

## PRESS RELEASE

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### EUROCOMMERCIAL PROPERTIES N.V. YEAR END RESULTS 2016/17

## STRONG RENTAL AND PROPERTY VALUE GROWTH

## SIGNIFICANT EARNINGS INCREASE

### Highlights

#### **RENTAL GROWTH +4.1%**

Like-for-like rental growth over the 12 months has been strong across the portfolio at 4.1%, notwithstanding almost 0% inflation and, therefore, no rental indexation. Italy was best with 5.6%; then Sweden at 3.2%; and France at 2.3%.

#### **PROPERTY VALUES +5.0%**

Overall, property values rose by 5.0% over the year. In Italy, the increase was 6.7%; in France, 2.8%; and in Sweden, 5.5%.

#### **EARNINGS +3.7%**

Earnings, expressed as the direct investment result, rose by 3.7% to €2.23 per depositary receipt, a record level for the company.

#### **NET ASSET VALUE +8.0%**

The Adjusted Net Asset Value per depositary receipt increased 8.0%, an increase of €195 million.

#### **DIVIDEND + 2.4%**

The Board is recommending a dividend for the year of €2.10 per depositary receipt, an increase of 2.4% on the €2.05 paid in 2016.

#### **RETAIL SALES -1.0%**

Overall, retail sales decreased 1% for twelve months, but improved over the three months to 30 June to plus 0.7%.

### Chief Executive's commentary

2017 was one of our busiest and most successful years with strong increases in both rental income and property values. Earnings have reached record levels and we have extended the maturity of our loans and our swaps to lock in current low interest rates.

Property investment markets in France, Italy and Sweden continue to be strong, particularly in France where yields had reduced and remain firm with good demand from French and foreign institutions. We have signed a contract to sell 74 rue de Rivoli, Paris to a major institutional investor for a net price of €79.6 million and with a net yield of 3%. The property has produced a total return of 13% per annum since its purchase in 1998. Completion is expected to take place in October.

In Italy, valuations yields have declined for the larger properties, bringing them closer to French levels. I Gigli and Carosello are now valued at under five percent. The Swedish market has retained its strength, despite possible tax reforms now delayed until at least 2018.

Eurocommercial's attractive and popular centres continue to perform well in 2017 with 99.5% occupancy levels, benefitting from continual upgrading and re-letting to such strong international names as Primark and Zara. In 2017, they generated €186 million in rental income. Our Occupancy Cost Ratio of 8.5% reflects our long-term commercial approach to building sustainable and close relationships with our tenants, resulting in the lowest levels of vacancy and arrears in our industry.

The shopping centre developments of Halmstad and Kristianstad are both on schedule for construction and lettings, with the former in line to deliver a 7% net return on cost. The exemplary expansion and refurbishment of our largest centre, I Gigli (95,241m<sup>2</sup> of which 12,192m<sup>2</sup> was refurbished/expanded), was completed in 2017 and we welcomed the first Primark store south of Milan, a much enlarged Zara and an exciting new restaurant concept - the Mercato Centrale 'Ai Banchi'. In France, the 5,000m<sup>2</sup> extension of the gallery in Amiens is scheduled for completion in October 2017.

The agreed sales of Rue de Rivoli (France) and Mellby (Sweden), which are examples of our asset rotation programme, will release nearly €100 million, which we will reinvest into further expansion projects.

With high occupancy levels throughout our attractive shopping centres, plus the completion of several exciting expansion projects in the coming months, we believe the outlook for Eurocommercial in the next 12 months is excellent.

	Twelve months to end June 2017	Twelve months to end June 2016	% increase (year-on-year)
<b>Direct Investment Result</b>	€108.0 million	€102.8 million	+5.1%
<i>(per depositary receipt)</i>	€2.23	€2.15	+3.7%
<b>Rental Income</b>	€186.0 million	€179.4 million	+3.7%
<b>Retail Sales*</b>	-1.0%	2.7%	-
<b>Occupancy Cost Ratio</b>	8.5%	8.2%	-
<b>Property Value**</b>	€3.8 billion	€3.6 billion	+5.0%
<b>Adjusted Net Asset Value (per depositary receipt)</b>	€46.42	€43.00	+8.0%
<b>Dividend (per depositary receipt)</b>	€ 2.10***	€ 2.05	+2.4%

\* Excluding hypermarkets, Systembolaget and extensions

\*\* On a proportional consolidated basis

\*\*\* Proposed, subject to shareholder approval

## 2017 Financial & operational review

### **Gallery Rental Growth\***

Rental uplifts on lease renewals and relettings averaged 21% across the portfolio over the year, a positive reflection on tenant demand. Overall like-for-like rental growth for Eurocommercial's galleries for the 12 months to 30 June 2017 was, 4.1%, despite zero annual indexation of rents, all of which are tied to national inflation measures, usually CPI (consumer price index). The figures outlined below compare tenancy schedules (same floor area) at the balance dates. In addition, to renewals and relettings, rental growth components also include indexation and turnover rents but exclude entry premiums.

	<b>Average rental uplift on relettings and renewals</b>	<b>% of total leases relet and renewed</b>	<b>Number of relettings and renewals</b>	<b>Like for like rental growth</b>
<b>Overall</b>	<b>21%</b>	<b>17%</b>	<b>271</b>	<b>4.1%</b>
France	10%	13%	64	2.3%
Italy	28%	18%	156	5.6%
Sweden	12%	20%	51	3.2%

\* Excluding extensions

### **Retail Sales Growth**

Overall like-for-like (same floor area) retail sales in Eurocommercial's shopping centres for the 12 months to 30 June 2017 declined by 1%, but increased by 0.7% for the three months to 30 June 2017. Retail Sales Growth was strong in Sweden, increasing by 2.3% for the twelve months.

### **Retail Sales Growth by Country\***

	<b>Twelve months to 30 June 2017</b>	<b>Six months to 30 June 2017</b>
<b>Overall</b>	<b>-1.0%</b>	<b>-0.2%</b>
France	-2.1%	-0.7%
Italy	-1.2%	-0.4%
Sweden	+2.3%	+1.7%

\* Excluding hypermarkets, Systembolaget and extensions

### **Retail Sales Growth by Sector\***

	<b>Twelve months to 30 June 2017</b>	<b>Six months to 30 June 2017</b>
Fashion	-1.0%	+0.3%
Shoes	+2.3%	+4.4%
Gifts and jewellery	+1.6%	+0.3%
Health and beauty	+1.0%	+2.2%
Sport	+1.4%	+1.8%
Restaurants	-0.3%	+2.0%
Home goods	-2.4%	+0.7%
Electricals	-4.0%	-5.1%
Hyper/supermarkets	+1.8%	+2.8%

\* Excluding extensions

## Occupancy Cost Ratios (OCRs)

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 Systembolaget at the end of the year were 8.5% overall; 8.9% in France, 8.3% in Italy and 8.0% in Sweden.

## Vacancies and Arrears

Eurocommercial's retail vacancies represented 0.5% of rental income at June 2017. Eurocommercial will continue to ensure that its occupancy cost ratios are reasonable and that rents are, therefore, affordable for its tenants. This is reflected in the arrears of more than 90 days which remain less than 1% of rental income.

Out of a total of almost 1,750 units, there are eight tenants in administration, five of which are still paying rent.

## Net Property Income

Net property income, including joint ventures (on the basis of proportional consolidation), for the 12 month period to 30 June 2017 increased by 4.9% to €163.0 million from €155.4 million for the same period to 30 June 2016.

## Direct Investment Result

The direct investment result for the year to 30 June 2017 rose 5.1% to €108.0 million from €102.8 million for the year ended 30 June 2016, mainly due to a full year of income from Fiordaliso and Perugia, the additional income of Hyères and lower company expenses, despite the sale of Kronan during the year and slightly higher interest expenses. The direct investment result per depositary receipt for the year to 30 June 2017 increased by 3.7% to €2.23 from €2.15 for the year to 30 June 2016 in spite of a 1.3% increase in the average number of depositary receipts in issue during the year.

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 must include unrealised capital gains and losses).

## Dividend

The Board proposes increasing the annual dividend to €2.10 per depositary receipt (10 ordinary shares) from €2.05 per depositary receipt for the previous financial year, an increase of 2.4%.

Holders of depositary receipts will again be offered the option of taking new depositary receipts from the Company's share premium reserve, instead of the cash dividend payable, on 30 November 2017. The price of these depositary receipts will be announced on 3 November 2017.

## Property Valuation Growth

As usual, all of Eurocommercial's properties were independently valued at 30 June 2017 by major international firms in accordance with the standards set out in the "Red Book" of The Royal Institution of Chartered Surveyors. The change in values of the properties since June and December 2016 are set out in the table below, together with their net yields. The net yield figures are derived by dividing expected net income for the coming year by the valuation figure, to which has been added the relevant standardised market allowance for deemed purchaser's costs (usually notional transfer taxes) in the particular country. The objective is to replicate the calculations of a professional institutional investor.

	Valuation growth		Net yield including purchase costs
	Twelve months to 30 June 2017	Six months to 30 June 2017	At 30 June 2017
<b>Overall</b>	<b>5.0%</b>	<b>3.4%</b>	<b>4.9%</b>
France	2.8%	1.4%	4.3%
Italy	6.7%	5.3%	5.3%
Sweden	5.5%	3.1%	4.8%

## Independent Valuations by Property

	Net value June 2017	Net value June 2016	Net yield including purchase costs	Cost to date
<b>France (€ million)</b>				
Passage du Havre, Paris <sup>4</sup>	410.30	405.40	3.7%	190.37
Les Atlantes, Tours <sup>3</sup>	152.80	146.70	4.6%	65.41
Val Thoiry, Greater Geneva <sup>3</sup>	147.80	135.80	4.6%	136.23
Centr'Azur, Hyères <sup>4</sup>	93.10	55.40	4.8%	62.06
Chasse Sud, Chasse-sur-Rhône <sup>3</sup>	89.10	86.50	4.9%	73.20
Plaine de France, Moisselles <sup>4</sup>	79.40	81.90	5.1%	64.60
74 rue de Rivoli, Paris <sup>3</sup>	79.10	70.80	3.0%	20.78
Les Portes de Taverny, Taverny <sup>3</sup>	71.80	65.40	4.5%	26.00
Amiens Glisy, Amiens <sup>3</sup>	69.00	60.40	5.1%	31.89
Shopping Etrembières, Greater Geneva <sup>2</sup>	53.00	49.40	4.7%	52.05
Les Allées de Cormeilles, Cormeilles <sup>3</sup>	48.30	46.10	5.0%	44.73
Les Trois Dauphins, Grenoble <sup>3</sup>	38.60	40.10	5.4%	26.91
Les Grands Hommes, Bordeaux <sup>3</sup>	19.80	18.20	3.5%	18.27
<b>TOTAL FRANCE</b>	<b>1,352.10</b>	<b>1,262.10</b>	<b>4.3%</b>	<b>812.50</b>
<b>Italy (€ million)</b>				
I Gigli, Florence <sup>2</sup>	439.00	383.50	5.0%	322.39
Carosello, Carugate, Milan <sup>3</sup>	353.80	320.80	5.0%	207.28
Fiordaliso, Rozzano, Milan <sup>3</sup>	153.20	144.40	5.4%	142.17
Collestrada, Perugia <sup>2</sup>	130.10	110.40	5.3%	125.98
Il Castello, Ferrara <sup>3</sup>	128.00	113.90	5.6%	85.08
Curno, Bergamo <sup>1</sup>	112.80	112.20	5.7%	36.55
Cremona Po, Cremona <sup>1</sup>	89.70	83.90	6.3%	90.37
Centro Leonardo, Imola <sup>1</sup>	72.50	70.50	5.9%	65.64
I Portali, Modena <sup>1</sup>	50.20	48.50	5.8%	47.28
La Favorita, Mantova <sup>2</sup>	48.60	46.60	6.1%	34.37
Centro Lama, Bologna <sup>1</sup>	40.80	39.80	6.1%	29.97
Centroluna, Sarzana <sup>2</sup>	26.10	25.80	6.4%	14.93
<b>TOTAL ITALY</b>	<b>1,644.80</b>	<b>1,500.30</b>	<b>5.3%</b>	<b>1,202.01</b>
<b>Sweden (SEK million) **</b>				
Bergvik, Karlstad <sup>2</sup>	1,505.00	1,426.00	4.8%	1,015.43
Ingelsta Shopping, Norrköping <sup>3</sup>	1,204.00	1,147.00	5.0%	893.17
Grand Samarkand, Växjö <sup>2</sup>	1,168.00	1,104.00	4.4%	739.56
Eurostop, Halmstad <sup>3</sup>	*1,086.00	762.00	5.3%	944.97
421, Göteborg <sup>2</sup>	865.00	785.00	4.7%	838.13
Elins Esplanad, Skövde <sup>2</sup>	837.00	800.00	4.8%	552.62
C4 Project, Kristianstad <sup>3</sup>	*769.00	0	n/a	743.13
Moraberg, Södertälje <sup>3</sup>	463.00	458.00	5.5%	366.21
Mellby Center, Laholm <sup>2</sup>	184.00	184.00	5.5%	143.76
Kronan, Karlskrona	0	185.00	0	0
<b>TOTAL SWEDEN</b>	<b>8,081.00</b>	<b>6,851.00</b>	<b>4.8%</b>	<b>6,236.98</b>

\* These properties have been subject to building works during the period

\*\* 1€ = 9.6398 SEK

<sup>1</sup> CBRE, <sup>2</sup> Cushman & Wakefield, <sup>3</sup> JLL, <sup>4</sup> Knight Frank

## Adjusted Net Asset Value and IFRS Results

The adjusted net asset value figure at 30 June 2017 was €46.42 per depositary receipt, up 8.0% compared with €43.00 at 30 June 2016 and up also 8.0% compared with €43.00 at 31 December 2016. 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 June 2017 was €40.58 per depositary receipt, compared with €37.34 at 30 June 2016 and €37.66 at 31 December 2016 and includes both contingent capital gains tax liabilities, if all the properties were to be sold simultaneously, and the fair value of financial derivatives (interest rate swaps).

The total investment result (IFRS profit after taxation) for the year rose to €260.8 million from €207.4 million for the previous financial year. This included “investment revaluation and disposal of investment properties” for an amount of €173.0 million for the 12 months ended 30 June 2017, similar to €173.7 million for the 12 months to 30 June 2016. The year-on-year increase in total investment result reflects the positive fair value movement of the derivative financial investments (interest rate swap contracts) of €52.5 million, caused by slightly higher market interest rates (previous financial year €43.2 million negative). However, the overall result was reduced by higher deferred tax amounting to €77.0 million (previous financial year €22.5 million). It is the view of the Board that the total investment result, as it includes unrealised “capital” movements, does not properly represent continuing underlying earnings which are better defined by the direct investment result, the standard representation of operational profit for Dutch property companies.

## Funding

During the course of the financial year, Eurocommercial completed a total of €515 million new or refinanced loans, representing approximately one third of the total loan book. As a result of agreeing these new loans under favourable terms, the Company was able to keep its interest expense for the financial year stable at €39.8 million. The average length of the loan portfolio, including the July transactions with Nordea, is currently five and a quarter years and, at the end of the financial year, 72% of interest costs were fixed for an average of seven years.

Date financing completed	Value amount	Term	Type of loan	Bank / partner	Secured against
September 2016	€72 million	7 years	Fixed rate bullet loan	Allianz Real Estate	Bergvik shopping centre
September 2016	€80 million	5 years	Loan, plus extension option for another five years	Intesa Sanpaolo	Carosello shopping centre
November 2016	€13 million	5 years	Loan, plus extension option for another five years	Ubi Banca	Italian properties
December 2016	€84 million	15 years	Fixed rate loan	Deutsche Hypo	Shopping centres in Amiens, Grenoble, Hyères and Moisselles
June 2017	€50 million	6 years	Loan	ABN Amro	Leonardo, Imola
June 2017	€70 million	15 years	Fixed rate loan	Deutsche Hypo	Les Atlantes, Tours
June 2017	€55 million	5 year	Loan, plus extension option for another five years	Unicredit and UBI	Cremona Po
July 2017	€91 million	6 years	Two fixed rate bullet loans	Nordea	Shopping centres in Norrköping and Skövde

On the basis of proportional consolidation, the net debt to adjusted net equity ratio at year end was 67% (30 June 2016: 66%) and the net loan to property value was 39% (30 June 2016: 39%). The average overall interest rate (including margin) for the total loan portfolio improved slightly to 2.5%, compared to 2.8% at 31 March 2017 (30 June 2016: 2.7%).

19,900 performance shares (depository receipts), which were awarded to employees in 2013, vested in November 2016. A further 616,025 depository receipts were issued that month to shareholders who opted to take up the stock dividend. Therefore at 30 June 2017, 48,631,957 depository receipts were outstanding, after the deduction of the 262,230 depository receipts held in treasury.

## **EPRA Performance Measures**

Eurocommercial is an active member of the European Public Real Estate Association (EPRA), a body which aims to promote, develop and represent the listed real estate sector. The Company has adopted the EPRA Performance Measures to assist in improving the transparency, comparability and relevance of the published results of listed real estate companies. Further information on the calculation of these metrics can be found on page 12.

	2016/17	2015/16
EPRA earnings per depository receipt	€2.15	€2.06
EPRA NAV per depository receipt	€45.99	€42.66
EPRA NNAV per depository receipt	€40.10	€37.68

## **Country commentary**

### **France**

#### ***2017 performance***

Like-for-like rental growth for the twelve months to June 2017 was 2.3%. The main contributor to rental growth came from the 64 renewals and re-lettings which generated an average rental uplift of 10%. The best overall results came from our three largest assets (Passage du Havre, Val Thoiry and Les Atlantes) but were also supported by smaller centres Hyères and Etrembières.

Retail sales turnover decreased -2.1% for the twelve months to June 2017, largely in Passage du Havre as some shoppers were deterred by concerns over terrorism. We have also been directly impacted by new competition at both Tours and Hyères. The latest monthly analysis is, however, showing improvements at these centres. The best performance has come from the Rhône Alpes region where Chasse Sud has had a phenomenal year increasing sales by 12%, while Val Thoiry has increased 6%, aided by the arrival of Decathlon. The occupancy cost ratio was kept at a healthy and sustainable 8.9%.

#### ***Portfolio development***

In December 2016, Eurocommercial increased its ownership of Centr'Azur at Hyères to 100% by acquiring the 15,500m<sup>2</sup> hypermarket along with some external units, at a gross price of €40 million. The vendor, Group Casino, continues to operate the hypermarket with the brand Géant, under a long term lease. We are already seeing the benefits of consolidating our ownership in this excellent site.

The 5,000m<sup>2</sup> extension of Grand A (Amiens) is nearing completion and is expected to be open in October. Brands such as H&M, New Yorker and Pandora will reinforce our merchandising plan. The total cost of this extension, including a long-awaited refurbishment of the existing centre, is €20 million and the overall yield on cost is expected to be around 6%.

In addition to the 25,000m<sup>2</sup> planned extension of Val Thoiry, planning applications are also being prepared to extend Les Atlantes by circa 15,000m<sup>2</sup> and Etrembières by circa 5,000m<sup>2</sup>.

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

The municipality of Bordeaux has approved the project to renovate Les Grands Hommes, including the possibility for shops to trade on the street around the perimeter of the building. Work is expected to start in 2018.

#### ***Property Sales***

A contract for the sale of 74 Rue de Rivoli in Paris has been signed with an institutional investor at price of €79.6 million representing a net yield of 3%. The property was purchased in 1998 and has produced a total return of 13% per annum. Completion is expected to take place in October.

## Italy

### **2017 performance**

Like-for-like rental growth for the twelve months to June 2017 was 5.6%. As headline inflation is very low, the main driver of rental growth was the 156 renewals and re-lettings, which generated a significant average rental uplift of around 28%. The best overall rental growth results came from I Gigli, Il Castello, Collestrada and Centroluna.

Retail sales turnover decreased slightly, averaging -1.2% for the twelve months to June 2017, partly due to the refurbishment and extension works performed in some of our shopping centres (I Gigli and Il Castello) and partly to increased competition (Fiordaliso and La Favorita). The best performers were Retail Park I Gigli, Carosello and Centroluna, reflecting strength across the portfolio regardless of the size of the shopping centre. The occupancy cost ratio was kept at a healthy and sustainable 8.3%.

### **Portfolio development**

The major refurbishment works at the I Gigli shopping centre have now been completed. The space freed by the hypermarket reduction has been converted into a new mall and large premises for Primark, Zara and other stores, including Piazza Italia and Sephora. On the upper floor we have replaced the former free-flow restaurant with Mercato Centrale, a dynamic new marketplace for local food operators.

New sales licenses for almost 10,000m<sup>2</sup> will be put to use in Fiordaliso to redefine parts of the layout and rearrange some units creating the space to add new important international brands.

The local municipality voted in favour of the extension of our Curno shopping centre. We will take this opportunity to introduce a new 3,500m<sup>2</sup> GLA food court and also to further improve access and parking facilities.

In Perugia, Eurocommercial has acquired some portions of land, and is in the process of acquiring more land next to the existing shopping centre, which will be used for the 19,500m<sup>2</sup> gallery extension, currently planned for 2021 and for which we are seeking political consent. The extension will host several national and international retailers. The existing gallery has already undergone a light refurbishment with a renewed food court area, new toilets, and a freshening up of the parking areas.

In June 2017, Eurocommercial secured an option to buy a 50,000m<sup>2</sup> site in Modena near I Portali, which will be instrumental in reaching an agreement with the local municipality to extend the shopping centre.

In Cremona, discussions are ongoing for the possible acquisition of a portion of the hypermarket and an adjoining piece of land to further improve the retail offer of the centre.

## Sweden

### **2017 performance**

Rental growth was 3.2% over the year, on a like-for-like basis, up from 2.7% last year. 2017 saw a return of some limited rental indexation, but the major contribution to this growth came from the 51 re-lettings and renewals which produced an average uplift of 12% (up from 7% last year). The outstanding performers were Skövde, Norrköping and Växjö where a combined 37 leasing deals produced uplifts of 18%, 14% and 12% respectively. Turnover rent was also up over the year on the back of strong sales growth.

Like-for-like sales growth in the galleries increased by 2.3% over the 12 months, with all the shopping centres showing positive figures and the fashion sector up everywhere. The important sports sector was slightly negative as a result of a mild winter, but also perhaps an indication that this sector has become very competitive with the Norwegian retailer XXL increasing its penetration and market share. The hypermarkets also had another solid year increasing sales by 1.8%. The positive retail climate among both retailers and consumers has resulted in strong tenant demand for retail space in our shopping centres with only 0.4% vacancy and no rental arrears in the portfolio.

### **Portfolio development**

In October 2016, Eurocommercial completed the off-market acquisition of a 31,600m<sup>2</sup> shopping centre development and adjoining 9,000m<sup>2</sup> hypermarket box located just outside Kristianstad. Positioned in the southern region of Skåne, the centre is known as C4 Shopping and will serve a regional catchment of around 300,000 people. It is already around 75% pre-let a year ahead of its scheduled opening in October 2018. Tenants include H&M, Lindex, KappAhl, Gina Tricot and the Varner Group and Bestseller brands.



The 16,000m<sup>2</sup> extension at Halmstad is now almost complete and will officially open at the end of October 2017. The new southern entrance and 12 shops including the 4,300m<sup>2</sup> Coop are already open and trading. The extension is over 95% pre-let and new tenants include New Yorker, Stadium, Nilson Group (Feet First), Jack and Jones, Vero Moda, Gina Tricot, Cubus, Volt, BikBok, Carlings, MQ and Cassels. The existing 13,600m<sup>2</sup> gallery is also currently being fully refurbished and a new 15 year lease has been signed by a hotel group which, together with the external XXL unit (3,830m<sup>2</sup>), will form the last part of the extension to be completed by summer 2018. The overall investment return of 7% on the €75 million project should be achieved.

## **Property sales**

At the end of June 2017, we agreed the sale of Mellby Center, Laholm based on a property price of SEK 185 million, its latest valuation, yielding approximately 5.5%. We refurbished the centre in 2012 and decided to sell it on account of its relatively small lot size and its proximity to our major project at Halmstad. The sale will be completed at the end of September 2017.

## **Extensions and refurbishments**

Eurocommercial has a continuous programme of enhancements and where advantageous extensions of our centres to ensure that they are leaders in their catchments.

The following table identifies the properties with particular potential which, subject to funding and planning consents, can be realized over the coming years.

All will be positive for earnings and values.

<b>Shopping centre</b>	<b>Proposed project</b>	<b>Status</b>	<b>Potential timescale</b>
<b>Les Atlantes</b> , Tours	15,000m <sup>2</sup> extension and refurbishment	Discussions with local municipalities	2019
<b>Val Thoiry</b> , Greater Geneva	25,000m <sup>2</sup> extension and refurbishment	Discussions with local municipalities	2019
<b>Shopping Etrembières</b> , Greater Geneva	5,000m <sup>2</sup> extension and refurbishment	Discussions with local municipalities	2020
<b>Les Grands Hommes</b> , Bordeaux	Reorganisation and refurbishment	Discussions with local municipalities	2019
<b>Carosello</b> , Carugate, Milan	23,000m <sup>2</sup> extension	Seeking planning consent	2021
<b>Curno</b> , Bergamo	3,500m <sup>2</sup> new restaurants	Awaiting final planning approval	2020
<b>Collestrada</b> , Perugia	19,500m <sup>2</sup> extension and refurbishment	Discussions with local municipalities	2021
<b>I Portali</b> , Modena	13,000m <sup>2</sup> extension and refurbishment	Initial discussions with municipality and co-owner	2022
<b>Ingelsta Shopping</b> , Norrköping	8,000m <sup>2</sup> extension	In discussions with municipality	Start 2019
<b>Grand Samarkand</b> , Växjö	10,000m <sup>2</sup> extension	Initial conversations with municipality	Start 2020
<b>Elins Esplanad</b> , Skövde	5,000m <sup>2</sup> extension	Layout finalised	Start 2018

## Outlook

- Modest inflation re-emerging and retail prospects improving with European economies.
- Interest rates likely to rise gradually as governments ease bond purchases.
- Property yields should stay firm but unlikely to reduce further despite continuing shortage of prime investments.
- Sales of Eurocommercial's smaller properties will continue following Rue de Rivoli and Mellby to provide funding for profitable extensions and possible future acquisitions.
- Eurocommercial will continue to concentrate on retail properties in France, Italy and Sweden whilst keeping an eye open for possible purchases in Switzerland and Belgium.

## **Financial Calendar**

22 September 2017	Annual report 2016/17 published
3 November 2017	Announcement of scrip issue price
7 November 2017 at 09:30	Annual General Meeting at Euronext Amsterdam (Mercuriuszaal), Beursplein 5, 1012 JW, Amsterdam
9 November 2017	Ex-dividend date
10 November 2017	First quarter results 2017/18
30 November 2017	Dividend payment date
9 February 2018	Half year results 2017/18
11 May 2018	Third quarter results 2017/18
31 August 2018	Year end results 2017/18

## **Conference Call and Webcast**

Eurocommercial will host a conference call and audio webcast today, Friday 25 August 2017, at 9:00 AM (UK) / 10:00 AM (CET) for investors and analysts.

To access the call, please dial **+44 (0)1452 541 003** approximately 5-10 minutes before the start of the conference and ask to be connected to the Eurocommercial call using the conference ID number **19252336**. The call will also be audio webcast at [www.eurocommercialproperties.com/financial/webcast](http://www.eurocommercialproperties.com/financial/webcast).

An accompanying presentation will be available to download from the Company's website at [www.eurocommercialproperties.com/financial/presentations](http://www.eurocommercialproperties.com/financial/presentations) shortly before the start of the call.

At all other times, management can be reached at +31 (0)20 530 6030 or +44 (0)20 7925 7860.

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

(€ '000)	Twelve months ended 30-06-2017	Twelve months ended 30-06-2016	Fourth quarter ended 30-06-2017	Fourth quarter ended 30-06-2016
Rental income	186,020	179,383	48,562	47,195
Service charge income	26,477	26,566	5,005	5,486
Service charge expenses	(29,693)	(29,763)	(6,069)	(6,283)
Property expenses	(30,520)	(29,029)	(9,092)	(9,115)
Interest income	45	1,626	15	62
Interest expenses	(39,859)	(38,946)	(9,862)	(10,307)
Company expenses	(12,434)	(14,645)	(3,176)	(4,867)
Other income	1,117	2,034	203	1,725
Current tax	(597)	(145)	(211)	(134)
Direct investment result properties 100% owned	100,556	97,081	25,375	23,762
Direct investment result joint ventures	7,488	5,704	1,732	1,724
<b>Total direct investment result</b>	<b>108,044</b>	<b>102,785</b>	<b>27,107</b>	<b>25,486</b>
Investment revaluation and disposal of investment properties	173,033	173,707	117,710	73,447
Fair value movement derivative financial instruments	52,495	(43,211)	9,645	(9,071)
Investment expenses	(4,282)	(4,351)	(3,538)	(3,790)
Deferred tax	(77,006)	(22,514)	(43,627)	(5,049)
Indirect investment result properties 100% owned	144,240	103,631	80,190	55,537
Indirect investment result joint ventures	8,469	983	7,304	2,671
<b>Total indirect investment result</b>	<b>152,709</b>	<b>104,614</b>	<b>87,494</b>	<b>58,208</b>
<b>Total investment result</b>	<b>260,753</b>	<b>207,399</b>	<b>114,601</b>	<b>83,694</b>
<b>Per depositary receipt (€)**</b>				
Total direct investment result	2.23	2.15	0.55	0.53
Total indirect investment result	3.16	2.19	1.81	1.22
<b>Total investment result</b>	<b>5.39</b>	<b>4.34</b>	<b>2.36</b>	<b>1.75</b>

## STATEMENT OF ADJUSTED NET EQUITY\*

(€ '000)	30-06-2017	30-06-2016
IFRS net equity per consolidated statement of financial position	1,973,694	1,791,670
Derivative financial instruments	111,815	175,456
Deferred tax liabilities	165,086	90,569
Derivative financial instruments and deferred tax liabilities joint ventures	7,131	5,287
<b>Adjusted net equity</b>	<b>2,257,726</b>	<b>2,062,982</b>
Number of depositary receipts representing shares in issue after deduction of depositary receipts bought back	48,631,957	47,978,844
Net asset value - € per depositary receipt (IFRS)	40.58	37.34
Adjusted net asset value - € per depositary receipt	46.42	43.00
Stock market prices - € per depositary receipt	34.99	38.45

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

\*\* The average number of depositary receipts on issue over the year was 48,364,199 compared with 47,729,745 for the previous financial year.

## EPRA PERFORMANCE MEASURES\*

	Total (€ million)		Per depositary receipt (€)	
	30-06-2017	30-06-2016	30-06-2017	30-06-2016
EPRA earnings**	103.7	98.4	2.15	2.06
EPRA NAV***	2,257.7	2,063.0	45.99	42.66
EPRA NNNAV***	1,968.6	1,822.1	40.10	37.68

## RECONCILIATION NAV, EPRA NAV AND EPRA NNNAV\*

	Total (€ million)		Per depositary receipt (€)	
	30-06-2017	30-06-2016	30-06-2017	30-06-2016
<b>Equity as per consolidated statement of financial position</b>	<b>1,973.7</b>	<b>1,791.7</b>	<b>40.58</b>	<b>37.34</b>
Derivative financial instruments	111.8	175.5		
Deferred tax liabilities	165.1	90.6		
Derivative financial instruments and deferred tax liabilities joint ventures	7.1	5.3		
<b>EPRA NAV***</b>	<b>2,257.7</b>	<b>2,063.1</b>	<b>45.99</b>	<b>42.66</b>
Derivative financial instruments	(111.8)	(175.5)		
Deferred tax liabilities****	(157.7)	(47.1)		
Deferred tax liabilities joint ventures	(7.6)	(5.3)		
Fair value borrowings	(12.0)	(13.0)		
<b>EPRA NNNAV***</b>	<b>1,968.6</b>	<b>1,822.2</b>	<b>40.10</b>	<b>37.68</b>

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

\*\* The average number of depositary receipts on issue over the year was 48,364,199 compared with 47,729,745 for the previous financial year.

\*\*\* EPRA NAV and EPRA NNNAV per depositary receipt are based on the diluted number of depositary receipts. The diluted number of depositary receipts on issue at 30 June 2017 was 49,090,171 compared with 48,359,535 at 30 June 2016.

\*\*\*\* The calculation of the deferred tax liabilities takes into account the likelihood that the Company can recover the deferred tax in the case of a possible sale.

## CONSOLIDATED STATEMENT OF PROFIT OR LOSS

(€ '000)	Twelve months ended 30-06-2017	Twelve months ended 30-06-2016	Fourth quarter ended 30-06-2017	Fourth quarter ended 30-06-2016
Rental income	186,020	179,383	48,562	47,195
Service charge income	26,477	26,566	5,005	5,486
<b>Total revenue</b>	<b>212,497</b>	<b>205,949</b>	<b>53,567</b>	<b>52,681</b>
Service charge expenses	(29,693)	(29,763)	(6,069)	(6,283)
Property expenses	(30,520)	(29,029)	(9,092)	(9,115)
<b>Net property income</b>	<b>152,284</b>	<b>147,157</b>	<b>38,406</b>	<b>37,283</b>
Share of result of joint ventures	15,957	6,687	9,036	4,395
Investment revaluation and disposal of investment properties	173,033	173,707	117,710	73,447
Company expenses	(12,427)	(14,008)	(3,174)	(4,359)
Investment expenses	(4,289)	(4,988)	(3,540)	(4,298)
Other income	1,117	2,034	203	1,725
<b>Operating result</b>	<b>325,675</b>	<b>310,589</b>	<b>158,641</b>	<b>108,193</b>
Interest income	45	1,626	15	62
Interest expenses	(39,859)	(38,946)	(9,862)	(10,307)
Fair value movement derivative financial instruments	52,495	(43,211)	9,645	(9,071)
<b>Net financing result</b>	<b>12,681</b>	<b>(80,531)</b>	<b>(202)</b>	<b>(19,316)</b>
<b>Profit before taxation</b>	<b>338,356</b>	<b>230,058</b>	<b>158,439</b>	<b>88,877</b>
Current tax	(597)	(145)	(211)	(134)
Deferred tax	(77,006)	(22,514)	(43,627)	(5,049)
<b>Total tax</b>	<b>(77,603)</b>	<b>(22,659)</b>	<b>(43,838)</b>	<b>(5,183)</b>
<b>Profit after taxation</b>	<b>260,753</b>	<b>207,399</b>	<b>114,601</b>	<b>83,694</b>
<b>Per depositary receipt (€)*</b>				
Profit after taxation	5.39	4.34	2.36	1.75
Diluted profit after taxation	5.35	4.31	2.34	1.74

## CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

(€ '000)	Twelve months ended 30-06-2017	Twelve months ended 30-06-2016	Fourth quarter ended 30-06-2017	Fourth quarter ended 30-06-2016
Profit after taxation	260,753	207,399	114,601	83,694
Foreign currency translation differences (to be recycled through profit or loss)	(8,217)	(8,132)	(3,610)	(8,143)
Actuarial result on pension scheme (not to be recycled through profit or loss)	(844)	2,126	(420)	(508)
<b>Total other comprehensive income</b>	<b>(9,061)</b>	<b>(6,006)</b>	<b>(4,030)</b>	<b>(8,651)</b>
<b>Total comprehensive income</b>	<b>251,692</b>	<b>201,393</b>	<b>110,571</b>	<b>75,043</b>
<b>Per depositary receipt (€)*</b>				
Total comprehensive income	5.20	4.22	2.27	1.56
Diluted total comprehensive income	5.16	4.19	2.26	1.55

\* 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)	30-06-2017	30-06-2016
Property investments	3,451,034	3,275,928
Property investments under development	85,373	5,000
Investment in joint ventures	107,306	90,596
Tangible fixed assets	1,818	1,899
Receivables	246	247
Derivative financial instruments	230	0
<b>Total non-current assets</b>	<b>3,646,007</b>	<b>3,373,670</b>
Receivables	34,960	32,874
Cash and deposits	78,078	124,452
<b>Total current assets</b>	<b>113,038</b>	<b>157,326</b>
Property investments held for sale	98,188	19,630
<b>Total assets</b>	<b>3,857,233</b>	<b>3,550,626</b>
Creditors	75,649	78,136
Borrowings	284,652	183,586
<b>Total current liabilities</b>	<b>360,301</b>	<b>261,722</b>
Creditors	24,471	10,106
Borrowings	1,220,810	1,221,103
Derivative financial instruments	112,045	175,456
Deferred tax liabilities	165,086	90,569
Provision for pensions	826	0
<b>Total non-current liabilities</b>	<b>1,523,238</b>	<b>1,497,234</b>
<b>Total liabilities</b>	<b>1,883,539</b>	<b>1,758,956</b>
<b>Net assets</b>	<b>1,973,694</b>	<b>1,791,670</b>
<b>Equity Eurocommercial Properties shareholders</b>		
Issued share capital	244,471	241,291
Share premium reserve	520,692	522,063
Other reserves	947,778	820,917
Undistributed income	260,753	207,399
<b>Total equity</b>	<b>1,973,694</b>	<b>1,791,670</b>

## CONSOLIDATED STATEMENT OF CASH FLOWS

For the twelve months ended (€ '000)	30-06-2017	30-06-2016
<b>Cash flow from operating activities</b>		
Profit after taxation	260,753	207,399
Adjustments:		
Increase in receivables	(2,112)	(659)
Increase in creditors	1,962	6,475
Interest income	(45)	(1,626)
Interest expenses	39,859	38,946
Movement performance shares granted	1,632	749
Investment revaluation and disposal of investment properties	(172,289)	(174,828)
Derivative financial instruments	(52,495)	43,211
Deferred tax	77,006	22,514
Current tax	597	145
Other movements	472	(82)
Share of result of joint ventures	(15,957)	(6,687)
	<b>139,383</b>	<b>135,557</b>
<b>Cash flow from operations</b>		
Dividend received from joint ventures	0	1,978
Current tax paid	(15)	(1,129)
Derivative financial instruments settled	(10,708)	(9,407)
Borrowing costs	(3,065)	(2,458)
Interest paid	(40,084)	(39,142)
Interest received	29	1,678
	<b>(53,843)</b>	<b>(48,480)</b>
<b>Cash flow from investing activities</b>		
Acquisitions	(88,769)	(265,649)
Capital expenditure	(96,586)	(56,665)
Sale of investment	11,656	42,204
Investment in joint ventures	(800)	(33,049)
Additions to tangible fixed assets	(813)	(870)
	<b>(175,312)</b>	<b>(314,029)</b>
<b>Cash flow from financing activities</b>		
Borrowings added	523,372	618,563
Repayment of borrowings	(408,672)	(367,657)
Stock options exercised	649	100
Performance shares settled – shares issued	(59)	(111)
Dividends paid	(71,890)	(68,706)
Decrease in non-current creditors	645	(69)
	<b>44,045</b>	<b>182,120</b>
<b>Net cash flow</b>	<b>(45,727)</b>	<b>(44,832)</b>
Currency differences on cash and deposits	(647)	151
Decrease in cash and deposits	(46,374)	(44,681)
Cash and deposits at beginning of year	124,452	169,133
Cash and deposits at end of year	<b>78,078</b>	<b>124,452</b>

## CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY

The movements in shareholders' equity in the financial year ended 30 June 2017 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				260,753	260,753
Other comprehensive income			(9,061)		(9,061)
Total comprehensive income			(9,061)	260,753	251,692
Profit previous financial year			135,527	(135,527)	0
Issued shares	3,080	(3,080)			0
Dividends paid		(18)		(71,872)	(71,890)
Performance shares granted		1,632			1,632
Performance shares settled – shares issued	100	586	(745)		(59)
Performance shares vested		(491)	491		0
Stock options exercised			649		649
30-06-2017	244,471	520,692	947,778	260,753	1,973,694

The movements in shareholders' equity in the previous financial year ended 30 June 2016 were:

(€ '000)	Issued share capital	Share premium reserve	Other reserves	Undis-tributed income	Total
30-06-2015	238,353	524,098	728,020	167,774	1,658,245
Profit after taxation				207,399	207,399
Other comprehensive income			(6,006)		(6,006)
Total comprehensive income	0	0	(6,006)	207,399	201,393
Profit previous financial year			99,087	(99,087)	0
Issued shares	2,886	(2,886)			0
Dividends paid		(19)		(68,687)	(68,706)
Performance shares granted		749			749
Performance shares settled – shares issued	52	363	(526)		(111)
Performance shares vested		(242)	242		0
Stock options exercised			100		100
30-06-2016	241,291	522,063	820,917	207,399	1,791,670



## PROPERTY EXPENSES

Property expenses in the current financial year were:

(€ '000)	30-06-2017	30-06-2016
<b>Direct property expenses</b>		
Bad debts	402	606
Centre marketing expenses	2,199	2,230
Insurance premiums	763	750
Managing agent fees	2,070	1,885
Property taxes	3,786	3,236
Repair and maintenance	1,160	1,847
Shortfall service charges	714	581
	<b>11,094</b>	<b>11,135</b>
<b>Indirect property expenses</b>		
Accounting fees	384	393
Audit fees	351	339
Depreciation fixed assets	679	639
Dispossession indemnities	109	327
Italian local tax (IRAP)	1,970	1,706
Legal and other advisory fees	1,511	1,639
Letting fees and relocation expenses	1,889	1,766
Local office and accommodation expenses	1,723	1,501
Pension contributions	160	164
Salaries, wages and bonuses	6,356	5,567
Social security charges	2,387	2,235
Performance shares granted (IFRS 2)	435	173
Travelling expenses	736	911
Other local taxes	548	334
Other expenses	188	200
	<b>19,426</b>	<b>17,894</b>
	<b>30,520</b>	<b>29,029</b>

## COMPANY EXPENSES

(€ '000)	30-06-2017	30-06-2016
Audit fees	304	323
Depreciation fixed assets	212	211
Directors' fees	1,738	1,986
IT expenses	932	608
Legal and other advisory fees	471	545
Marketing expenses	636	599
Office and accommodation expenses	1,961	1,800
Pension costs	506	616
Salaries, wages and bonuses	3,406	4,908
Social security charges	448	567
Statutory costs	369	510
Performance shares granted (IFRS 2)	381	162
Travelling expenses	456	600
Other expenses	607	573
	<b>12,427</b>	<b>14,008</b>

## COUNTRY SPREAD TOTAL PROPERTY INVESTMENTS (incl. joint ventures)

(%)	30-06-2017	30-06-2016
France	35	36
Italy	43	43
Sweden	22	21
	<b>100</b>	<b>100</b>

## SEGMENT INFORMATION

2017

(€ '000) For the twelve months ended 30/06/2017	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Rental income	63,650	97,314	36,733	0	197,697	(11,677)	186,020
Service charge income	8,620	10,560	10,415	0	29,595	(3,118)	26,477
Service charge expenses	(9,925)	(10,538)	(12,239)	0	(32,702)	3,009	(29,693)
Property expenses	(8,675)	(17,297)	(5,582)	0	(31,554)	1,034	(30,520)
<b>Net property income</b>	<b>53,670</b>	<b>80,039</b>	<b>29,327</b>	<b>0</b>	<b>163,036</b>	<b>(10,752)</b>	<b>152,284</b>
Share of result of joint ventures	0	0	0	0	0	15,957	15,957
Investment revaluation and disposal of investment properties	36,584	102,880	43,834	65	183,363	(10,330)	173,033
<b>Segment result</b>	<b>90,254</b>	<b>182,919</b>	<b>73,161</b>	<b>65</b>	<b>346,399</b>	<b>(5,125)</b>	<b>341,274</b>
Net financing result					13,214	(533)	12,681
Company expenses					(12,427)	0	(12,427)
Investment expenses					(4,307)	18	(4,289)
Other income					30	1,087	1,117
Profit before taxation					342,909	(4,553)	338,356
Current tax					(1,329)	732	(597)
Deferred tax					(80,827)	3,821	(77,006)
<b>Profit after taxation</b>					<b>260,753</b>	<b>0</b>	<b>260,753</b>

(€ '000) As per 30/06/2017	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
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
Investment 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) For the twelve months ended 30/06/2017	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
<b>Acquisitions, divestments and capital expenditure (including capitalised interest)</b>	<b>52,669</b>	<b>41,506</b>	<b>81,916</b>	<b>0</b>	<b>176,091</b>	<b>(1,381)</b>	<b>174,710</b>

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

## SEGMENT INFORMATION continued

### 2016

(€ '000) For the twelve months ended 30/06/2016	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Rental income	63,145	87,560	37,497	0	188,202	(8,819)	179,383
Service charge income	8,211	9,867	10,868	0	28,946	(2,380)	26,566
Service charge expenses	(9,697)	(9,624)	(12,647)	0	(31,968)	2,205	(29,763)
Property expenses	(8,061)	(16,064)	(5,685)	0	(29,810)	781	(29,029)
<b>Net property income</b>	<b>53,598</b>	<b>71,739</b>	<b>30,033</b>	<b>0</b>	<b>155,370</b>	<b>(8,213)</b>	<b>147,157</b>
Share of result of joint ventures	0	0	0	0	0	6,687	6,687
Investment revaluation and disposal of investment properties	95,761	43,187	41,174	(135)	179,987	(6,280)	173,707
<b>Segment result</b>	<b>149,359</b>	<b>114,926</b>	<b>71,207</b>	<b>(135)</b>	<b>335,357</b>	<b>(7,806)</b>	<b>327,551</b>
Net financing result					(83,455)	2,924	(80,531)
Company expenses					(14,008)	0	(14,008)
Investment expenses					(4,999)	11	(4,988)
Other income					981	1,053	2,034
Profit before taxation					233,876	(3,818)	230,058
Current tax					(194)	49	(145)
Deferred tax					(26,283)	3,769	(22,514)
<b>Profit after taxation</b>					<b>207,399</b>	<b>0</b>	<b>207,399</b>

(€ '000) As per 30/06/2016	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
Property investments	1,257,100	1,500,300	707,328	0	3,464,728	(188,800)	3,275,928
Property investments under development	5,000	0	0	0	5,000	0	5,000
Investment in joint ventures	0	0	0	0	0	90,596	90,596
Tangible fixed assets	709	747	59	384	1,899	0	1,899
Receivables	20,306	9,227	3,426	604	33,563	(442)	33,121
Cash and deposits	7,107	9,554	14,116	100,764	131,541	(7,089)	124,452
Property investments held for sale	0	0	19,630	0	19,630	0	19,630
<b>Total assets</b>	<b>1,290,222</b>	<b>1,519,828</b>	<b>744,559</b>	<b>101,752</b>	<b>3,656,361</b>	<b>(105,735)</b>	<b>3,550,626</b>
Creditors	32,108	28,301	20,176	5,907	86,492	(8,356)	78,136
Non-current creditors	9,053	1,600	25	0	10,678	(572)	10,106
Borrowings	392,061	850,499	253,650	0	1,496,210	(91,521)	1,404,689
Derivative financial instruments	13,637	148,420	14,916	0	176,973	(1,517)	175,456
Deferred tax liabilities	0	32,198	62,140	0	94,338	(3,769)	90,569
Provision for pensions	0	0	0	0	0	0	0
<b>Total liabilities</b>	<b>446,859</b>	<b>1,061,018</b>	<b>350,907</b>	<b>5,907</b>	<b>1,864,691</b>	<b>(105,735)</b>	<b>1,758,956</b>

(€ '000) For the twelve months ended 30/06/2016	France	Italy	Sweden	The Netherlands*	Total proportional consolidation	Adjustments joint ventures	Total IFRS
<b>Acquisitions, divestments and capital expenditure (including capitalised interest)</b>	<b>(19,857)</b>	<b>358,136</b>	<b>80,365</b>	<b>0</b>	<b>418,644</b>	<b>(140,915)</b>	<b>277,729</b>

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

The financial statements of the Company as per 30 June 2017 are in the process of being prepared and audited. The Annual Report enclosing these financial statements will be published on [www.eurocommercialproperties.com](http://www.eurocommercialproperties.com) on 22 September 2017. The figures in this press release have not been audited by an external auditor.