

**Summary of unaudited preliminary numbers**

<b>Income statement key figures (in EUR millions)</b>	<b>FY 2024 (unaudited)</b>	<b>FY 2023 (audited)</b>
Net rental income	422.7	411.3
Adjusted EBITDA	335.0	319.6
FFO I	187.5	183.9
FFO I per share in EUR	1.08	1.07
EBITDA	376.7	(572.2)
Profit (loss) for the year	242.1	(638.1)
Basic earnings (loss) per share (in €)	1.14	(3.18)
Diluted earnings (loss) per share (in €)	1.14	(3.17)
<b>Balance sheet key figures (in EUR millions)</b>	<b>31/12/2024 (unaudited)</b>	<b>31/12/2023 (audited)</b>
Total Assets	11,218.8	10,918.1
EPRA NTA	4,279.8	4,013.8
EPRA NTA per share (EUR)	24.3	23.2
Investment Property	8,629.0	8,629.1
Cash and liquid assets (including those recorded under held-for-sale)	1,514.7	1,230.5
Total Equity	5,414.2	5,230.1
Total Liabilities	5,804.6	5,688.0
Net Debt	2,920.6	3,201.8
<b>Financial profile</b>	<b>31/12/2024</b>	<b>31/12/2023</b>
LTV	33%	37%
Cost of debt	1.9%	1.9%
Average debt maturity	4.8 years	5.3 years
ICR	5.7x	5.6x
Unencumbered Assets	€6.4 B (73%)	€ 6.6 B (75%)
<b>Key Portfolio data</b>	<b>31/12/2024</b>	<b>31/12/2023</b>
Number of units	60,820	63,303
Value (in €M)	8,629.0	8,629.1
Annualized net rent (in €M)	413	406
EPRA vacancy	3.8%	3.8%
I-f-I rental growth	3.8%	3.3%
Rental yield	4.9%	4.8%