



SHAPING THE FACE OF RETAIL IN POLAND

SUMMARISED CONSOLIDATED FINANCIAL RESULTS

FOR THE 12 MONTHS ENDED 31 DECEMBER 2019

EPP N.V. (Incorporated in The Netherlands) (Company number 64965945)
JSE share code: EPP ISIN: NL0011983374 LEI code: 7245003P709N5BN8C098 ("EPP" or "the company" or "the group")

FINANCIAL HIGHLIGHTS

Net property income **up 3.8%** to €148.1 million (2018: €142.6 million)

Distributable earnings **up 9.6%** to €105.5 million (2017: €96.3 million)

Distributable income per share **up 0.2%** to €11.62 cents (2017: €11.60 cents) in line with guidance

Oversubscribed equity raise of **€90 million**

LTV declined to **50%** in line with deleveraging strategy (2018: 51.9%)

Cost of debt **2.5%** (2018: 2.3%)

Successfully executed acquisitions of over **€200 million**

NAV per share **€1.32** (2018: €1.35)

OPERATIONAL HIGHLIGHTS

RETAIL

Successful opening of Galeria Młociny – first flagship asset located in Warsaw with over **75 000 m²** of retail space

Successful addition of over **200 000 m²** GLA of quality retail space, total portfolio over **900 000 m²**

Occupancy **99.5%** (2018: 99.6%)

Footfall **up +0.7%** (2018: +1%)

Footfall increased to over **110 million**

Tenant sales **up +4.8%** (2018: +1%)

Occupancy cost ratio **13.4%** (2018: 13.6%)

Like-for-like NRI growth was **+3.3%**

WALT by GLA of **4.65 years** (2018: 4.81 years)

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

	2019 €'000	2018 €'000
Rental income and recoveries*	163 633	157 506
Service charge income	37 676	39 610
Property operating expenses	(53 209)	(54 442)
Net property income	148 100	142 674
Other income	984	378
Other expenses	(769)	(1 414)
Administrative expenses	(15 739)	(15 821)
Net operating profit	132 576	125 817
Net result from fair value adjustment on investment properties	(740)	17 473
Profit from operations	131 836	143 290
Finance income	6 229	4 865
Finance costs	(43 645)	(39 758)
Foreign exchange (losses)/gains	(10 042)	5 814
Participation in profits of joint ventures	3 402	23 381
Profit before taxation	87 780	137 592
Current income tax	(9 807)	(8 914)
Deferred tax	(11 808)	(4 513)
Profit for the period	66 165	124 165
Attributable to EPP shareholders	66 165	124 165
Earnings per share:		
Basic and diluted earnings on profit for the period (€ cents)	7.49	15.36

* Rental income includes €729 000 of straight-line rental income accrual in 2019.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	2019 €'000	2018 €'000
Profit for the period	66 165	124 165
<i>Other comprehensive income to be reclassified to profit or loss in subsequent periods</i>		
Foreign currency translation reserve joint ventures	984	(2 128)
Foreign currency translation reserve subsidiaries	8 898	(3 681)
Other comprehensive income, net of tax, to be reclassified to profit or loss in subsequent periods	9 882	(5 809)
Total comprehensive income for the period, net of tax	76 047	118 356
Total comprehensive income attributable to the owners of EPP for the period, net of tax	76 047	118 356

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	2019	2018
	€'000	€'000
ASSETS		
Non-current assets	2 501 054	2 360 360
Investment property	2 321 384	2 201 737
Investment in joint ventures	171 117	138 698
Loans receivable	-	16 202
Other non-current assets	845	1 815
Tenants' deposits and other monetary assets	7 021	-
Deferred tax asset	687	1 908
Current assets	105 661	111 355
Inventory	110	250
Tax receivable	1 193	589
Trade and other receivables	17 129	16 970
Loans receivable	6 723	5 635
Tenants' deposits and other monetary assets	13 187	27 571
Cash and cash equivalents	67 319	60 340
Total assets	2 606 715	2 471 715
EQUITY AND LIABILITIES		
Equity	1 087 372	1 022 688
Share capital	735 437	672 292
Share premium	228 227	203 318
Accumulated profit	113 339	147 250
Share-based payment reserve	6 580	5 921
Foreign currency translation reserve	3 789	(6 093)
Non-current liabilities	1 443 837	1 387 212
Bank borrowings	1 291 838	1 273 767
Trade payables and other liabilities	13 234	16 335
Deferred tax liability	109 443	97 110
Lease liabilities	29 322	-
Current liabilities	75 506	61 815
Bank borrowings	34 127	30 575
Loans payable	-	92
Tax payables	359	1 960
Trade payables and other liabilities	38 181	29 188
Lease liabilities	2 839	-
Total liabilities	1 519 343	1 449 027
Total equity and liabilities	2 606 715	2 471 715

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Share capital €'000	Share premium €'000	Treasury shares €'000	Accumulated profit/(loss) €'000	Foreign currency translation reserve €'000	Share-based payment reserve €'000	Total equity attributable to the owners of EPP €'000
Balance as at 31 December 2017	571 026	147 534	(783)	111 419	(284)	4 909	833 821
Profit for the year	-	-	-	124 165	-	-	124 165
Other comprehensive income	-	-	-	-	(3 681)	-	(3 681)
Other comprehensive income from joint ventures	-	-	-	-	(2 128)	-	(2 128)
Total comprehensive income	-	-	-	124 165	(5 809)	-	118 356
Issue of ordinary shares	101 266	56 234	-	-	-	-	157 500
Transaction cost related to issuance of shares	-	(450)	-	-	-	-	(450)
Acquisition of own shares	-	-	(2 312)	-	-	-	(2 312)
Transfer of own shares	-	-	3 095	-	-	(3 095)	-
Share-based payments expenses	-	-	-	-	-	4 107	4 107
Dividend provided for or paid	-	-	-	(88 334)	-	-	(88 334)
Balance as at 31 December 2018	672 292	203 318	-	147 250	(6 093)	5 921	1 022 688
Profit for the year	-	-	-	66 165	-	-	66 165
Other comprehensive income	-	-	-	-	8 898	-	8 898
Other comprehensive income from joint ventures	-	-	-	-	984	-	984
Total comprehensive income	-	-	-	66 165	9 882	-	76 047
Issue of ordinary shares	63 145	26 343	-	-	-	-	89 488
Transaction cost related to issuance of shares	-	(1 434)	-	-	-	-	(1 434)
Acquisition of own shares	-	-	(2 142)	-	-	-	(2 142)
Transfer of own shares	-	-	2 142	-	-	(2 142)	-
Share-based payment expenses	-	-	-	-	-	2 801	2 801
Dividend provided for or paid	-	-	-	(100 076)	-	-	(100 076)
Balance as at 31 December 2019	735 437	228 227	-	113 339	3 789	6 580	1 087 372

CONSOLIDATED STATEMENT OF CASH FLOW

	2019	2018
	€'000	€'000
Profit before tax	87 780	137 592
Adjustments:		
Amortisation/depreciation of fixed assets	629	-
Straight-line adjustment	(729)	(1 950)
Share-based payment reserve	2 802	1 012
Valuation gain on investment property	740	(17 473)
Share of profit in joint ventures	(3 402)	(23 381)
Finance income	(6 229)	(4 865)
Finance expense	43 645	39 802
Working capital adjustments:		
Increase in rent and other receivables	705	8 166
Increase in prepayments and accrued income	1 234	(1 587)
Increase in inventory and other assets	141	275
Change in tenants' deposits and other monetary assets	-	(3 958)
Increase in trade, other payables and accruals	8 357	(12 803)
Movements in tenants' deposits liabilities	289	916
Cash generated from operations	135 962	121 746
Tax paid	(12 680)	(8 212)
Net cash generated from operating activities	123 282	113 534
Investing activities		
Purchase of investment property	(242 619)	(498 643)
Capital expenditure on completed investment property	(23 280)	(24 745)
Disposal of investment property	60 000	-
Loans granted	(7 399)	(1 273)
Loans repaid	5 333	11 396
Change in other monetary assets related to investment activity	2 143	-
Interest received	509	1 361
Profit share	3 487	-
Net cash utilised in investing activities	(201 826)	(511 904)
Financing activities		
Proceeds from borrowings	187 645	731 952
Repayment of borrowings	(58 822)	(379 013)
Borrowing arrangement fees	(1 153)	(2 598)
Proceeds from issue of share capital	89 488	157 500
Transaction costs on issue of shares	(1 435)	(450)
Acquisition of own shares	(2 142)	(2 312)
Transfer of own shares	-	3 095
Dividends paid	(100 076)	(88 334)
Loans repaid	-	(19 633)
Interest paid	(32 654)	(34 295)
Change in other monetary assets related to financing activity	(2 158)	-
Lease payments	(3 052)	-
Net cash generated from financing activities	75 641	365 912
Net increase in cash and cash equivalents	(2 903)	(32 458)
Cash and cash equivalents at the beginning of the period	60 340	99 544
Effect of foreign exchange fluctuations	9 882	(6 746)
Cash and cash equivalents at the end of the period	67 319	60 340

NET ASSET VALUE (“NAV”) PER SHARE

	2019 €'000	2018 €'000
NAV attributable to ordinary equity holders of the parent (excluding deferred tax)	1 196 129	1 117 891
Net tangible asset value (excluding deferred tax)	1 196 129	1 117 891
Number of ordinary shares at the reporting date (thousands)	907 947	829 990
NAV per share (excluding deferred tax) (€)	1.317	1.347
Net tangible asset value per share (€)	1.317	1.347

COMMENTARY

1. REPORTING ENTITY

EPP is the largest owner of retail real estate in Poland in terms of GLA. The company's portfolio consists of 32 projects (25 retail properties, six office locations and one planned mixed-use development) with a total leasable area of over 1 000 000 m². EPP's projects are located in the most attractive Polish cities with the strongest consumer demand and growth potential.

EPP is committed to delivering the best possible rates of return to its shareholders by providing consumers with a unique shopping experience and tenants with attractive space and innovative solutions to help them develop their businesses. The company, which operates like a REIT, is listed on the JSE Limited in Johannesburg in the Republic of South Africa and Euro MTF market of the Luxembourg Stock Exchange (the "LuxSE") in Luxembourg.

2. BASIS OF PREPARATION

The consolidated financial statements were prepared by the management of the company on 10 March 2020 in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB"), the JSE Listings Requirements, IAS 34 and IFRS as adopted by the European Union.

The stand-alone financial statements of EPP N.V. to be included in the integrated report were prepared in accordance with Part 9 of Book 2 of the Dutch Civil Code ("Dutch-GAAP").

The group's financial statements were prepared on a historical cost basis, except for investment properties and loans receivable measured at fair value. The consolidated financial statements are presented in euro (€) and all values are rounded to the nearest thousand (€'000), except where otherwise indicated. Notes are an integral part of the financial statements.

This summarised report is extracted from audited information, but is not itself audited. The directors take full responsibility for the preparation of this summarised report and for ensuring that the financial information has been correctly extracted from the underlying audited annual financial statements for the year ended 31 December 2019.

EPP's integrated report containing the audited annual financial statements for the year ended 31 December 2019 has been published and is available on the company's website at <https://www.epp-poland.com/s,128,annual-reports.html>. EPP's notice of annual general meeting will be published in due course and an announcement will be released once published.

3. SIGNIFICANT ACCOUNTING POLICIES – IMPACT OF NEW STANDARDS

New and amended standards and interpretations

The accounting policies adopted are consistent with those of the previous financial year. For the first time the group applied certain standards and amendments which are effective for annual periods beginning on or after 1 January 2019. Amongst them, IFRS 16 had the most material impact.

IFRS 16: Leases

IFRS 16: *Leases* was effective for annual periods beginning on or after 1 January 2019. There was no impact on recognition of leases in situations where EPP is the lessor, but it had an effect on the accounting policies applied in situations where the group is the lessee. Under IFRS 16, all lease contracts, including those previously classified as operating leases, were recognised as a right-of-use asset and as a lease liability in the statement of financial position.

COMMENTARY (CONTINUED)

The group implemented the standard using the modified retrospective method, with the cumulative effect of the first application of IFRS 16 recognised as at 1 January 2019, without restating the comparative data.

On transition to IFRS 16, the group elected to apply the practical expedient to grandfather the assessment of which transactions are leases. It applied IFRS 16 only to those contracts which were previously classified as leases under IAS 17.

For leases previously classified as operating leases, the group recognised a lease liability, measured at the present value of the remaining lease payments, discounted using the lessee's incremental borrowing rate at the date of initial application. The group recognised the respective right-of-use asset at an amount equal to the lease liability, adjusted by the amount of any prepaid or accrued lease payments recognised immediately before the date of initial application.

For leases previously classified as finance leases, the carrying amount of the right-of-use asset and the lease liability at the date of initial application was the carrying amount of the lease asset and lease liability immediately before that date measured applying IAS 17.

	Right of perpetual usufruct	Land lease agreement	Other	Total
Operating lease commitments as at 31 December 2018	157 906	2 489	325	160 720
Weighted average incremental borrowing rate as at 1 January 2019	6.95%	4.18%	3.54%	-
Discounted operating lease commitments as at 1 January 2019	30 426	2 119	283	32 828
<i>Add:</i>				
Lease payments relating to renewal periods not included in operating lease commitments as at 31 December 2018	-	-	-	-
Previously recognised finance lease liabilities	-	-	541	541
Lease liabilities as at 1 January 2019	30 426	2 119	824	33 369

The group has analysed all concluded agreements to identify those to which the new recognition method applies following the implementation of IFRS 16. The group identified the following types of agreements which were recognised as operating leases under IAS 17, mostly:

- perpetual usufruct rights to land; and
- land lease agreements.

The group did not apply any exemptions for lease contracts that, at the commencement date, have a lease term of 12 months or less and do not contain a purchase option (short-term leases), and lease contracts for which the underlying asset is of low value (low-value assets).

Management's key estimation relates to the discounting rates (incremental borrowing rates) used in measuring the lease liabilities.

On transition to IFRS 16, the company recognised an additional €33.4 million of right-of-use assets (mostly related to perpetual usufruct of land, presented together with the investment property) and €33.4 million of lease liabilities. The details of leases accounting for the year 2019 are included in note 6 Leases.

	Value of right-of-use asset as at 1 January 2019 €'000	Value of financial liability as at 1 January 2019 €'000
Perpetual usufruct rights to land	30 426	30 426
Land lease agreement	2 119	2 119
Other	824	824
Total	33 369	33 369

IFRIC Interpretation 23: Uncertainty over Income Tax Treatments

IAS 12 specifies how to account for current and deferred tax, but not how to reflect the effects of uncertainty. The interpretation clarifies how to apply the recognition and measurement requirements in IAS 12 when there is uncertainty over income tax treatments.

The group assessed whether it has any uncertain tax positions. The group determined that it is probable that its tax treatments (including those for the subsidiaries) will be accepted by the taxation authorities. This interpretation did not have an impact on the consolidated financial statements of the group.

Other new standards and interpretations

- Amendments to IFRS 9: *Prepayment Features with Negative Compensation*.
- Amendments to IAS 28: *Long-term Interests in Associates and Joint Ventures*.
- Amendments to IAS 19: *Plan Amendment, Curtailment or Settlement*.
- Amendments to IFRS 3: *Business Combinations – Previously held Interests in a joint operation*.
- Amendments to IFRS 11: *Joint Arrangements – Previously held Interests in a joint operation*.
- Amendments to IAS 12: *Income Taxes – Income tax consequences of payments on financial instruments classified as equity*.
- Amendments to IAS 23: *Borrowing Costs – Borrowing costs eligible for capitalisation*.

Although these amendments applied for the first time in 2019, they did not have a material impact on the annual consolidated financial statements of the group.

The group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

4. AUDIT OPINION

The auditors, EY, have issued their unmodified opinion, which includes disclosures on key audit matters, on the annual financial statements for the year ended 31 December 2019 and a copy of the audit opinion together with their underlying audited annual financial statements are available for inspection at the company's registered office, and on <https://www.epp-poland.com/s,128,annual-reports.html>.

COMMENTARY (CONTINUED)

5. FINANCIAL RESULTS

The net profit for the 12 months ended 31 December 2019 amounted to €66.2 million and distributable income totalled €105 million. The equity (excluding deferred tax) as at 31 December 2019 amounted to €1.196 million (2018: €1.118 million) with equity per share of €1.32 cents (2018: €1.35 cents per share). The net LTV ratio as of 31 December 2018 was 50.00% with an average cost of debt of 2.50%.

M1 tranche 2 portfolio

On 27 June 2019, the group announced the acquisition of the second tranche of the M1 portfolio.

The M1 portfolio consists of shopping centres and retail parks owned by Chariot Top Group B.V., a consortium in which Redefine Properties Limited owns 25%. The asset's aggregated value is €692.1 million. The acquisition was announced on 4 January 2018 and has been divided into three tranches.

Tranche 1 had a gross asset value ("GAV") of €358.7 million and comprises M1 Czeladź, M1 Kraków, M1 Łódź and M1 Zabrze totalling collectively 194 400 m² GLA and NOI of €25.1 million and was successfully concluded in January 2018.

Tranche 2 originally comprised M1 Bytom, M1 Częstochowa, M1 Radom and Power Park Olsztyn, Power Park Opole and Power Park Kielce. Upon completion of the second tranche the composition of the properties has been consensually amended from six properties to four properties with a GLA of 141 000 m² for an aggregate value of €224 million. The Second Tranche Acquisition comprised the properties known as M1 Radom, M1 Bytom, M1 Częstochowa and M1 Poznań.

Tranche 3 comprising the remaining Power Parks: Olsztyn, Opole, Kielce and Tychy with GAV of €111.5 million and 111 100 m² GLA is to be completed in 2020.

Malta Office Park, Symetris Business Park and O3 Business Campus

On 24 June 2019, EPP concluded a sale agreement to dispose of a 70% share in three of its office assets (Malta Office Park, Symetris Business Park and O3 Business Campus) with GAV of €188.3 million and GLA totalling 86 000 m² to JV partner Henderson Park Private Equity Fund.

New equity raise

In April 2019, EPP successfully placed 77 956 989 new shares with various new and existing shareholders at a price of €1.15 per share (R18.60 per share). The proceeds were used to partially fund the acquisition of tranche 2 of the M1 portfolio.

The issued ordinary share capital of the company as at 31 December 2019 comprises 907 946 792 ordinary shares of €0.81 each (all of which are listed on the LuxSE and the JSE) and one preference share of €0.81 (not listed on any stock exchange).

There are no special dividend distribution rights attributed to the preference share anymore, after distribution of the special dividend in 2017.

6. SEGMENT INFORMATION

For investment property, discrete financial information is provided on a property-by-property basis to members of executive management. The information provided is net of rentals (including gross rent and property expenses), valuation gains/losses, profit/loss on disposal of investment property and share of profit or loss from the joint ventures. The individual properties are aggregated into segments with similar economic characteristics such as the nature of the property and the occupier market it serves. This information is provided to the chief operating decision makers, namely the executive directors. Management considers that this is best achieved by aggregating into retail and office segments.

Consequently, the group is considered to have two reportable segments, as follows:

- Retail — acquires, develops and leases shopping malls; and
- Office — acquires, develops and leases offices.

The group's administrative costs, finance revenue, finance costs and income taxes are not reported to the members of the executive management team on a segmental basis. The operations between segments are eliminated for consolidation purposes. Segment assets represent investment property and the investment in the joint ventures. Segment liabilities represent loans and borrowings, as these are the only liabilities reported to the board on a segmental basis.

Cumulative top 10 retail and office tenants represent 32% of rental income.

	Retail €'000	Office €'000	Unallocated €'000	Total €'000
2019				
Segment profit				
Rent and recoveries income	177 268	22 432	1 609	201 309
Property operating expenses	(45 876)	(7 068)	(265)	(53 209)
Net property income	131 392	15 364	1 344	148 100
Investment in joint ventures	144 840	26 277	-	171 117
Investment property	2 182 488	138 896	-	2 321 384
Total segment assets	2 327 328	165 173	-	2 492 501
Bank borrowings	1 114 764	61 464	149 737	1 325 965
Total segment liabilities	1 114 764	61 464	149 737	1 325 965
2018				
Segment profit				
Rent and recoveries income	162 256	33 402	1 458	197 116
Property operating expenses	(43 878)	(10 134)	(430)	(54 442)
Net property income	118 378	23 268	1 028	142 674
Investment in joint ventures	138 698	-	-	138 698
Investment property	1 885 337	316 400	-	2 201 737
Total segment assets	2 024 035	316 400	-	2 340 435
Bank borrowings	1 009 100	171 412	123 830	1 304 342
Total segment liabilities	1 009 100	171 412	123 830	1 304 342

All revenues were generated from external customers based in Poland.

All investment properties are located in Poland.

COMMENTARY (CONTINUED)

7. DIVIDEND DECLARATION

EPP's dividend policy states that the company intends to declare 100% of its distributable income to shareholders. The company intends declaring half-yearly dividends, which are expected to be declared for the periods ended 30 June and 31 December of the relevant year. No assurance can be made that dividends will be proposed or declared in any given year.

The EPP board of directors ("the board") has declared an interim dividend of €5.82000 cents per ordinary share for the six months ended 31 December 2019.

A further announcement informing shareholders of the salient dates and tax treatment of the dividend will be released in due course.

GROUP MANAGEMENT REPORT

HEADLINE EARNINGS AND DISTRIBUTABLE INCOME RECONCILIATION

	2019 €'000	2018 €'000
Profit for the period attributable to EPP shareholders	66 165	124 165
Change in fair value of investment properties including joint ventures (net of tax)	(5 045)	(36 711)
Headline and diluted earnings attributable to EPP shareholders	61 120	87 454
Change in deferred tax (other than the deferred tax change related to fair value of investment properties)	11 949	1 194
Fair value losses/(gains) in joint ventures (other than the change in fair value of investment properties in JV)	6 631	(92)
Cost of refinancing	-	2 598
Amortised cost valuation of long-term financial liabilities and other	4 977	3 405
Provision for LTI	2 802	4 106
Distribution of shares to the board	(2 142)	(2 349)
Unrealised foreign exchange losses/(gains)	10 042	(5 814)
Amortisation of selling fees	1 600	1 294
Rental lease straight-lining, IFRS 9 remeasurements, other items	5 698	2 362
Antecedent dividend	2 848	2 121
Distributable income	105 525	96 278
Actual number of shares in issue	907 946 793	829 989 804
Shares in issue for distributable earnings	907 946 792	829 989 803
Weighted number of shares in issue	883 598 583	808 554 466
Basic and diluted earnings per share (€ cents)*	7.5	15.4
Headline earnings and diluted headline earnings per share (€ cents)**	6.92	10.82
Distributable income per share (€ cents)**	11.62	11.60

* There are no dilutionary instruments in issue and therefore headline earnings and diluted headline earnings are the same.

** Calculated based on actual number of shares in issue as at 31 December 2019 and 31 December 2018, respectively.

SUCCESSFUL ACQUISITIONS AND TRANSACTIONS

On 24 June 2019, EPP acquired four shopping centres (M1 Poznań, M1 Radom, M1 Częstochowa and M1 Bytom) from tranche 2 of the M1 portfolio with a gross asset value of €224 million, GLA of 141 000 m² and NOI of €16 million. Tranche 3 of the M1 portfolio, comprising a further four properties, is due to complete in 2020.

On 27 June 2019, EPP disposed of 70% of EPP's share in three office properties (Malta Office Park, Symetris Business Park and O3 Business Campus) through a joint venture agreement with Henderson Park.

The company successfully raised new equity of €90 million from an oversubscribed equity raise. The equity was used for the funding of acquisitions for the year.

Footfall was up 0.7%; however, more impressively, tenant sales increased 4.8% for the year despite the Sunday trading ban.

GROUP MANAGEMENT REPORT (CONTINUED)

More than 110 million customers visited our shopping centres during 2019. Our asset and property managers have worked extremely hard during the year as demonstrated in the like-for-like net rental income ("NRI") growth up 3.3% for the full year 2019. The team also executed on our food and beverage strategy with the opening of "Food Station", the new food hall concept introduced in 2019 at our shopping centre in Wrocław, Pasaż Grunwaldzki.

EPP's flagship Warsaw-based shopping centre, Galeria Młociny, successfully opened on 23 May 2019. Galeria Młociny is one of the most modern shopping centres in Poland and has over 75 000 m² of retail space with 220 shops and over 40 restaurants and cafés. The shopping centre will also be the home of the first Primark in Poland.

Vacancy profile

The vacancy profile indicated below reflects the vacancy percentage in terms of current GLA by sector.

	31 December 2019	31 December 2018
Vacancy based on total GLA (%)		
Office	3.9	4.6
Retail	0.5	0.4

Sectoral profile

	By GLA %	By revenue %
Retail	84	87
Office	16	13
Total	100	100

CHANGES TO THE BOARD

The board nominated Tomasz Trzósło for appointment to succeed Hadley Dean as chief executive officer, subject to approval by EPP shareholders at the upcoming annual general meeting.

PROSPECTS

EPP holds a dominant portfolio of quality assets which is expected to perform better than the market in general, and net operating income to grow on a like for like basis. However, management is cognisant that the recent emergence of the COVID-19 virus globally, and especially in Poland and Central Europe over the last couple of days, may temporarily impact the properties, and therefore no guidance can be provided until the situation stabilises and can be properly assessed. Once the company is confident that the risk is adequately assessed it will provide an update to the market.

By order of the board

EPP N.V.

12 March 2020

COMPANY INFORMATION

Directors

Hadley Dean (chief executive officer)
Jacek Bagiński (chief financial officer)
Robert Weisz* (Chairman)
Marek Belka*
Maciej Dyjas**
Dionne Ellerine*
Andrea Steer*
Marc Wainer**
James Templeton*
Pieter Prinsloo**
Taco de Groot*

* *Independent non-executive*

** *Non-executive*

Registered office

Gustav Mahlerplein
28, 1082 Amsterdam
The Netherlands

Company secretary

Rafał Kwiatkowski (Master of Laws)
al. Solidarnosci 36
25-323 Kielce
Poland

Transfer secretaries

Computershare Investor Services (Pty) Ltd
Rosebank Towers
15 Biermann Avenue
Rosebank
2195
(PO Box 61051, Marshalltown, 2107)

LuxSE listing agent

Harney Westwood & Riegels SARL
56, rue Charles Martel
L-2134
Luxembourg

JSE sponsor

Java Capital
6A Sandown Valley Crescent
Sandton
2196

EPP Investor Relations

Curwin Rittles
Mobile: +48 885 982 310
curwin.rittles@epp-poland.com

Singular Systems IR

Michèle Mackey: +27 (0)10 003 0700
michele@singular.co.za



www.epp-poland.com