

Ten year financial summary*

Key financial information consolidated

For the financial year ended	30-06-11 €'000	30-06-12 €'000	30-06-13 €'000	30-06-14 €'000	30-06-15 €'000	30-06-16 €'000	30-06-17 €'000	30-06-18 €'000	30-06-19 €'000	31-12-20** €'000
Profit or loss account										
Net property income***	131,116	139,353	144,368	146,978	145,528	155,370	163,036	171,828	178,606	252,931
Net interest expenses***	(44,501)	(48,900)	(51,769)	(52,674)	(45,780)	(38,727)	(41,260)	(42,326)	(45,766)	(65,982)
Company expenses	(9,789)	(10,707)	(10,576)	(11,206)	(12,297)	(14,645)	(12,434)	(13,743)	(13,766)	(18,042)
Total direct investment result	76,826	79,515	81,518	82,870	87,400	102,785	108,044	115,729	120,208	167,600
Total indirect investment result	124,451	(91,633)	41,790	16,920	80,374	104,614	152,709	(43,665)	(45,622)	(52,233)
Result after taxation	201,277	(12,118)	123,308	99,790	167,774	207,399	260,753	72,064	74,586	115,367
Balance sheet										
Total assets***	2,671,251	2,842,953	2,889,027	2,807,083	3,112,410	3,656,361	3,963,635	4,170,783	4,325,165	4,196,825
Property investments***	2,522,054	2,690,467	2,806,023	2,688,603	2,907,726	3,489,358	3,835,195	4,078,285	4,201,185	4,036,648
Cash and deposits***	112,976	120,954	51,422	85,372	170,249	131,541	90,424	44,278	75,566	64,401
Borrowings***	1,107,964	1,252,744	1,286,923	1,173,236	1,160,222	1,496,210	1,595,263	1,835,349	1,995,139	1,833,591
Shareholders' equity	1,370,150	1,300,147	1,366,064	1,386,632	1,658,245	1,791,670	1,973,694	1,939,784	1,906,559	1,885,597
Number of depositary receipts representing shares in issue after deduction of depositary receipts bought back, if any, at balance sheet date										
	40,813,650	40,953,515	41,740,054	42,319,567	47,388,471	47,978,844	48,631,957	49,358,734	49,534,024	49,402,758
Average number of depositary receipts representing shares in issue										
	40,602,632	40,895,429	41,410,071	42,311,667	42,916,246	47,729,745	48,364,199	49,046,502	49,585,907	49,302,982
Per depositary receipt (€)										
Net asset value (IFRS)	33.57	31.75	32.73	32.77	34.99	37.34	40.58	39.30	38.49	38.17
Adjusted net asset value	36.35	36.92	36.47	36.74	39.24	43.00	46.42	45.08	44.83	42.84
Direct investment result	1.89	1.94	1.97	1.96	2.04	2.15	2.23	2.36	2.42	3.40
Indirect investment result	3.07	(2.24)	1.01	0.40	1.87	2.19	3.16	(0.89)	(0.92)	(1.06)
Dividend	1.88	1.92	1.92	1.94	1.98	2.05	2.10	2.15	2.18	Scrip+€0.50
Property information – Geographical spread (%)***										
Belgium	0	0	0	0	0	0	0	11	13	15
France	37	36	41	39	41	36	35	31	29	24
Italy	38	39	37	39	38	43	43	37	37	39
Sweden	25	25	22	22	21	21	22	21	21	22
	100	100	100	100	100	100	100	100	100	100
Stock market – Euronext										
Closing price at the end of period (€: depositary receipts)	34.30	27.25	28.20	36.02	37.41	38.45	34.99	36.36	23.50	15.38
Market cap	1,399,908	1,115,983	1,176,928	1,540,754	1,783,118	1,855,530	1,710,563	1,802,240	1,172,878	767,611

* This statement contains additional information which is not part of the IFRS financial statements.

** The figures are based on an eighteen months reporting period.

*** The items net property income, net interest expenses, total assets, property investments, cash and deposits, borrowings and property information are presented including the Group's share of the joint ventures (proportional consolidation).

Note

The Company's shares are listed in the form of depositary receipts on Euronext Amsterdam and Brussels. One depositary receipt represents ten shares.

The calculation of the direct and indirect investment results per depositary receipt is based on the weighted average of the number of depositary receipts representing the ordinary shares in issue over the financial year. This allows for the fact that, although payment for newly issued shares was made during the respective financial year, they ranked for dividend from the start of the respective financial year.