

PRESS RELEASE

Date: 5 November 2021

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THIRD QUARTER RESULTS 2021

Key highlights for the third quarter to September 2021

Performance and business highlights

- Continuation of the strong recovery in retail sales which for Q3 saw an increase of 6.5% compared to Q3 2020. Overall retail sales have fully recovered to their pre-pandemic levels and were 1.5% above Q3 2019.
- Strong tenant demand resulted in 5.4% rental uplifts on renewals and relettings, with 271 deals signed during the 12 month period ending 30 September 2021. All countries showed positive uplifts with Italy (6.9%) and Sweden (5.6%) being most prominent.
- EPRA vacancy rate remained very low at 1.5% extending our long-term low vacancy record.
- Improved rent collection saw 89% of rent collected for Q3 and 86% so far collected for the first nine months of 2021.
- Exceptionally strong trading across our seven Swedish shopping centres (22% of the portfolio) with Q3 retail sales growth of 7.4% and 8.5% compared to Q3 2019 and Q3 2020 respectively, resulting in full rent collection.
- The 7,000m² conversion of the former hypermarket at Fiordaliso, Milan will open on 11 November 2021 fully let with tenants including Adidas, JD Sports, New Yorker, Hollister and Bershka.
- Loan to value ratio (on the basis of proportional consolidation) marginally lower at 43.5% compared to 43.8% at 30 June 2021.
- Net earnings €1.57 (direct investment result) per share for nine months to 30 September 2021.
- Termination of depositary receipt structure completed and STAK wound up.
- Eurocommercial maintained its GRESB 4 Star Rating, achieving its highest score and also received an EPRA Gold Award for sustainability reporting for the eighth consecutive year (sBPR).

Board of Management's commentary

It has been most encouraging to see that the swift rebound in retail sales in our shopping centres that we reported in June has been maintained. Retail sales during Q3 increased by 6.5% compared to Q3 2020 and were 1.5% above the pre-pandemic Q3 2019. Footfall is at the same level as last year but remains slightly below pre-pandemic levels and was suppressed in France during August and September by the requirement to show the Pass Sanitaire to enter shopping centres of more than 20,000m² in some French départements. The fact that retail turnover has produced like-for-like growth on lower footfall further demonstrates the high sales conversion rates and increase in basket size which our retailers have regularly commented on.

Against this background, tenant demand for our shopping centres continues to be characterised by strong letting activity with 271 lease renewals and relettings completed over the last 12 months producing a rental uplift of 5.4%. Our vacancies remain at around their historically low levels at 1.5%, varying between 0.4% and 2.4% in our four markets.

Q3 rent collection has increased to 89% and is at 86% for the first nine months of 2021, a figure that will improve following the recent EU approval for the rent support package in France which has delayed Q2 rent collection covering the third lockdown period.

In the Half Year report we referred to advanced discussions on further property sales and these negotiations are now in their final stages. We will announce these sales as soon as there are signed, binding contracts.

High participation at recent national retail events confirms that our tenants remain positive and continue to view prime physical retail space as the foundation of their omni-channel business. With all our shopping centres fully open and trading at close to full speed since June, we remain hopeful that the effects of the virus can be managed without the need for significant further restrictions. Against this background and with full occupancy at affordable rental levels, we can envisage the return of stable income and future growth encouraged by meaningful rental indexation from January 2022, which based on current inflation data is estimated to be well over 2% for our portfolio.

Operational and financial review

Retail sales

Following the general reopening of our shopping centres from May 2021, there has been a quick and full recovery in retail sales. For Q3 2021, retail sales increased by 6.5% compared to Q3 2020 with all sectors showing positive growth. Overall, retail sales in Q3 were higher than pre-pandemic levels and were 1.5% above Q3 2019.

Like-for-like retail sales by country*

	Q3 2021/Q3 2020	Q3 2021/Q3 2019
Overall	6.5%	1.5%
Belgium	6.6%	-8.4%
France	-1.7%	0.9%
Italy	9.6%	-0.9%
Sweden	8.5%	7.4%

* Excluding extensions/redevelopments.

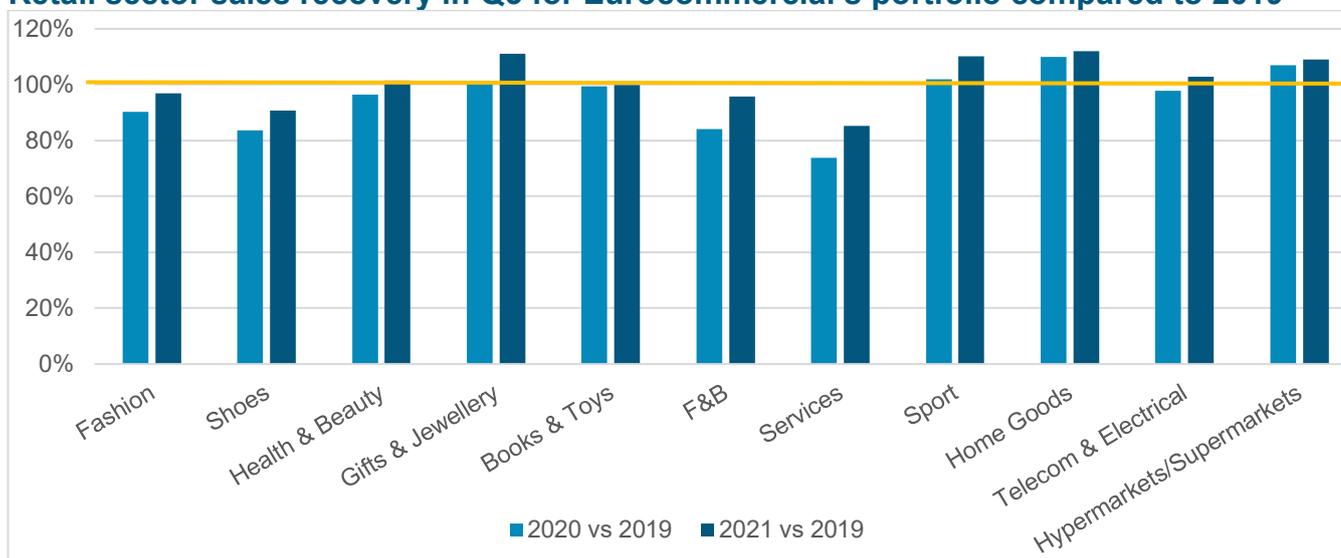
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Like-for-like retail sales by sector*

	Q3 2021/Q3 2020	Q3 2021/Q3 2019
Fashion	6.8%	-3.2%
Shoes	8.4%	-9.3%
Health & Beauty	5.2%	1.4%
Gifts & Jewellery	9.5%	10.8%
Books & Toys	0.3%	-0.2%
F&B (Restaurants & Bars)	14.3%	-4.2%
Services	15.6%	-14.7%
Sport	8.3%	10.2%
Home Goods	2.1%	12.0%
Telecom & Electrical	5.6%	2.8%
Hypermarkets/Supermarkets	1.5%	8.9%

*Excluding extensions/redevelopments.

Retail sector sales recovery in Q3 for Eurocommercial's portfolio compared to 2019



Visitor numbers

Footfall has also recovered well since the full reopening of the shopping centres and during Q3 2021 reached the same level as Q3 2020, but was 17.7% below the equivalent pre-pandemic period in 2019.

Footfall

	Q3 2021 vs Q3 2020	Q3 2021 vs Q3 2019
Overall	-0.2%	-17.7%
Belgium	5.5%	-21.3%
France	-6.1%	-19.5%
Italy	1.0%	-23.0%
Sweden	5.3%	-0.9%

Footfall has improved during October and was 6.4% above October 2020 and only 11% below October 2019. The biggest improvement during October was in Italy which was 15% above October 2020 and 11% below October 2019. The full recovery of retail sales on reduced footfall confirms the high sales conversion rates and increase in basket size which many of our retailers continue to comment on.

Renewals and relettings

Strong leasing activity has been maintained over the last 12 months with 271 leases renewed or relet producing an overall uplift of 5.4%. These leases represent €24 million equivalent to 12.5% of the annual minimum guaranteed rent. 104 of these transactions were lettings to new retailers entering our shopping centres achieving a 7.1% rental uplift. All countries recorded positive uplifts in their renewal and reletting programme and the leasing teams have been able to maintain standard lease terms and conditions including lease length.

Tenant demand has been consistent throughout the period and in Q3 2021 alone, 48 lease renewals and relettings were completed, producing an uplift in rent of 4.6%.

Relettings and renewals, 12 months to 30 September 2021

	Number of relettings and renewals	Average rental uplift on relettings and renewals	% of total leases relet and renewed (MGR)
Overall	271	5.4%	12%
Belgium	25	2.2%	20%
France	40	4.0%	6%
Italy	110	6.9%	12%
Sweden	96	5.6%	18%

In Woluwe Shopping, Belgium, 25 leases were renewed or relet over the last 12 months producing a rental uplift of 2.2%. Hubside and Xandres opened in September following several other new international brands who have recently established at Woluwe including Maje, K-Way, Jott and Bexley.

In France, 40 lease renewals and relettings were completed over the last 12 months producing an average uplift in rent of 4%. Lease renewals produced an uplift of 8.6%, while new lettings were slightly down at -0.6%.

Italy produced the highest rental uplift of 6.9% on 110 lease transactions. 42 of these transactions were signed with new retailers achieving an overall uplift of over 10%. International brands establishing in Italy continue to take space in our centres with recent examples being JD Sports, Nike, Adidas, Pepco, Starbucks, Dyson and Pull & Bear.

In Sweden, 96 lease renewals and relettings were completed producing a rental uplift of 5.6%. 69 of these lease transactions were renewals producing an uplift of 3.9%, while 27 leases were lettings to new tenants at rents 13% above previous levels. These lettings included a lease to Cassels at C4 who replaced Afound, the H&M outlet concept.

EPRA vacancies

EPRA vacancy remained very low and was 1.5% as at 30 September 2021, ranging from 0.4% to 2.4% in our four markets.

EPRA vacancy levels as at 30 September 2021

	31 March 2021	30 June 2021	30 September 2021
Overall	1.5%	1.3%	1.5%
Belgium	1.2%	0.5%	0.4%
France	2.6%	2.0%	2.4%
Italy	0.9%	1.0%	1.4%
Sweden	1.7%	1.3%	1.2%

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Out of a total of 1,876 shops, there were only 16 tenants in administration occupying 33 units. For the majority of these units, rent continued to be paid.

Rent collection and rent concessions

Q3 rent collection improved to 89% overall. Rent collection for the first nine months of 2021 now stands at 86%, although this will increase following the recently approved EU rent subsidy package for France which has delayed Q2 rent collection.

The figures reported in the table below are as at 4 November 2021.

Rent collected in 2021

% of invoiced rent collected	Q3 2021	H1 2021	9 Months 2021
Belgium	95%	95%	95%
France	93%	71%	78%
Italy	81%	84%	83%
Sweden	98%	97%	97%
Total	89%	85%	86%

On a net basis, adjusted for rent deferrals or COVID-19 rent relief provided and booked, the collection rates for the Q3 2021, H1 2021 and 9M 2021 all stand at 92%.

Direct investment result: €78.9 million (€1.57 per share)

The **direct investment result** for the nine months to 30 September 2021 was €78.9 million, compared to €88.7 million for the same period in 2020. The decline was mainly due to COVID-19 related discounts to retailers and bad debts over the period from January to September 2021.

The **direct investment result per share** decreased to €1.57 at 30 September 2021, from €1.80 for the nine months to 30 September 2020, also due to the increase in the number of shares as a result of the July 2021 scrip 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 IFRS “profit after tax”, which must include unrealised capital gains and losses.

The **EPRA earnings** result for the nine months reporting period to 30 September 2021 was €77.6 million, or €1.49 per share, compared to €86.5 million or €1.66 per share for the same period last year.

IFRS profit: €50.7 million

The **IFRS profit after taxation**, excluding the non-controlling interest, for the nine month reporting period to 30 September 2021 was €50.7 million (€0.97 per share) compared to minus €49.1 million (€0.94 negative per share) for the nine month reporting period to 30 September 2020. This increase is largely explained by a lower negative movement in value of the properties (€40.7 million negative at 30 September 2021 and €122.9 million negative at 30 September 2020) and by a €26.9 million positive fair value movement of the derivative financial instruments at 30 September 2021 (€16.7 million negative at 30 September 2020) due to an increase in Euro and Swedish interest rates.

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Gross rental income: €155.2 million

Gross rental income for the nine months to 30 September 2021 (based on proportional consolidation) was at €155.2 million, slightly lower than in the same period last year (€157.6 million). **Net property income**, including joint ventures (based on proportional consolidation), for the nine months to 30 September 2021, after deducting net service charges and direct and indirect property expenses (branch overheads) decreased to €119.8 million compared to €129.8 million for the same period in 2020 for reasons related to the COVID-19 pandemic as already described above.

EPRA Net Tangible Assets: €39.20 per share

The **EPRA Net Tangible Assets** (EPRA NTA) at 30 September 2021 was €39.20 per share compared to €40.86 at 30 June 2021. EPRA NTA includes only 50% of contingent capital gains tax liabilities and does not consider the fair value of financial derivatives.

No property valuations were undertaken at the end of the period, in accordance with the Company's policy to only commission independent revaluations at the half-year and year-ends. The EPRA NTA per share, therefore, is reflecting only accrued income and currency movements, but reduced due to the increase of the number of shares as a result of the July 2021 scrip dividend.

The **adjusted net asset value** at 30 September 2021 was €39.58 per share compared to €41.19 at 30 June 2021. Adjusted net asset values do not consider contingent capital gains tax liabilities nor do they consider the fair value of financial derivatives (interest rate swaps).

The **IFRS net asset value** at 30 September 2021, 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 €36.56 per share compared to €37.98 at 30 June 2021.

Funding

At 30 September 2021 the proportionally consolidated net debt stood at €1,728 million compared to €1,742 million at 30 June 2021. The loan to value ratio on the basis of the proportionally consolidated balance sheet as per 30 September 2021 (after deducting purchaser's costs) decreased slightly at 43.5% compared to 30 June 2021 (43.8%), as valuations are only performed every six months, in June and in December. The Group covenant loan to value ratio agreed with the financing banks is 60%, the usual market practice ratio. For comparison purposes, our loan to value ratio adding back purchaser's costs as per 30 September 2021 was 42.3% and our loan to value ratio adding back purchaser's costs using the IFRS consolidated balance sheet was 41.3%.

As per 30 September 2021, 77% of our interest expenses were fixed for an average period of six years. The average interest rate in September increased slightly to 2.0% (30 June 2021 was 1.9%), the Company's interest expenses are therefore expected to remain stable for the coming period. The average committed unexpired term of our bank loans is over four years.

Country commentary

Belgium

Although the health situation in Belgium has remained under control with good progress in the vaccination campaign, there were regional disparities with Brussels still lagging. During Q3, most federal restrictions were lifted at national level, although local restrictions remained, and in the Brussels region it was still necessary to wear a mask in shopping centres, respecting social distancing, and teleworking was still highly recommended. However, following a recent increase in the number of COVID-19 cases, from 1

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November it has become mandatory to present a COVID-19 health pass for certain sectors of activity such as bars and restaurants in all regions, as has been the case in Brussels since mid-October.

Q3 retail sales and footfall increased by 6.6% and 5.5% respectively compared to 2020, but both remain below their pre-pandemic levels with footfall still suffering from extensive tele-working and ongoing COVID-19 restrictions.

Over the last 12 months, 25 leases were renewed or relet producing an overall uplift in rent of 2.2%. During Q3, Hubsid and Xandres opened in September and Guess will commence fitting out in November for an opening scheduled for early December.

Our planning application for 7,800m² of retail and 100 apartments is progressing and, following the completion of the environmental impact study, an amended version of the permit file was submitted at the end of August reflecting the various recommendations. A public enquiry ended on 15 October, with various observations filed which are being discussed in the consultation committee.

France

The health situation in France has improved significantly over the past three months. The vaccination campaign covers nearly 90% of the population over the age of 12 and the number of intensive care patients has been steadily declining. Despite this, during August and September the government introduced the Pass Sanitaire to access shopping centres of more than 20,000m², bars, restaurants and public transport in départements where COVID-19 incidence rates were high. Les Portes de Taverny, Centr'Azur and MoDo shopping centres were affected by this measure.

Retail sales have continued to hold up well in Q3, and although slightly down (-1.7%) compared to the same period last year, they are 0.9% above Q3 2019. The features were the general improvement in the fashion sector and the strong performance in city centre galleries following the gradual but significant decrease in home working.

Over the last 12 months, 40 lease renewals and relettings produced an uplift of 4%. During Q3 there were several store openings including Superdry in Modo, Fabrique de Style in Les Atlantes, Valège in Centr'Azur and an enlarged Bonobo in Grand A.

The purchase of the 50% share of Shopping Etrembières held by our joint venture partner is scheduled for completion today (5 November) with the adjoining, pre-let F&B development opening during spring 2022. Together with nearby Val Thoiry, Eurocommercial will then be the 100% owner of two dominant shopping centres in this important and wealthy region of France next to the Swiss border and Geneva.

Italy

COVID-19 cases and hospitalisation rates remain under control. The government has implemented the Green Pass which is mandatory for most indoor activities including F&B. Mask-wearing remains compulsory in all enclosed environments including shops.

Q3 retail sales growth was strong at 9.6% compared to the same period in 2020 and only 0.9% below the pre-pandemic Q3 2019. Fashion, sport, home goods and electrical continue to perform extremely well. Q3 footfall has also increased by 1% compared to 2020, although it remains below Q3 2019. The lower footfall is mainly attributable to the restrictions which have also delayed the resumption of normal marketing events in the shopping centres.

Over the last 12 months, 110 relettings and lease renewals produced an uplift in rent of 6.9%. 42 of these lease transactions were new lettings achieving an uplift of over 10% with I Gigli, Carosello, Castello and Collestrada being responsible for the majority of the uplift.

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The former hypermarket in Fiordaliso has been partly demolished and converted into a new multi-level car park and 7,000m² of pre-let shops which will open on 11 November. New tenants include Adidas, Hollister, New Yorker, Game 7 and Flying Tiger Copenhagen, while JD Sport and Bershka are relocating into new enlarged stores. Fiordaliso is already trading very well and benefitting both from the recent arrival of Primark and the new adjoining Iper hypermarket, reinforcing its market position as the dominant shopping centre south of Milan.

Sweden

Retail sales and footfall grew steadily during the summer staycation period, coinciding with the resumption of normal trading hours in the shopping centres and the lifting of restrictions mainly covering the F&B sector. With footfall that had already reached pre-pandemic levels by the end of June, Q3 then saw one of the strongest trading periods across the Swedish portfolio with retail sales up 8.5% compared to Q3 2020 and 7.4% higher than the pre-pandemic Q3 2019. All sectors performed very well compared to 2020 with particularly strong growth from fashion (16%), shoes (18%), health & beauty (13%), books & toys (17%) and home goods (18%). These high levels of turnover and footfall have helped to maintain full rent collection.

During the 12 months to the end of September 2021, 96 lease renewals and relettings were completed producing an overall uplift of 5.6%, almost twice the level reported for the last period. 27 of these lease transactions were new lettings producing an uplift of 13%. The expanding Danish retailer, Normal are now established in six of our shopping centres including a large unit of 574m² in Grand Samarkand, Växjö following the relocation of Lagerhaus to the smaller, former Indiska unit. In Valbo, Normal will open their new store before Black Friday. By the end of October, Ikea had also successfully opened three of their new planning studios in Grand Samarkand, Ingelsta Shopping and Hallarna.

Environmental, social and governance

Our ESG and business strategies are carefully aligned and involve operating more efficiently, positively engaging with local stakeholders and being an attractive and responsible employer. During the last months we focussed our efforts and investments to meet our long term ESG commitments.

External recognition

Eurocommercial has achieved a Global Real Estate Sustainability Benchmark (GRESB) 4 Star Rating, improving its overall ESG performance and scoring the maximum 100 points on the aspects “policies”, “reporting”, “risk management” and “targets”. This recognition confirms that our ESG strategy and three pillars ‘Be Green, Be Engaged and Be Responsible’ is recognised by the industry. This year we have continued to invest in our portfolio, reduced our carbon emissions and obtained further green building certifications, updating and implementing our green lease and responsible procurement policies.

GRESB is a global Environmental, Social and Governance (ESG) benchmark for real estate and infrastructure investments across the world, with over 1,500 property companies, REITs, funds and developers participating in the GRESB Real Estate Assessment in 2021, generating a benchmark that covers \$5.7 trillion of assets under management. The benchmark covers nearly 117,000 assets. Eurocommercial maintained its "A" GRESB disclosure score for the eighth consecutive year.

Eurocommercial has also received the European Public Real Estate Association (EPRA) Gold Award for the eighth consecutive year for compliance with its Best Practices Recommendations for sustainability reporting (sBPR). The Company also received an EPRA Gold BPR award for the quality of its financial disclosure.

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Investments in sustainable centres

Solar panels

Eurocommercial continued to invest in its properties to improve efficiency and to reduce their environmental impact. In Sweden, we have now installed solar panels in all our shopping centres which have the capacity to produce energy of 3.5MKwh per year, which is approximately equivalent to 10% of our annual electricity consumption. This is one of the many initiatives to meet the Group target to operate carbon neutral by 2030.

BREEAM certification

Eurocommercial also continued its BREEAM certification programme. Grand A, MoDo and Val Thoiry (France), Carosello, Cremona Po, Curno, I Gigli, I Portali and Il Castello (Italy), were all BREEAM-certified this summer.

Supervisory Board

Messrs Carlo Croff and Jan-Åke Persson will be leaving the Supervisory Board of Eurocommercial on 7 November 2021 following the expiry of their four-year terms. Mr Croff, of Italian nationality, is a senior partner of the leading law firm Chiomenti Studio Legale in Milan and has been a member of the Supervisory Board of Eurocommercial since November 2013. Mr Persson, of Swedish nationality, was a senior partner of Ernst & Young AB in Malmö, Sweden, until he retired in 2008. He has been a member of the Supervisory Board of Eurocommercial since November 2013. Messrs Croff and Persson have made a major contribution to the Supervisory Board and the Company for which the Supervisory Board and the Board of Management are extremely grateful.

After their retirement the Supervisory Board will be composed of three members, Mr Bas Steins Bisschop, Chairman, and Mmes Emmanuèle Attout and Karin Laglas. The Supervisory Board will be reviewing its optimal size and composition and expects to announce a proposal to be put to the 2022 AGM when the 2021 financial results will be published.

Stichting Administratiekantoor Eurocommercial Properties (STAK) dissolved

Following our announcement of the intention to terminate the Company's depositary receipt structure, the AGM on 8 June 2021 approved the amendment of the Company's articles of association required to implement the share consolidation and the conversion of the depositary receipts into shares. On 15 September 2021, the Company terminated its depositary receipt structure and on that date the consolidation and conversion of depositary receipts into shares took place. As a result of the termination of the depositary receipt structure, STAK was subsequently dissolved on 6 October 2021. The Board members of STAK, Messrs Slangen, Schwarz and Van der Eerden therefore resigned on the same date. The Supervisory Board and the Board of Management wish to express their gratitude to the Board members of STAK and thank them for their contribution over the years.

Amsterdam, 5 November 2021

Board of Management

Evert Jan van Garderen
Roberto Fraticelli
Peter Mills

Statement of consolidated direct, indirect and total investment results*

(€'000)	Nine months ended 30-09-21	Nine months ended 30-09-20
Rental income	147,426	149,209
Service charge income	25,742	19,723
Service charge expenses	(27,182)	(22,085)
Property expenses***	(32,456)	(24,796)
Interest income	1	11
Interest expenses***	(28,457)	(30,180)
Company expenses***	(8,353)	(9,084)
Other income	2,155	2,751
Current tax***	(2,378)	(760)
Direct investment result including non-controlling interest	76,498	84,789
Direct investment result joint ventures	4,490	5,943
Direct investment result non-controlling interest	(2,060)	(2,061)
Total direct investment result attributable to owners of the Company	78,928	88,671
Investment revaluation and disposal of investment properties	(40,727)	(122,880)
Gain/loss (derivative) financial instruments	25,870	(18,409)
Investment expenses***	(245)	(439)
Deferred tax	(10,517)	9,660
Indirect investment result including non-controlling interest	(25,619)	(132,068)
Indirect investment result joint ventures	(3,624)	(13,909)
Indirect investment result non-controlling interest	1,010	8,201
Total indirect investment result attributable to owners of the Company	(28,233)	(137,776)
Total investment result attributable to owners of the Company	50,695	(49,105)
Per share (€)**		
Total direct investment result	1.57	1.80
Total indirect investment result	(0.56)	(2.79)
Total investment result attributable to owners of the Company	1.01	(0.99)

Statement of adjusted net equity*

(€'000)	30-09-21	30-06-21
IFRS net equity per consolidated statement of financial position	1,906,594	1,876,205
Derivative financial instruments***	100,293	106,654
Net deferred tax	62,045	56,317
Derivative financial instruments and net deferred tax joint ventures	(4,733)	(4,212)
Adjusted net equity	2,064,199	2,034,964
Number shares in issue after deduction of shares bought back	52,146,993	49,402,758
Net asset value - € per share (IFRS)	36.56	37.98
EPRA Net Tangible Assets - € per share	39.20	40.86
Adjusted net asset value - € per share	39.58	41.19
Stock market prices - € per share	18.44	20.98

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

** The Company's shares are listed on Euronext Amsterdam and Brussels. The average number of shares on issue during the nine month period was 50,317,503, compared with 49,402,758 for the nine month period to 30 September 2020.

*** The comparative figures have been reclassified or changed and reference is made to the notes to the consolidated interim financial statements as per 30 June 2021.

Consolidated statement of profit or loss

(€'000)	Nine months ended 30-09-21	Nine months ended 30-09-20
Rental income	147,426	149,209
Service charge income	25,742	19,723
Total revenue	173,168	168,932
Service charge expenses	(27,182)	(22,085)
Property expenses**	(32,456)	(24,796)
Net property income	113,530	122,051
Share of result of joint ventures	866	(7,966)
Investment revaluation and disposal of investment properties	(40,727)	(122,880)
Company expenses**	(8,372)	(9,105)
Investment expenses**	(227)	(418)
Other income	2,155	2,751
Operating result	67,225	(15,567)
Interest income	1	11
Interest expenses	(29,519)	(31,930)
Gain/loss (derivative) financial instruments	26,933	(16,659)
Net financing result	(2,585)	(48,578)
Result before taxation	64,640	(64,145)
Current tax**	(2,378)	(760)
Deferred tax	(10,517)	9,660
Total tax	(12,895)	8,900
Result after taxation	51,745	(55,245)
Result after taxation attributable to:		
Owners of the Company	50,695	(49,105)
Non-controlling interest	1,050	(6,140)
	51,745	(55,245)
Per share (€)*		
Result after taxation	0.97	(0.94)
Diluted result after taxation	0.97	(0.94)

* These results per share are based on the number of shares in issue as a result of the scrip dividend paid on 2 July 2021, resulting in 52,146,993 shares outstanding (after deduction of shares bought back). The diluted number of outstanding shares is 52,160,151.

** The comparative figures have been reclassified or changed and reference is made to the notes to the consolidated interim financial statements as per 30 June 2021.

Consolidated statement of comprehensive income

(€'000)	Nine months ended 30-09-21	Nine months ended 30-09-20
Result after taxation*	51,745	(55,245)
Foreign currency translation differences (to be recycled through profit or loss)	(5,648)	207
Actuarial result on pension scheme (not to be recycled through profit or loss)	579	(64)
Other comprehensive income	(5,069)	143
Total comprehensive income	46,676	(55,102)
Total comprehensive income attributable to:		
Owners of the Company	45,626	(48,962)
Non-controlling interest	1,050	(6,140)
	46,676	(55,102)
Per share (€)**		
Total comprehensive income	0.87	(0.94)
Diluted total comprehensive income	0.87	(0.94)

* The comparative figures have been reclassified or changed and reference is made to the notes to the consolidated interim financial statements as per 30 June 2021.

** These income amounts per share are based on the number of shares in issue as a result of the scrip dividend of 2 July 2021, resulting in 52,146,993 shares outstanding (after deduction of shares bought back). The diluted number of outstanding shares is 52,160,151.

Consolidated statement of financial position

(€'000)	30-09-21	30-06-21
Property investments	3,742,810	3,745,576
Property investments under development	4,018	4,000
Investments in joint ventures	121,309	118,605
Tangible fixed assets	3,659	4,340
Deferred tax assets	17,188	22,216
Receivables	224	216
Derivative financial instruments	453	82
Total non-current assets	3,889,661	3,895,035
Receivables	85,631	77,738
Cash and deposits	36,220	52,846
Total current assets	121,851	130,584
Total assets	4,011,512	4,025,619
Creditors	108,499	121,035
Borrowings	237,723	256,167
Total current liabilities	346,222	377,202
Creditors	21,670	21,349
Borrowings	1,441,308	1,451,396
Derivative financial instruments*	100,746	106,736
Deferred tax liabilities	79,233	78,533
Put option liability non-controlling interest*	53,065	53,065
Provisions for pensions	1,382	1,409
Total non-current liabilities	1,697,404	1,712,488
Total liabilities	2,043,626	2,089,690
Net assets	1,967,886	1,935,929
Equity Eurocommercial Properties shareholders		
Issued share capital	526,539	499,097
Share premium reserve	263,838	263,813
Other reserves	1,065,522	1,095,499
Undistributed income	50,695	17,796
Equity attributable to the owners of the Company	1,906,594	1,876,205
Non-controlling interest	61,292	59,724
Total equity	1,967,886	1,935,929

* The comparative figures have been reclassified and reference is made to the notes to the consolidated interim financial statements as per 30 June 2021.

Consolidated statement of cash flows

(€ '000)	Nine months ended 30-09-21	Nine months ended 30-09-20*
Result after taxation	51,745	(55,245)
Adjustments:		
Reclassification result (comparative nine month period)	0	2,163
Movement performance shares granted	72	(1,070)
Investment revaluation and disposal of investment properties	38,433	113,132
(Derivative) financial instruments	(26,471)	20,766
Put option liability non-controlling interest	(462)	(4,107)
Share of result of joint ventures	(866)	7,997
Interest income	(1)	(11)
Interest expenses	29,520	30,180
Deferred tax	10,517	(9,660)
Current tax	1,865	951
Depreciation tangible fixed assets	1,509	1,592
Other movements	629	1,837
Cash flow from operating activities after adjustments	106,490	108,525
(Increase)/decrease in receivables	(16,937)	(11,704)
Increase/(decrease) in creditors	13,009	(10,201)
	102,562	86,620
Current tax paid	(449)	(300)
Capital gain tax paid	(12,601)	0
Dividends received from joint ventures	2,000	0
(Derivative) financial instruments	(211)	(462)
Early close out costs	(2,609)	0
Borrowing costs	(1,023)	(1,834)
Interest paid	(25,988)	(29,173)
Interest received	1	11
Cash flow from operating activities	61,682	54,862
Capital expenditure	(25,743)	(51,085)
Sale of investment	0	36,779
Sale of property	34,400	0
Investments in joint ventures	(345)	(430)
(Increase)/decrease loan to joint ventures	(9,900)	(3,100)
Additions to tangible fixed assets	(364)	(773)
Cash flow from investing activities	(1,952)	(18,609)
Borrowings added	124,881	155,777
Repayment of borrowings	(183,391)	(124,491)
Payments lease liabilities	(826)	(832)
Shares bought back	0	(34)
Dividends paid	(24,701)	0
Increase/(decrease) in non-current creditors	300	(325)
Cash flow from financing activities	(83,737)	30,745
Net cash flow	(24,007)	66,998
Currency differences on cash and deposits	(208)	(598)
Increase/(decrease) in cash and deposits	(24,215)	66,400
Cash and deposits at beginning of period	60,435	32,053
Cash and deposits at the end of period	36,220	98,453

* The comparative figures have been reclassified or changed and reference is made to the notes to the consolidated interim financial statements as per 30 June 2021.

Consolidated statement of changes in equity

The movements in equity in the nine month period ended 30 September 2021 were:

(€'000)	Issued share capital	Share premium reserve	Other reserves	Undis-tributed income	Equity attributable to owners of the Company	Non-controlling interest	Total equity
31-12-2020	249,548	513,315	1,007,367	115,367	1,885,597	60,242	1,945,839
Profit after taxation				50,695	50,695	1,050	51,745
Other comprehensive income			(5,069)		(5,069)		(5,069)
Total comprehensive income	0	0	(5,069)	50,695	45,626	1,050	46,676
Result previous financial year			8,339	(8,339)	0		0
Increase nominal value shares	249,549	(249,549)			0		0
Performance shares granted		72			72		72
Dividend paid in cash				(24,701)	(24,701)		(24,701)
Dividend paid in shares	27,442		54,885	(82,327)	0		0
30-09-2021	526,539	263,838	1,065,522	50,695	1,906,594	61,292	1,967,886

The movements in equity in the nine month period ended 30 September 2020* were:

(€'000)	Issued share capital	Share premium reserve	Other reserves	Undis-tributed income	Equity attributable to owners of the Company	Non-controlling interest	Total equity
31-12-2019	249,548	515,122	1,037,843	65,083	1,867,596	67,753	1,935,349
Result after taxation				(49,105)	(49,105)	(6,140)	(55,245)
Other comprehensive income			143		143		143
Total comprehensive income	0	0	143	(49,105)	(48,962)	(6,140)	(55,102)
Reclassification result				2,163	2,163		2,163
Put option liability non-controlling interest			(54,805)		(54,805)		(54,805)
Shares bought back			(35)		(35)		(35)
Performance shares granted		(1,070)			(1,070)		(1,070)
30-09-2020	249,548	514,052	983,146	18,141	1,764,887	61,613	1,826,500

* The comparative figures have been reclassified or changed and reference is made to the notes to the consolidated interim financial statements as per 30 June 2021.

Segment information 2021

(€'000) For the nine month period ended 30-09-21	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Rental income	19,410	37,292	63,972	34,549	0	155,223	(7,797)	147,426
Service charge income	4,756	3,089	8,594	11,248	0	27,687	(1,945)	25,742
Service charge expenses	(5,131)	(3,711)	(8,442)	(11,940)	0	(29,224)	2,042	(27,182)
Property expenses	(1,684)	(11,847)	(16,495)	(3,822)	0	(33,848)	1,392	(32,456)
Net property income	17,351	24,823	47,629	30,035	0	119,838	(6,308)	113,530
Share of result of joint ventures	0	0	0	0	0	0	866	866
Investment revaluation and disposal of investment properties	(9,760)	(17,531)	(12,255)	(5,036)	(54)	(44,636)	3,909	(40,727)
Segment result	7,591	7,292	35,374	24,999	(54)	75,202	(1,533)	73,669
Net financing result						(2,092)	(493)	(2,585)
Company expenses						(8,376)	4	(8,372)
Investment expenses						(234)	7	(227)
Other income						1,370	785	2,155
Profit before taxation						65,870	(1,230)	64,640
Current tax						(2,396)	18	(2,378)
Deferred tax						(11,729)	1,212	(10,517)
Profit after taxation						51,745	0	51,745

(€'000) As per 30-09-21	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Property investments	581,664	919,249	1,582,448	887,048	0	3,970,409	(223,581)	3,746,828
Investments in joint ventures	0	0	0	0	0	0	121,309	121,309
Tangible fixed assets	0	1,262	1,375	250	772	3,659		3,659
Deferred tax assets	0	0	23,574	0	0	23,574	(6,386)	17,188
Receivables	10,019	45,891	13,037	4,717	752	74,416	11,439	85,855
Derivative financial instruments	0	0	762	221	0	983	(530)	453
Cash and deposits	4,416	6,455	15,070	14,558	2,610	43,109	(6,889)	36,220
Total assets	596,099	972,857	1,636,266	906,794	4,134	4,116,150	(104,638)	4,011,512
Creditors	13,060	45,004	48,671	31,344	2,588	140,667	(10,498)	130,169
Borrowings	285,230	241,037	864,443	355,275	25,000	1,770,985	(91,954)	1,679,031
Derivative financial instruments	6,012	0	96,315	605	0	102,932	(2,186)	100,746
Deferred tax liabilities	0	0	0	79,233	0	79,233	0	79,233
Put option liability non-controlling interest	53,065	0	0	0	0	53,065	0	53,065
Provision for pensions	0	0	0	0	1,382	1,382	0	1,382
Total liabilities	357,367	286,041	1,009,429	466,457	28,970	2,148,264	(104,638)	2,043,626

(€'000) For the nine month period ended 30-09-21	Belgium	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Acquisitions, divestments and capital expenditure (including capitalised interest)	1,491	(28,460)	13,845	2,081	0	(11,043)	(6,331)	(17,374)

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

Segment information 2020/2021

(€'000)						Total Adjustments		
For the nine month period ended 30-09-20*	Belgium	France	Italy	Sweden	The Netherlands**	proportional consolidation	joint ventures	Total IFRS
Rental income	18,904	38,599	65,601	34,448	0	157,552	(8,343)	149,209
Service charge income	5,699	2,996	3,473	9,362	0	21,530	(1,807)	19,723
Service charge expenses	(5,767)	(3,409)	(3,571)	(11,157)	0	(23,904)	1,819	(22,085)
Property expenses	(2,030)	(8,272)	(10,884)	(4,179)	0	(25,365)	569	(24,796)
Net property income	16,806	29,914	54,619	28,474	0	129,813	(7,762)	122,051
Share of result of joint ventures	0	0	0	0	0	0	(7,966)	(7,966)
Investment revaluation and disposal of investment properties	(31,610)	(33,705)	(61,770)	(10,865)	(11)	(137,961)	15,081	(122,880)
Segment result	(14,804)	(3,791)	(7,151)	17,609	(11)	(8,148)	(647)	(8,795)
Net financing result						(50,511)	1,933	(48,578)
Company expenses						(9,105)	0	(9,105)
Investment expenses						(423)	5	(418)
Other income						1,957	794	2,751
Result before taxation						(66,230)	2,085	(64,145)
Current tax						(627)	133	(760)
Deferred tax						11,612	1,952	9,660
Result after taxation						(55,245)	0	(55,245)

(€'000)						Total Adjustments		
As per 30-06-2021	Belgium	France	Italy	Sweden	The Netherlands**	proportional consolidation	joint ventures	Total IFRS
Property investments	581,100	919,000	1,579,800	891,876	0	3,971,776	(222,200)	3,749,576
Investments in joint ventures	0	0	0	0	0	0	118,605	118,605
Tangible fixed assets	0	1,538	1,561	286	955	4,340	0	4,340
Deferred tax assets	0	0	28,869	0	0	28,869	(6,653)	22,216
Receivables	6,767	41,631	14,853	5,093	942	69,286	8,668	77,954
Derivative financial instruments	0	0	29	10	43	82	0	82
Cash and deposits	1,649	5,626	15,661	18,531	16,403	57,870	(5,024)	52,846
Total assets	589,516	967,795	1,640,773	915,796	18,343	4,132,223	(106,604)	4,025,619
Creditors	8,375	39,865	50,678	28,562	27,065	154,545	(12,161)	142,384
Borrowings	285,178	258,422	878,179	357,786	20,000	1,799,565	(92,002)	1,707,563
Derivative financial instruments	6,931	0	101,522	724	0	109,177	(2,441)	106,736
Deferred tax liabilities	0	0	0	78,533	0	78,533	0	78,533
Put option liability non-controlling interest	53,065	0	0	0	0	53,065	0	53,065
Provision for pensions	0	0	0	0	1,409	1,409	0	1,409
Total liabilities	353,549	298,287	1,030,379	465,605	48,474	2,196,294	(106,604)	2,089,690

(€'000)						Total Adjustments		
For the nine month period ended 30-09-20	Belgium	France	Italy	Sweden	The Netherlands**	proportional consolidation	joint ventures	Total IFRS
Acquisitions, divestments and capital expenditure (including capitalised interest)	4,728	5,347	29,919	(20,480)	0	19,514	(7,940)	11,574

* The comparative figures have been reclassified or changed and reference is made to the notes to the consolidated interim financial statements as per 30 June 2021.

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

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