represents ten ordinary registered shares.

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(€ '000)	30-09-2017	30-06-2017
Property investments	3,468,465	3,451,034
Property investments under development	86,981	85,373
Investments in joint ventures	108,946	107,306
Tangible fixed assets	1,678	1,818
Receivables	186	246
Derivative financial instruments	184	230
<b>Total non-current assets</b>	<b>3,666,440</b>	<b>3,646,007</b>
Receivables	43,939	34,960
Cash and deposits	50,225	78,078
<b>Total current assets</b>	<b>94,164</b>	<b>113,038</b>
Property investments held for sale	79,142	98,188
<b>Total assets</b>	<b>3,839,746</b>	<b>3,857,233</b>
Creditors	76,039	75,649
Borrowings	193,314	284,652
<b>Total current liabilities</b>	<b>269,353</b>	<b>360,301</b>
Creditors	24,201	24,471
Borrowings	1,272,120	1,220,810
Derivative financial instruments	103,705	112,045
Deferred tax liabilities	162,248	165,086
Provision for pensions	823	826
<b>Total non-current liabilities</b>	<b>1,563,097</b>	<b>1,523,238</b>
<b>Total liabilities</b>	<b>1,832,450</b>	<b>1,883,539</b>
<b>Net assets</b>	<b>2,007,296</b>	<b>1,973,694</b>
<b>Equity Eurocommercial Properties shareholders</b>		
Issued share capital	244,471	244,471
Share premium reserve	521,206	520,692
Other reserves	948,524	947,778
Undistributed income	293,095	260,753
<b>Total equity</b>	<b>2,007,296</b>	<b>1,973,694</b>

## CONSOLIDATED STATEMENT OF CASH FLOWS

(€ '000)	First quarter ended 30-09-2017	First quarter ended 30-09-2016
Profit after taxation	32,342	23,481
Adjustments:		
Movement performance shares granted	514	344
Investment revaluation and disposal of investment properties	692	616
Derivative financial instruments	(4,253)	(288)
Share of result of joint ventures	(1,639)	(1,382)
Interest income	6	(14)
Interest expenses	9,613	10,010
Deferred tax	179	1,731
Current tax	173	123
Other movements	491	225
<b>Cash flow from operating activities after adjustments</b>	<b>38,118</b>	<b>34,846</b>
Increase in receivables	(8,363)	(6,709)
Increase in creditors	1,803	1,819
	<b>31,558</b>	<b>29,956</b>
Derivative financial instruments settled	(4,045)	(2,090)
Borrowing costs	(314)	(281)
Interest paid	(8,786)	(9,691)
Interest received	4	14
<b>Cash flow from operating activities</b>	<b>18,417</b>	<b>17,908</b>
Capital expenditure	(23,356)	(15,997)
Sale of investment*	17,429	18,450
Investments in joint ventures	0	(25)
Additions to tangible fixed assets	(273)	(119)
<b>Cash flow from investing activities</b>	<b>(6,200)</b>	<b>2,309</b>
Borrowings added	115,867	77,132
Repayment of borrowings*	(155,580)	(165,487)
Stock options exercised	0	649
Decrease in non-current creditors	(264)	274
<b>Cash flow from financing activities</b>	<b>(39,977)</b>	<b>(87,432)</b>
<b>Net cash flow</b>	<b>(27,760)</b>	<b>(67,215)</b>
Currency differences on cash and deposits	(100)	(443)
Decrease in cash and deposits	(27,860)	(67,658)
Cash and deposits at beginning of period	78,078	124,452
<b>Cash and deposits at the end of period</b>	<b>50,218</b>	<b>56,794</b>

\* These figures have been restated for the previous year with regard to the repayment of the borrowings and the sale of investment.

## CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY

The movements in shareholders' equity in the first quarter ended 30 September 2017 were:

(€ '000)	Issued share capital	Share premium reserve	Other reserves	Undis- tributed income	Total
30-06-2017	244,471	520,692	947,778	260,753	1,973,694
Profit after taxation				32,342	32,342
Other comprehensive income			746		746
Total comprehensive income	0	0	746	32,342	33,088
Performance shares granted		514			514
30-09-2017	244,471	521,206	948,524	293,095	2,007,296

The movements in shareholders' equity in the previous first quarter ended 30 September 2016 were:

(€ '000)	Issued share capital	Share premium reserve	Other reserves	Undis- tributed income	Total
30-06-2016	241,291	522,063	820,917	207,399	1,791,670
Profit after taxation				23,481	23,481
Other comprehensive income			(7,671)		(7,671)
Total comprehensive income	0	0	(7,671)	23,481	15,810
Performance shares granted		344			344
Stock options exercised			649		649
30-09-2016	241,291	522,407	813,895	230,880	1,808,473

## SEGMENT INFORMATION 2017

(€ '000) For the three months ended 30/09/2017	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Rental income	16,251	25,129	9,422	0	50,802	(2,949)	47,853
Service charge income	5,227	2,252	2,539	0	10,018	(603)	9,415
Service charge expenses	(5,862)	(2,221)	(2,964)	0	(11,047)	583	(10,464)
Property expenses	(1,977)	(3,144)	(1,241)	0	(6,362)	126	(6,236)
<b>Net property income</b>	<b>13,639</b>	<b>22,016</b>	<b>7,756</b>	<b>0</b>	<b>43,411</b>	<b>(2,843)</b>	<b>40,568</b>
Share of result of joint ventures	0	0	0	0	0	1,639	1,639
Investment revaluation and disposal of investment properties	(141)	9	(680)	(153)	(965)	13	(952)
<b>Segment result</b>	<b>13,498</b>	<b>22,025</b>	<b>7,076</b>	<b>(153)</b>	<b>42,446</b>	<b>(1,191)</b>	<b>41,255</b>
Net financing result					(5,996)	642	(5,354)
Investment expenses					(244)	0	(244)
Company expenses					(3,287)	0	(3,287)
Other income					68	256	324
<b>Profit before taxation</b>					<b>32,987</b>	<b>(293)</b>	<b>32,694</b>
Current tax					(353)	180	(173)
Deferred tax					(292)	113	(179)
<b>Profit after taxation</b>					<b>32,342</b>	<b>0</b>	<b>32,342</b>

(€ '000) As per 30/09/2017	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Property investments	1,275,581	1,648,930	744,951	0	3,669,462	(200,997)	3,468,465
Property investments under development	0	0	86,981	0	86,981	0	86,981
Investments in joint ventures	0	0	0	0	0	108,946	108,946
Tangible fixed assets	870	505	65	238	1,678	0	1,678
Receivables	27,623	10,253	5,242	1,295	44,413	(288)	44,125
Derivative financial instruments	0	277	184	0	461	(277)	184
Cash and deposits	6,656	25,878	24,235	7,300	64,069	(13,844)	50,225
Property investments held for sale	79,142	0	0	0	79,142	0	79,142
<b>Total assets</b>	<b>1,389,872</b>	<b>1,685,843</b>	<b>861,658</b>	<b>8,833</b>	<b>3,946,206</b>	<b>(106,460)</b>	<b>3,839,746</b>
Creditors	32,425	25,634	22,923	3,523	84,505	(8,466)	76,039
Non-current creditors	9,593	2,115	13,232	0	24,940	(739)	24,201
Borrowings	379,861	862,860	297,261	15,000	1,554,982	(89,548)	1,465,434
Derivative financial instruments	7,455	95,622	631	0	103,708	(3)	103,705
Deferred tax liabilities	0	99,768	70,184	0	169,952	(7,704)	162,248
Provision for pensions	0	0	0	823	823	0	823
<b>Total liabilities</b>	<b>429,334</b>	<b>1,085,999</b>	<b>404,231</b>	<b>19,346</b>	<b>1,938,910</b>	<b>(106,460)</b>	<b>1,832,450</b>

(€ '000) For the three months period 30/09/2017	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
<b>Acquisitions, divestments and capital expenditure (including capitalised interest)</b>	<b>2,724</b>	<b>4,152</b>	<b>(5,431)</b>	<b>0</b>	<b>1,445</b>	<b>(419)</b>	<b>1,026</b>

\* The Netherlands represents assets and liabilities of Eurocommercial Properties N.V. and its offices in Amsterdam and London.

## SEGMENT INFORMATION 2016

(€ '000)					Total	Adjustments	
For the three months ended				The	proportional	joint	Total IFRS
30/09/2016	France	Italy	Sweden	Netherlands*	consolidation	ventures	
Rental income	15,277	23,700	9,170	0	48,147	(2,908)	45,239
Service charge income	4,247	2,052	2,919	0	9,218	(439)	8,779
Service charge expenses	(4,788)	(2,072)	(3,302)	0	(10,162)	460	(9,702)
Property expenses	(1,904)	(3,354)	(1,324)	0	(6,582)	133	(6,449)
<b>Net property income</b>	<b>12,832</b>	<b>20,326</b>	<b>7,463</b>	<b>0</b>	<b>40,621</b>	<b>(2,754)</b>	<b>37,867</b>
Share of result of joint ventures	0	0	0	0	0	1,382	1,382
Investment revaluation and disposal of investment properties	(120)	(389)	(690)	(28)	(1,227)	66	(1,161)
<b>Segment result</b>	<b>12,712</b>	<b>19,937</b>	<b>6,773</b>	<b>(28)</b>	<b>39,394</b>	<b>(1,306)</b>	<b>38,088</b>
Net financing result					(10,632)	924	(9,708)
Investment expenses					(209)	1	(208)
Company expenses					(3,165)	0	(3,165)
Other income					70	258	328
<b>Profit before taxation</b>					<b>25,458</b>	<b>(123)</b>	<b>25,335</b>
Current tax					(314)	191	(123)
Deferred tax					(1,663)	(68)	(1,731)
<b>Profit after taxation</b>					<b>23,481</b>	<b>0</b>	<b>23,481</b>

(€ '000)					Total	Adjustments	
As per 30/06/2017	France	Italy	Sweden	The	proportional	joint	Total IFRS
				Netherlands*	consolidation	ventures	
Property investments	1,267,400	1,644,800	739,434	0	3,651,634	(200,600)	3,451,034
Property investments under development	5,600	0	79,773	0	85,373	0	85,373
Investments in joint ventures	0	0	0	0	0	107,306	107,306
Tangible fixed assets	949	526	58	285	1,818	0	1,818
Receivables	21,627	7,373	5,355	1,152	35,507	(301)	35,206
Derivative financial instruments	0	461	230	0	691	(461)	230
Cash and deposits	6,352	71,740	11,379	953	90,424	(12,346)	78,078
Property investments held for sale	79,100	0	19,088	0	98,188	0	98,188
<b>Total assets</b>	<b>1,381,028</b>	<b>1,724,900</b>	<b>855,317</b>	<b>2,390</b>	<b>3,963,635</b>	<b>(106,402)</b>	<b>3,857,233</b>
Creditors	30,378	29,662	19,525	4,364	83,929	(8,280)	75,649
Non-current creditors	9,501	2,455	13,244	0	25,200	(729)	24,471
Borrowings	400,414	905,730	274,119	15,000	1,595,263	(89,801)	1,505,462
Derivative financial instruments	8,237	103,075	733	0	112,045	0	112,045
Deferred tax liabilities	0	98,975	73,703	0	172,678	(7,592)	165,086
Provision for pensions	0	0	0	826	826	0	826
<b>Total liabilities</b>	<b>448,530</b>	<b>1,139,897</b>	<b>381,324</b>	<b>20,190</b>	<b>1,989,941</b>	<b>(106,402)</b>	<b>1,883,539</b>

(€ '000)					Total	Adjustments	
For the three months period				The	proportional	joint	Total IFRS
30/09/2016	France	Italy	Sweden	Netherlands*	consolidation	ventures	
<b>Acquisitions, divestments and capital expenditure (including capitalised interest)</b>	<b>4,461</b>	<b>6,179</b>	<b>(14,834)</b>	<b>0</b>	<b>(4,194)</b>	<b>(41)</b>	<b>(4,235)</b>

\* The Netherlands represents assets and liabilities of Eurocommercial Properties N.V. and its offices in Amsterdam and London.

The figures in this press release have not been audited by an external auditor.