



PRESS RELEASE

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EUROCOMMERCIAL PROPERTIES N.V.

TRANSACTIONS BUYBACK PROGRAMME AND BLOCK TRADE

Eurocommercial Properties N.V. (ECP) announces that it has reached agreement with a holder of depositary receipts on the sale of 100,000 depositary receipts to ECP. The price of the depositary receipts to be bought back is € 37.50 per depositary receipt. ECP also announces that in the period from 16 November 2006 up to and including 20 November 2006 it has acquired in total 27,952 of its own depositary receipts through the following transactions.

Date	Number of depositary receipts	Weighted average price per depositary receipt (€)
16 November 2006	8,689	37.064
17 November 2006	9,917	37.077
20 November 2006	9,346	37.022

These transactions are part of ECP's programme to buy back depositary receipts in connection with the divided distribution as announced on 25 August 2006. The programme is being carried out by Fortis.

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