

Statement of consolidated direct, indirect and total investment results*

	Note	2023	2022
Rental income	4	215,279	199,307
Service charge income**	4	41,578	44,201
Service charge expenses	4	(43,700)	(46,152)
Property expenses	5	(35,588)	(31,958)
Interest income**	11	1,576	931
Interest expenses*** ****	11	(48,127)	(37,323)
Company expenses	7	(12,922)	(12,124)
Other income**	10	1,562	1,424
Current tax*****	12	(3,411)	(2,247)
Direct investment result including non-controlling interest		116,247	116,059
Direct investment result joint ventures	14	6,866	6,232
Direct investment result non-controlling interest	28	0	(2,747)
Total direct investment result attributable to owners of the Company		123,113	119,544
Investment revaluation and disposal of investment properties	6	(95,044)	(13,211)
Investment expenses****	7/9	(2,649)	(2,484)
(Loss)/gain derivative financial instruments ***	11	(43,999)	131,612
Deferred tax*****	12	(5,488)	(43,632)
Indirect investment result properties including non-controlling interest		(147,180)	72,285
Indirect investment result joint ventures	14	(2,029)	11,938
Indirect investment result non-controlling interest	28	(776)	(3,030)
Total indirect investment result attributable to owners of the Company		(149,985)	81,193
Total investment result attributable to owners of the Company		(26,872)	200,737
Per share (€)*****			
Total direct investment result		2.32	2.28
Total indirect investment result		(2.83)	1.54
Total investment result		(0.51)	3.82

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

** The comparative figures for the financial year ended 31 December 2022 have been adjusted for comparison purposes as a result of the reclassification of parts of 'Other income' into 'Service charge income' and 'Interest income'.

*** The difference between the interest expenses and the (loss)/gain derivative financial instruments in this statement and the consolidated profit or loss account is related to a different accounting policy for the interest on the put option non-controlling interest.

**** The interest expenses and investment expenses in the actuals of this year differ slightly from the amounts in the consolidated profit or loss account due to a different accounting policy for pension costs.

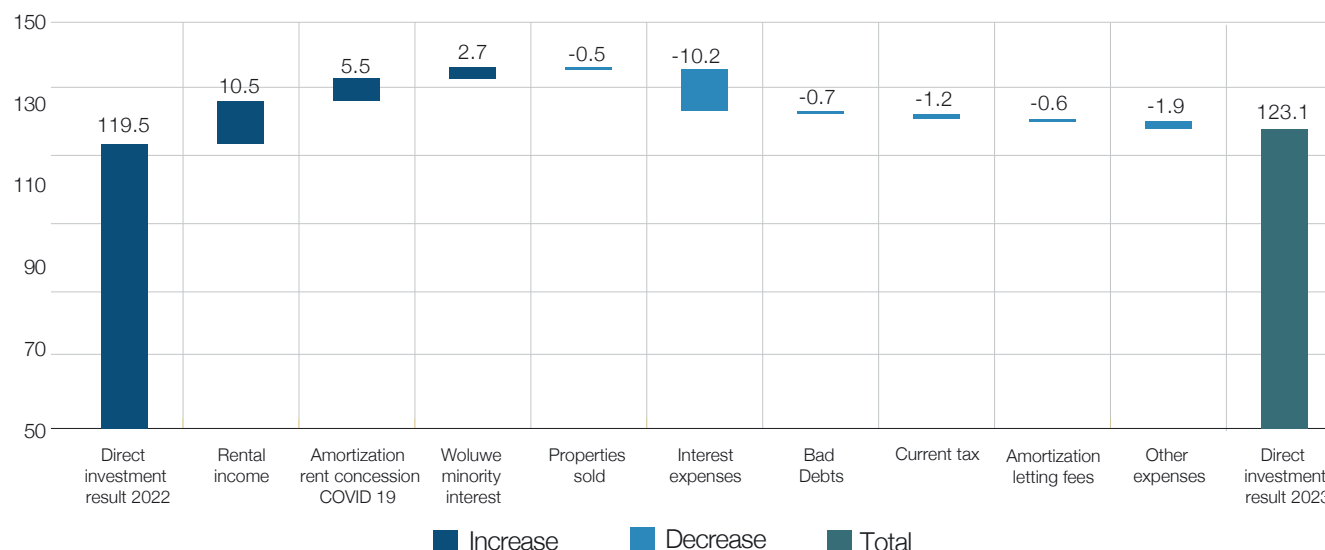
***** The difference between the Corporate Income Tax and the Deferred Tax in this statement and the consolidated profit or loss account is related to a different accounting policy for the Corporate Income Tax on Derivative Financial Instruments.

***** The Company's shares are listed on Euronext Amsterdam, Brussels and Milan. The average number of shares on issue (after deduction of shares bought back) during the financial year was 53,060,280 (2022: 52,497,473).

In addition to the consolidated profit or loss account, the Company presents its direct and indirect investment results, enabling a better understanding of its performance. The direct investment result consists of net property income, net interest expenses, company expenses, other income and current tax. The indirect investment result consists of investment revaluation, disposal of investment properties, fair value movement of derivative financial instruments, investment expenses and deferred tax.

Statement of consolidated direct, indirect and total investment results* (continued)

Direct investment result 2023 vs 2022 (Net Values, Delta €m)



The direct investment result for the 12 months to December 2023 increased by 3% to €123.1 million, compared to €119.5 million for the same period in 2022. The higher net property income compared to 2022 is mainly related to higher rental income from the properties due to indexation and renewals and relettings (€10.5 million), the absence of the Covid-19 rent concessions related to IFRS 16 (€5.5 million) and the acquisition of the minority stake in Woluwe (€2.7 million). This more than compensated the increase in interest expenses (€10.2 million) and the higher current tax, mainly in Italy, (€1.2 million) derived from the strong increase in rental income.

Statement of adjusted net equity*

	31-12-23 €'000	31-12-22 €'000
IFRS net equity per consolidated statement of financial position	2,007,180	2,043,866
Net derivative financial instruments	(10,715)	(48,661)
Deferred tax	116,852	111,482
Net derivative financial instruments and deferred tax joint ventures and non-controlling interest	(6,211)	(13,092)
Adjusted net equity	2,107,106	2,093,595
Number of shares in issue after deduction of shares bought back	53,274,767	52,842,238
Net asset value – € per share (IFRS)	37.68	38.68
Adjusted net asset value – € per share	39.55	39.62
Stock market prices – € per share	22.20	22.60

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

Consolidated statement of profit or loss

(€'000)	Note	2023	2022
Rental income	4	215,279	199,307
Service charge income*	4	41,578	44,201
Total revenue		256,857	243,508
Service charge expenses	4	(43,700)	(46,152)
Property expenses	5	(35,588)	(31,958)
Total expenses		(79,288)	(78,110)
Net property income	2	177,569	165,398
Share of result of joint ventures	14	4,837	18,170
Investment revaluation and disposal of investment properties	6	(95,044)	(13,211)
Investment expenses	9	(2,717)	(2,459)
Company expenses	7	(12,922)	(12,124)
Other income*	10	1,562	1,424
Operating result		73,285	157,198
Interest income*	11	1,576	931
Interest expenses	11	(48,617)	(39,725)
Adjustment amortization put option	11	(4,789)	0
(Loss)/gain (derivative) financial instruments	11	(38,652)	133,989
Net financing result		(90,482)	95,195
Result before taxation		(17,197)	252,393
Current tax	12	(3,544)	(2,247)
Deferred tax	12	(5,355)	(43,632)
Total tax		(8,899)	(45,879)
Result after taxation		(26,096)	206,514
Result after taxation attributable to:			
Owners of the Company		(26,872)	200,737
Non-controlling interest	28	776	5,777
		(26,096)	206,514
Per share (€)**			
Result after taxation	29	(0.51)	3.80
Diluted result after taxation	29	(0.51)	3.80

The notes to the consolidated financial statements on the following pages are an integral part of the consolidated financial statements.

* The comparative figures for the financial year ended 31 December 2022 have been adjusted for comparison purposes as a result of the reclassification of parts of 'Other income' into 'Service charge income' and 'Interest income'.

** The average number of shares on issue (after deduction of shares bought back) during the financial year was 53,060,280. The diluted average number of outstanding shares was 53,191,780.

Consolidated statement of comprehensive income

(€'000)	Note	2023	2022
Result after taxation		(26,096)	206,514
Foreign currency translation differences (subsequently reclassified to profit or loss)	27	(312)	(36,282)
Actuarial result on pension scheme (remeasurement of defined benefit liability/asset)	23/27	(4,085)	6
Total other comprehensive income (net of tax)		(4,397)	(36,276)
Total comprehensive income		(30,493)	170,238
Total comprehensive income attributable to:			
Owners of the Company		(31,269)	164,461
Non-controlling interest	28	776	5,777
		(30,493)	170,238
Per share (€)*			
Total comprehensive income		(0.59)	3.11
Diluted total comprehensive income		(0.59)	3.11

The notes to the consolidated financial statements on the following pages are an integral part of the consolidated financial statements.

* The average number of shares on issue (after deduction of shares bought back) during the financial year was 53,060,280. The diluted average number of outstanding shares was 53,191,780.

Consolidated statement of financial position

	Note	31-12-23 €'000	31-12-22 €'000
Assets			
Property investments	13	3,575,898	3,642,946
Investments in joint ventures	14	101,142	95,965
Tangible fixed assets	15	4,849	3,848
Receivables	16	1,084	137
Derivative financial instruments	20	33,275	62,006
Total non-current assets		3,716,248	3,804,902
Trade and other receivables	16	68,855	65,085
Prepaid tax	16	560	2,133
Cash and deposits	17	40,518	65,307
Total current assets		109,933	132,525
Total assets		3,826,181	3,937,427
Equity			
Issued share capital	25	537,817	533,492
Share premium reserve	26	260,117	263,774
Currency translation reserve	27	(84,124)	(83,812)
Other reserves	27	1,320,242	1,129,675
Undistributed income		(26,872)	200,737
Equity attributable to the owners of the Company		2,007,180	2,043,866
Non-controlling interest	28	0	67,305
Total equity		2,007,180	2,111,171
Liabilities			
Trade and other payables	18	13,984	14,070
Borrowings	19	1,319,526	1,322,723
Derivative financial instruments	20	22,560	13,345
Deferred tax liabilities	21	116,852	111,482
Put option liability non-controlling interest	22	0	63,448
Provisions for pensions	23	0	569
Total non-current liabilities		1,472,922	1,525,637
Trade and other payables	18	110,597	93,832
Tax payable	18	1,860	10,448
Borrowings	19	233,622	196,339
Total current liabilities		346,079	300,619
Total liabilities		1,819,001	1,826,256
Total equity and liabilities		3,826,181	3,937,427

The notes to the consolidated financial statements on the following pages are an integral part of the consolidated financial statements.

Consolidated statement of cash flow

(€'000)	Note	2023	2022
Result after taxation		(26,096)	206,514
Adjustments:			
Movement performance shares granted	5/7/9	673	(74)
Investment revaluation and disposal of investment properties	6	90,183	15,633
Derivative financial instruments	11	38,652	(133,989)
Adjustment amortization period put option liability	11	4,789	0
Share of result of joint ventures	14	(4,837)	(18,170)
Interest income	11	(1,576)	(931)
Interest expenses	11	48,685	39,714
Deferred tax	12	5,355	43,632
Current tax	12	3,544	2,247
Depreciation tangible fixed assets	5/7	1,695	1,858
Other movements		(754)	681
Cash flow from operating activities after adjustments		160,313	157,115
Decrease/(increase) in receivables		(798)	(2,658)
(Decrease)/increase in creditors		15,817	(1,264)
		175,332	153,193
Current tax paid		(4,314)	(1,209)
Capital gain tax paid		(7,908)	(7,909)
Pension scheme		(4,600)	(564)
Borrowing costs		(1,093)	(1,654)
Interest paid		(41,988)	(34,402)
Interest received		1,576	1,019
Cash flow from operating activities		117,005	108,474
Capital expenditure		(27,464)	(25,240)
Acquisition of non-controlling interest		(69,600)	0
Sale of property		0	100,999
Investment in joint ventures		(340)	(105)
Decrease/(increase) loan to joint ventures		0	7,000
Additions to tangible fixed assets		(1,264)	(503)
Cash flow from investing activities		(98,668)	82,151
Proceeds from borrowings	19	381,531	145,215
Repayment of borrowings	19	(349,134)	(245,347)
Payments lease liabilities		(1,227)	(1,167)
Dividends paid		(74,166)	(78,222)
Proceeds from non-current creditors		348	7
Cash flow from financing activities		(42,648)	(179,514)
Net cash flow		(24,311)	11,111
Currency differences on cash and deposits		(478)	(1,422)
(Decrease)/increase in cash and deposits		(24,789)	9,689
Cash and deposits at beginning of year		65,307	55,618
Cash and deposits at end of year		40,518	65,307

The notes to the consolidated financial statements on the following pages are an integral part of the consolidated financial statements.

Consolidated statement of changes in equity

The movements in shareholders' equity in the financial year ended 31 December 2023 were:

	Issued share capital €'000	Share premium reserve €'000	Foreign currency translation reserve €'000	Other reserves €'000	Undistributed income €'000	Equity attributable to owners of the Company €'000	Non-controlling interest €'000	Total equity €'000
Balance at 1-1-2023	533,492	263,774	(83,812)	1,129,675	200,737	2,043,866	67,305	2,111,171
Result after taxation	0	0	0	0	(26,872)	(26,872)	776	(26,096)
Other comprehensive income	0	0	(312)	(4,085)	0	(4,397)	0	(4,397)
Total comprehensive income	0	0	(312)	(4,085)	(26,872)	(31,269)	776	(30,493)
Transactions with owners of the Company								
Contributions and distributions								
Dividends distribution in cash	0	(6)	0	0	(74,166)	(74,172)	0	(74,172)
Dividends distribution in shares	4,325	(4,325)	0	10,381	(10,381)	0	0	0
Non-distributed result previous financial year	0	0	0	116,190	(116,190)	0	0	0
Performance shares granted	0	674	0	0	0	674	0	674
Total contributions and distributions	4,325	(3,657)	0	126,571	(200,737)	(73,498)	0	(73,498)
Changes in ownership interests								
Acquisition of non-controlling interest without a change in control	0	0	0	68,081	0	68,081	(68,081)	0
Total changes in ownership interests	0	0	0	68,081	0	68,081	(68,081)	0
Total transactions with owners of the Company	4,325	(3,657)	(312)	190,567	(227,609)	(36,686)	(67,305)	(103,991)
Total equity at 31-12-2023	537,817	260,117	(84,124)	1,320,242	(26,872)	2,007,180	0	2,007,180

The movements in shareholders' equity in the financial year ended 31 December 2022 were:

	Issued share capital €'000	Share premium reserve €'000	Foreign currency translation reserve €'000	Other reserves €'000	Undistributed income €'000	Equity attributable to owners of the Company €'000	Non-controlling interest €'000	Total Equity €'000
Balance at 1-1-2022	526,539	263,853	(40,293)	1,102,916	104,687	1,957,702	61,528	2,019,230
Result after taxation	0	0	0	0	200,737	200,737	5,777	206,514
Other comprehensive income	0	0	(36,282)	6	0	(36,276)	0	(36,276)
Total comprehensive income	0	0	(36,282)	6	200,737	164,461	5,777	170,238
Transactions with owners of the Company								
Contributions and distributions								
Reallocation currency translation movements	0	0	(7,237)	7,237	0	0	0	0
Dividends distribution in cash	0	(4)	0	0	(78,218)	(78,222)	0	(78,222)
Dividends distribution in shares	6,953	0	0	15,295	(22,248)	0	0	0
Non-distributed result previous financial year	0	0	0	4,221	(4,221)	0	0	0
Performance shares granted	0	(75)	0	0	0	(75)	0	(75)
Total contribution and distribution	6,953	(79)	(7,237)	26,753	(104,687)	(78,297)	0	(78,297)
Total transactions with owners of the Company	6,953	(79)	(43,519)	26,759	96,050	86,164	5,777	91,941
Total equity at 31-12-2022	533,492	263,774	(83,812)	1,129,675	200,737	2,043,866	67,305	2,111,171

The notes to the consolidated financial statements on the following pages are an integral part of the consolidated financial statements.