Fair Value REIT

2013 annual results

Reducing complexity and lifting dividends

Real estate

Fair Value REIT (FVI) reported strong full year underlying profits of €6.4m (2012 restated €5.9m) and has made significant progress in its efforts to enhance valuation by reducing complexity and sustainably lifting distributable income; DPS was increased from €0.10 to €0.25. Direct and indirect portfolio exits provided the opportunity to cancel high-cost derivative financial contracts, and further focus the portfolio on direct investment and the retail sector that is preferred by management. The adoption of IFRS10 sees all remaining associates fully consolidated; once investors have digested the accounting changes, the added transparency eases comparison with peers and, we think, supports the valuation.

Year end	Revenue (€m)	Adj net profit* (€m)	Adj EPS* (€)	DPS (€)	P/NAV (x)	Yield (%)
12/12	36.8	5.9	0.64	0.10	0.54	1.9
12/13	36.4	6.4	0.69	0.25	0.60	4.8
12/14e	30.4	5.1	0.55	0.25	0.57	4.8
12/15e	31.9	5.9	0.63	0.28	0.55	5.4

Note: *Net profit and EPS are normalised (fully diluted), excluding intangible amortisation, exceptional items and share-based payments. EPS and NAV are on an EPRA basis.

Underlying profits exceed guidance

Underlying net profits of €6.4m (on an EPRA basis, adjusted for one-off items and unrealised valuation movements) exceeded guidance (and our estimate) of €5.3m. The statutory (IFRS) loss of €5.2m included €8.4m (net of minorities) of negative property valuation movements and €3.5m of swap termination costs. Swap costs were already reflected in IFRS equity, which, with other derivative valuation movements, rose marginally despite dividend payments. EPRA NAV does not benefit from these swap effects and fell from €9.58 per share to €8.86. The swap cancellation reduces interest expense materially, allowing for the dividend to more than double. We believe FVI is near the end of its portfolio simplification and will seek opportunities to grow its direct investments, particularly in retail.

IFRS10 adoption improves transparency

FVI's share of its former associate property investments (57% of its total proportionately owned opening 2013 portfolio) was previously equity accounted for as simple one-line P&L and balance sheet entries. Full consolidation of the remaining former associates under IFRS10, reflecting FVI's voting control, will give a clearer picture of the breadth of FVI's portfolio and the drivers of performance, making comparison with peers easier. Including portfolio sales, our revised EPRA EPS and NAV estimates are both c 10% lower than previously.

Valuation: Discount looking anomalous

FVI continues to trade at a c 40% discount to 2013 EPRA NAV, much larger than for peers (c 7% on average), despite a similar NAV total return over the past five years and the yield differential being closed by FVI's more than doubling of the DPS. Improved transparency should help to highlight this difference.

23 April 2014

Price	**€5.20**
Market cap	**€48m**

Net debt (€m) as at 31 Dec 2013	173.8
Shares in issue	9.3m
Free float	47.5%
Code	FVI
Primary exchange	Frankfurt
Secondary exchanges	Stuttgart, Berlin, Munich

Share price performance

%	1m	3m	12m
Abs	2.9	(6.6)	13.2
Rel (local)	0.1	(5.4)	(11.8)
52-week high/low		€5.80	€4.01

Business description

Fair Value REIT (FVI) is a real estate investment trust managing c 370,000m² at 45 commercial properties in 11 German states. It has a diversified portfolio of office and retail assets, with a focus on regional locations.

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Edison profile page

Fair Value REIT is a research client of Edison Investment Research Limited

Investment summary

Reducing complexity and lifting dividends

FVI is a real estate investment trust (REIT), which manages a portfolio of commercial office and retail properties in regional German locations, split equally between east and west. The group invests directly in real estate assets and indirectly through holdings in property companies, closed-end funds and partnerships. FY13 saw the adoption of IFRS10, fully consolidating the associate investments that were previously equity accounted (with the exception of FVI's limited partnership interest in BBV09, terminated at year end 2013). Once investors have digested the accounting changes (which have the effect of increasing the size of the balance sheet and major P&L items, but having negligible impact on profits or net assets after non-controlling interests) the added transparency should make comparison with peers substantially easier. As a REIT, FVI's strategy for shareholder returns is significantly focused on dividends; having successfully restructured the group to support a more than doubling in DPS in 2013 (from €0.10, or 16% of EPRA EPS, to €0.25, or 36% of EPRA EPS) the group seeks to maintain a pay-out ratio of at least 45% of EPRA EPS (with a goal to increase this to 50% from 2016). The prospective dividend yield is now on a par with peers, yet the discount to NAV remains substantially larger (c 40% versus c 7% for peers) despite comparable NAV total returns over the past five years.

Portfolio developments

During 2013, FVI took advantage of a positive property market environment to dispose of non-core properties (at c 2% above carrying value on average), greatly simplify its overall structure, and (we believe) sustainably increase its distributable earnings base. Disposals also had the effect of increasing the share of retail property, an area that management favours. We believe there are more non-core assets to be disposed of but note management is also keen to be able to once again begin to grow the portfolio, with a focus on directly-owned properties, the retail sector, and increasing exposure to faster growing regions of the German economy.

As at 31 December 2013 the directly and indirectly held portfolio consisted of 49 properties (down from 65 at the end of 2012) with a market value of €311m (2012: €463m). The reduction includes planned disposals (€138m) as well as valuation movements (€13m). Subsequent to year end, four properties have been sold (two carried as assets held for sale in the year-end accounts), for an aggregate value of c €21m, similar to the year-end market value.

€138m of properties were exited during the year (33% of the opening portfolio), including 11 properties held directly and indirectly that were sold (€31m), as well as a substantial contribution (€107m) from the cancellation of FVI's limited partnership interest in the non-strategic (BBV09) participation (with five properties).

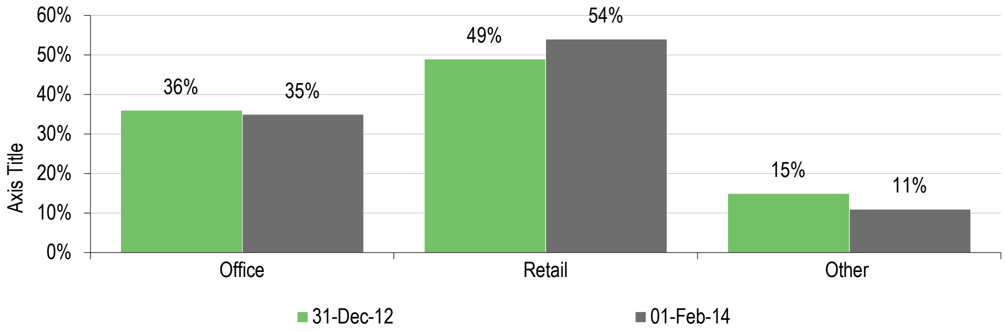
In February 2014, FVI announced the sale of a small directly owned bank building at Henstedt-Ulzburg for c €1.1m (similar to carried value), along with the disposal of a hotel with office and commercial space in Hannover. The Hannover disposal generated €17m, the value carried in the year-end accounts, but lower than its previous market value by c 13%. In April, a small office and residential building in Sparrieshoop was sold for €0.18m and a doctors' practice with supermarket in Weyhe-Leeste for €2.86m; both sale prices were similar to carrying value.

The 2013 valuation adjustment to the portfolio value was €14.0m, or 4.1% on a like-for-like basis, adjusted for disposals. Substantially all of this movement occurred in H2, with approximately 75% attributable to just three properties. Two of these are related to the insolvency of German DIY retailer Praktiker, in Celle and Eisenhüttenstadt, where the anticipated vacancy period and re-letting related costs have negatively affected the external valuation. The third relates to the Hannover property sale, which was sold in January 2014 and required a 13% adjustment to its end-2012 carried value.

Increasing focus on the retail sector

Exhibit 1 shows the split of the portfolio by type at 1 February 2014 (taking into account the Hannover hotel and Henstedt-Ulzburg bank sales) compared with the position at the end of 2012. Although so far achieved via targeted disposal rather than new investment, management's goal of increasing the retail share within the portfolio is clearly being achieved.

Exhibit 1: Changing distribution of portfolio by end use



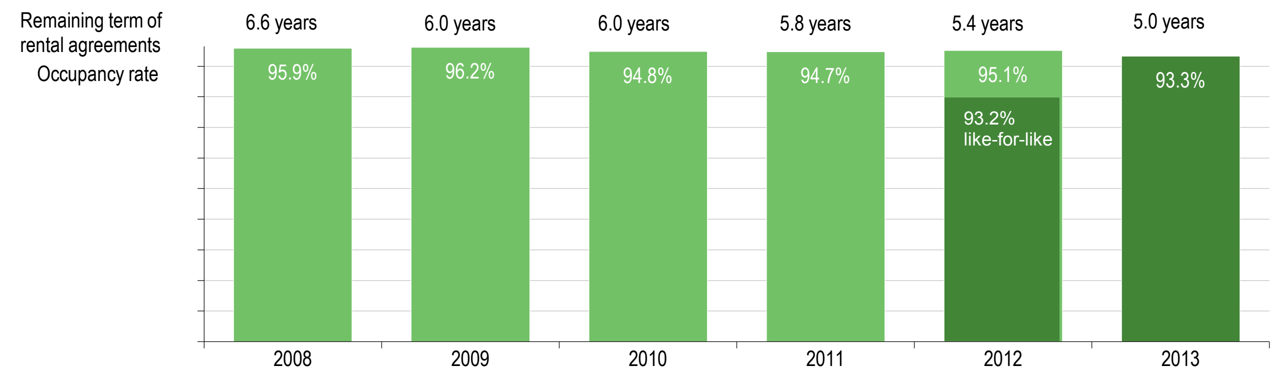
Source: Company data. Note: Calculated as share of potential rents. Like for like basis with 2012 based on similar consolidated basis to 2013.

We believe FVI is nearing the end of its immediate disposal programme aimed at portfolio optimisation, and will soon be looking to add new properties to its portfolio. Management says that new investment will focus increasingly on retail parks where food retailers act as relatively stable anchor tenants, and selectively, office properties where there is a compelling investment case.

From a geographic perspective, management anticipates the portfolio distribution will gradually converge upon that of economic value creation across the German economy. Future investments will be sought in growth regions such as Bavaria, Baden-Württemberg, and Rhineland-Palatinate.

Lease duration and occupancy remain satisfactory

Exhibit 2: Development of occupancy and outstanding lease length

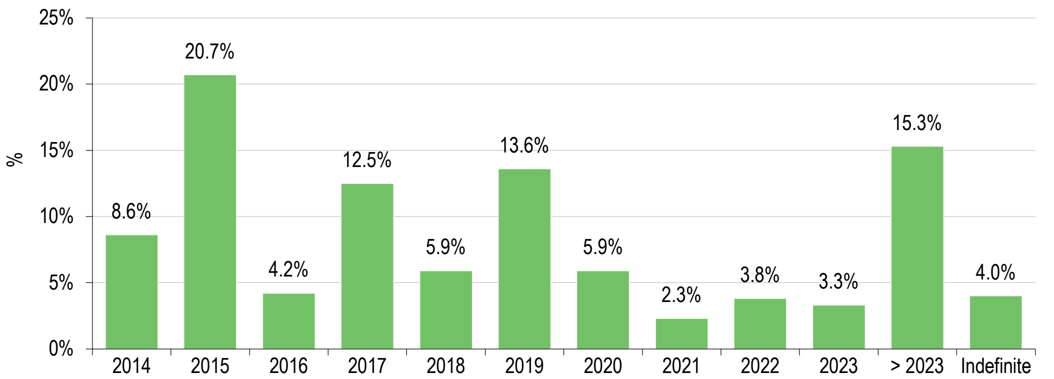


Source: Company data

The weighted average unexpired lease term (WAULT) of 5.0 years at the end of 2013 is down slightly from 5.4 years at the end of 2012, but still healthy. Reported occupancy has dipped slightly to 93.3% compared with 95.1% at the end of 2012 and a five-year average of 95.3%. However, on a like-for-like basis, adjusted for disposals, occupancy has moved from 93.2% in 2012 to 93.3% and management expects an improvement during 2014.

Just 73 of the total 631 leases in the portfolio are due for renewal in 2014, representing only 8.6% of the contractual rent of €26.5m as at 31 December 2013. 2015 will be a heavier year for lease renewals, covering 20.7% of contractual rents (78 leases); the three largest tenants account for 40% of the total expiring rent. The Metro subsidiary, SB Warenhaus GmbH, has indicated it will not extend its lease in Eisenhüttenstadt, which expires at the end of October 2015. The Metro lease accounts for c €1.65m of the c €5.5m of expiring contractual rent.

Exhibit 3: Rental expiry profile



Source: Company data. Note: Expiring leases as % of contractual rent as at 31 December 2013.

Sensitivities

The main drivers of FVI's IFRS earnings are rental rates, occupancy, interest costs and revaluation gains. The cost base is relatively high, reflecting a large number of smaller, higher-yielding properties, but flexible.

- The average remaining lease term across FVI's portfolio (on a look-through basis, including its share of the associate's investment property) was a relatively healthy 5.0 years at 31 December 2013, a small decline from 5.4 years at 31 December 2012.
- FVI has a flexible cost-efficient structure via the outsourcing of its property management and accounting functions, enabling management to concentrate on portfolio management. The main company providing third-party services is IC Immobilien Service (ICIS), a subsidiary of IC Immobilien Holding, with the IC real estate group of companies being a c 18% shareholder.
- Valuations of the directly- and indirectly-owned property portfolio are undertaken by CB Richard Ellis on an annual basis. We have assumed no valuation gains or losses in our estimates.
- Interest costs. Assuming a EURIBOR rate of 0.3%, the weighted average cost of FVI's €191.3m of debt at the end of 2013 was c 2.8%. Approximately €133m of this debt is at floating rates with the balance fixed for various maturities up to 2018. Interest rate caps covering c €56m of debt are in place (€21m capped at 3.5% and c €35m capped at 4.25%)..

Performance and valuation

Over five years, on an IFRS basis (EPRA data is not available for the whole period), FVI's NAV compound total return performance remains broadly comparable with peers (a selection shown in Exhibit 4, and only VIB Vermögen has produced a stronger compound return).

Exhibit 4: Peer NAV total return comparison

	Total return (%)					
	2009	2010	2011	2012	2013	GAGR (%)
Alstria Office	(9.1)	3.7	(0.8)	2.2	5.9	1.2
Hamborner REIT	1.6	(11.6)	4.6	(2.3)	5.9	(2.9)
VIB Vermögen	9.0	6.4	1.3	9.7	9.3	40.9
Average	*0.5*	*(0.5)*	*1.7*	*3.2*	*7.0*	*12.3*
Fair Value REIT	**(4.7)**	**2.8**	**10.2**	**0.1**	**1.5**	**9.7**

Source: Company data, Edison Investment Research. Note: IFRS NAV movement plus dividends paid in year and reinvested, eg 2013 returns include payment of dividends declared in 2012.

Despite a comparable return performance, Exhibit 5 shows that FVI continues to trade at a much larger discount to NAV than the peer average (c 40% versus c 7%).

Exhibit 5: Peer comparison

	Price	NOS	Mkt cap.	P/NAV (EPRA)		Yield	
	€	mill.	€m	2012	2013	2012	2013
Alstria Office	10.00	78.9	789.3	0.95	0.94	5.0%	5.0%
Hamborner REIT	7.81	45.5	355.3	0.96	0.95	5.1%	5.1%
VIB Vermoegen	12.65	21.4	270.3	0.97	0.91	3.2%	3.6%
Average			49.4	0.96	0.93	4.4%	4.6%
Fair Value	**5.20**	**9.3**	**48.5**	**0.60**	**0.60**	**1.9%**	**4.8%**

Source: Company data, Bloomberg. Note: Prices as at 23 April 2014

We have previously commented that the larger discount may reflect its corporate structure (which has historically included substantial value in non-consolidated minority holdings), and historically lower dividends as a result of lower distributable earnings under HGB (compared with IFRS). The limited liquidity of FVI may also be a factor. With the corporate structure now simplified and dividend-paying capacity significantly improved as a result, we see the continuing discount to peers as anomalous.

Financials

Accounting change with 2012 restated

2013 saw the first-time adoption of IFRS10, which resulted in the previously equity accounted former associate companies, BBV02, BBV10, BBV14, IC12, IC15, being fully consolidated. The 2012 accounts have also been presented in the restated format. The only associated company remaining after the accounting change was the limited partner interest in BBV09, which contributes to the income from participations in 2013 but was terminated as of 31 December 2013.

The impact of the accounting change on net earnings after non-controlling interests is minimal; however, within the P&L there are substantial changes relating to the former associate participations that were previously included as a one-line P&L entry, representing FVI's share of their results. Now these entities are fully consolidated, each line of their respective P&Ls is consolidated along with FVI's direct and indirect (already consolidated subsidiary) interests. The P&L is expanded, the profits are larger than previously reported, but so too is the minority interest, leaving attributable net earnings at a broadly similar level.

Similarly, the accounting change expands the balance sheet, with both the gross assets and liabilities of the former associate companies replacing a single-line entry representing FVI's share in the net assets of these entities; total group net assets expand but again there is an offsetting increase in minority interests. In addition, there was an uplift to restated opening 2012 NAV representing the reversal of provisions taken against the carrying value of former associates (see below) so shareholders' equity (after minorities) for the restated 2012 increased from €77.4m to €80.4m. The relatively small difference between the previously reported 2012 net attributable earnings of €1.2m and the restated €0.2m loss is due to the elimination, upon consolidation, of a partial write-back of this provision (which reflected positively in the previously stated P&L).

2013 EPRA performance exceeded forecasts

On an IFRS basis, FVI reported a consolidated net loss (after minorities) of €5.2m. On an EPRA (adjusted to take into account realisation gains and losses and other one-off items, as well as unrealised changes in the market value of properties and interest rate derivatives) basis, the net profit (after minorities) was €6.4m versus our forecast and management guidance of €5.3m.

Exhibit 6: EPRA earnings versus company guidance

	2013 guidance			2013 actual	Variance
€m	Old basis	Adjustment	New basis	New basis	New basis
Total revenues	12.9	23.0	35.9	36.4	0.5
Real estate-related operating expenses	(4.9)	(9.3)	(14.2)	(13.3)	0.9
Net rental result	8	13.7	21.7	23.1	1.4
General admin/other	(2)	(0.6)	(2.6)	(3.3)	(0.7)
Operating result	6	13.1	19.1	19.8	0.7
Income from participations	4.3	(3.1)	1.2	1.6	0.4
Net interest expense	(3.6)	(5.8)	(9.4)	(8.8)	0.6
Income before minority interests	6.7	4.2	10.9	12.6	1.7
Minority interest in the result	(1.4)	(4.2)	(5.6)	(6.2)	(0.6)
Consolidated Net Income (EPRA Earnings/FFO)	5.3	0	5.3	6.4	1.1

Source: Company data

EPRA earnings exceeded company guidance set at the beginning of the year by €1.1m due to a broadly favourable spread of variances, as shown in Exhibit 6. Our own estimates were in line with the company's guidance. As a result of the reporting changes it is not possible to fully reconcile the reported IFRS result (new basis) to our forecast (old basis); however, our forecast net income of €6.8m did not include the H2 valuation losses or the swap cancellation compensation (see below). Swap valuation movements and termination costs negatively affected reported results by €3.2m after minority interests, while property valuation movements were a negative €8.4m after minorities. Taken together, these items largely explain the variance with our IFRS forecast.

Interest savings exceed lost rental income in underlying 2013

Focusing on the underlying (EPRA) earnings, on the new accounting basis, the main driver of profit growth in 2013 over 2012 was the decline in interest expense (less debt, at lower cost), which exceeded the decline in revenues struck off a smaller property portfolio, and the higher real estate operating expenses.

Exhibit 7: EPRA earnings development (new accounting basis)

€m	2012	2013	Variance
Rental income	31.5	29.6	(1.9)
Income from operating and incidental costs	5.3	6.8	1.4
Total revenues	36.8	36.4	(0.4)
Real estate-related operating expenses	(11.5)	(13.3)	(1.8)
Net rental result	25.3	23.1	(2.2)
General admin/other	(3.7)	(3.3)	0.4
Operating result	21.6	19.8	(1.8)
Income from participations	1.5	1.5	0.0
Net interest expense	(10.7)	(8.8)	1.9
Income before minority interests	12.4	12.6	0.1
Minority interest in the result	(6.5)	(6.2)	0.3
Consolidated Net Income (EPRA Earnings/FFO)	5.9	6.4	0.5
Consolidated Net Income (EPRA Earnings/FFO) per share	0.69	0.63	0.06

Source: Company data

Reflecting property sales, rental income declined by €1.9m (6%). In the revenue line this was largely offset by higher ancillary income, but the same rise also contributed towards increased real estate operating expenses, which were also increased by property re-letting expenses. The €2.2m decline in net rental income is thus largely the result of lower gross rental income (€1.9m or 86%) and partly due to an increase in unallocatable property expenses (€0.3m or 14%).

After administrative expenses (which fell 6%) and negligible other expenses (€0.2m in 2012), the EPRA operating result was down €1.8m at €19.8m. Central administrative expenses were at a similar level to 2012 but subsidiary expenses were lower, reflecting the decline in rents as well as some decline in the rate at which fees are paid to IC Group.

The contribution from the remaining associate (BBV09) was similar over the year (on an EPRA basis, adjusted for valuation movements). Following the end-2013 termination of FVI's limited partner interest in BBV09, its holding value has been replaced in the balance sheet with a settlement credit receivable; this is due for settlement over three years, in phases, with late settlement triggering contractual interest payments to FVI.

Net interest expense on an EPRA basis (which excludes swap valuation movements and swap cancellation costs) declined by €1.9m to €8.8m. Property sales allowed a reduction in borrowings during the year (year-end net debt of €173.8m versus €202.6m at the end of 2012) and the average debt cost also fell slightly. The net interest expense of €12.7m reported under IFRS included a €3.5m compensation cost for cancelling interest rate hedging contracts covering €20m of FVI's floating rate debt (and c €0.4m of negative derivative value movements). The swap cost was 494bp over EURIBOR, and following the cancellation, and assuming a c 0.3% pa three-month EURIBOR rate, the weighted average cost of FVI's debt at end 2013 was c 2.8% compared with c 4.3% in the previous year. This will materially reduce interest costs in 2014. In January 2014, €5m of the remaining €10m interest rate swap was cancelled (we estimate at a one-off cancellation cost of €0.9m, within our IFRS forecasts) and this should have the effect of reducing overall ongoing debt costs by a further c 12bp in a full year.

Balance sheet expanded but limited equity impact

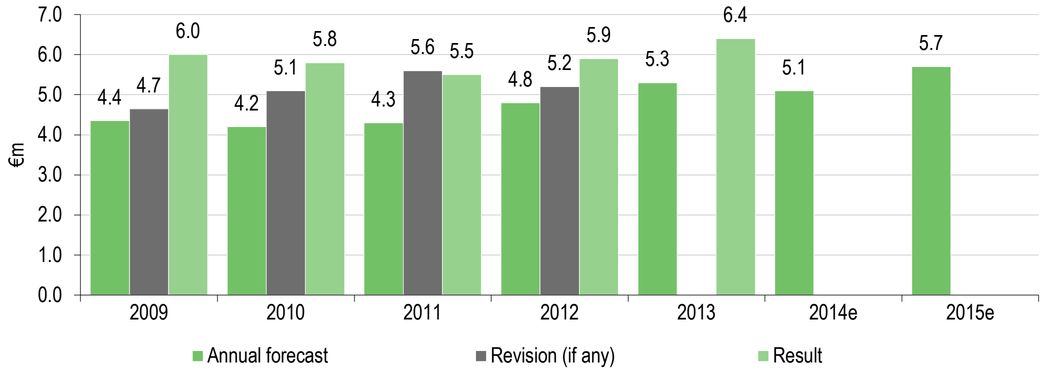
As explained above, the accounting change had the impact of expanding the assets and liabilities of the group, but has only a limited and one-off impact on shareholders' equity after minority interests. This impact appears in the restated opening equity for the 2012 year, which increases from the previous €76.9m to €81.3m; the former associates' carrying value included the fair value of their assets and liabilities (now consolidated) but also a carrying value impairment, reflecting the future anticipated non-property expenses for the entities. This impairment has been reversed. Despite the reported IFRS loss of €5.2m for 2013 and dividend distributions of €932k, shareholders' equity after minority interests actually showed a slight increase to €80.7m from €80.4m the previous year. Other comprehensive income recorded a €6.4m credit, reflecting the cancellation of swap contracts and the annual movement in fair value on remaining contracts. The realised loss in the 2013 P&L triggered by cancellation reversed some of the mark-to-market losses accumulated on the balance sheet and generated a gain to other comprehensive income.

Shareholders' equity, together with minority interest, was €146.3m or 42% of total consolidated assets of €345.9m. As a REIT, FVI must have equity (including minority interests) of at least 45% of immovable assets (ie investment property and associate interests), and the 2013 ratio was 46.9%. We estimate that additional sales since 31 December 2013, at around year end-carried values will have increased this ratio to c 50% on a pro forma basis.

On the new accounting basis, financial liabilities declined to €191.1m (2012: €216.8m), which represents 55% of total assets (2012: 56%).

Our revised earnings are broadly in line with guidance

Exhibit 8: FVI has consistently beaten initial earnings guidance



Source: Company data. Note: EPRA net earnings. Where range is given for forecast we have taken mid-point.

For 2013, FVI again reported EPRA earnings ahead of guidance given at the start of the year; this has been the case in every year since 2009. The portfolio disposals that occurred throughout 2013 (and also continuing into 2014 year to date) will continue to incrementally reduce rental income through 2014. This is the basis for FVI's guidance of lower EPRA earnings in 2014 before an increase in 2015 (though still below the actual 2013 reported level). Compared with 2013, management's guidance sees only a partial offset to lower gross rental income from lower real estate related and administrative expenses, and lower net interest expense. Management guidance is based upon a stable portfolio as at 31 March 2014; the Hannover and Henstedt disposals (€18.1m sales value and contractual rent of c €1.7m) are thus included, but no further disposals or acquisitions. Already, in April, FVI has disposed of c €3.0m of property with a contractual rent at the end of 2013 of €348k. Our own forecasts include these more recent disposals, yet still suggest a similar net result to management guidance for 2014 (€5.1m on an EPRA basis) and are slightly higher in respect of 2015 (€5.9m versus guidance of €5.7m). Our revised earnings and NAV forecasts for 2014 are both c 10% lower compared with our previous estimates which were set after the nine month results and before the more recently announced property disposals. We forecast 2014 revenue to decline by c 16%, reflecting lower rents after disposals, and for real estate operating expenses to decline but remain at a high level. BBV10 in particular is expected to see an increase in re-letting expenses in 2014. Net rental income is forecast to decline by 22% to €18.0m (guidance is €17.8m). Administrative expenses should decline with rental income and our forecast €2.7m is in line with guidance. The continued decline in the cost of debt, and a further reduction in the amount of debt, lead us to anticipate a further decline in net interest expense to €4.8m on an EPRA basis (guidance €5.0m), and €5.7m on an IFRS basis, including the estimated €0.9m cost of cancelling €5m of the remaining €10m swap carried forwards from 2013. Our forecast for minority charges, built off subsidiary estimates, is slightly higher than guidance (€5.5m versus €5.0), leaving us with a net income forecast (€5.1m) that is in line with guidance.

In our previous note we analysed the sustainability of dividend payments, which are paid out of the single entity German GAAP accounts. The exit from the BBV09 former associate generated an accounting gain in the GAAP accounts (see below) that provide FVI with the balance sheet flexibility to lift (buy back) its interest rate swap and materially lower interest expense. The interest expense benefit compensates for the reduction in earnings (from BBV09) and effectively shifts more of the group consolidated earnings from associates into core (single entity) GAAP earnings, the basis for dividend payments. We are satisfied that management's goal of a dividend pay-out ratio, in relation to underlying EPRA earnings, of at least 45% for 2014-15, is a realistic target. Our dividend forecasts (DPS of €0.25 in 2014 and €0.28 in 2015) mirror management's guidance.

Exhibit 9: Financial summary

Year ending December	€m	2012	2013	2014e	2015e
		IFRS	IFRS	IFRS	IFRS
PROFIT & LOSS		**Re-stated**			
Revenue		36.8	36.4	30.4	31.9
Net property expenses		(11.5)	(13.3)	(12.4)	(12.5)
Net rental income		25.3	23.1	18.0	19.4
EBITDA		21.6	19.8	15.4	16.7
Intangible Amortisation		0.0	0.0	0.0	0.0
Revaluation of inv. Property		(9.7)	(14.0)	0.0	0.0
Gain on disposal of inv. Property		0.1	-0.7	0.0	0.0
EBIT		11.9	5.0	15.4	16.7
Associates		-0.6	1.5	0.0	0.0
Net Interest		(10.9)	(12.7)	(5.7)	(4.4)
Profit Before Tax (norm)		10.1	8.6	9.7	12.3
Profit Before Tax (IFRS)		0.4	-6.2	9.7	12.3
Tax		0.0	0.0	0.0	0.0
Minority interests		(0.6)	0.9	(5.5)	(6.5)
EPRA Net income		5.9	6.4	5.1	5.9
Net income (IFRS)		-0.2	-5.2	4.2	5.9
Average Number of Shares Outstanding (m)		9.3	9.3	9.3	9.3
EPS - EPRA basis, normalised fully diluted (€)		0.64	0.69	0.55	0.63
EPS - (IFRS) (€)		-0.02	-0.56	0.45	0.63
Dividend per share (€)		0.10	0.25	0.25	0.28
BALANCE SHEET					
Fixed Assets		366.7	292.5	288.4	288.4
Investment property		355.9	292.3	288.2	288.2
Equity accounted investments		10.6	0.0	0.0	0.0
Other non-current assets		0.2	0.2	0.2	0.2
Current Assets		18.4	53.4	36.9	34.3
Trade receivables		1.8	33.5	15.0	15.0
Cash		14.2	17.4	19.4	16.8
Other		2.4	2.5	2.5	2.5
Current Liabilities		(61.1)	(70.9)	(36.4)	(36.4)
Trade payables		(1.7)	(2.2)	(2.1)	(2.1)
Short term borrowing		(55.9)	(64.6)	(30.2)	(30.1)
Other		(3.5)	(4.1)	(4.1)	(4.1)
Long Term Liabilities		(170.0)	(128.7)	(139.2)	(131.2)
Long-term debt		(160.8)	(126.6)	(137.2)	(129.1)
Provisions and other		(9.2)	(2.1)	(2.1)	(2.1)
Net Assets		154.0	146.3	149.6	155.1
Minorities		(73.6)	(65.6)	(67.1)	(69.6)
Shareholders' equity		80.4	80.7	82.5	85.5
IFRS NAV per share (€)		8.62	8.65	8.84	9.17
EPRA NAV per share (€)		9.58	8.86	9.05	9.38
CASH FLOW					
Operating Cash Flow		18.0	13.4	11.5	12.9
Net Interest		(10.2)	(12.0)	(5.8)	(4.5)
Tax		0.0	0.0	0.0	0.0
Capex		0.0	(0.0)	0.0	0.0
Acquisitions/disposals		3.3	29.1	22.6	0.0
Financing		(0.1)	(0.8)	(0.1)	(0.5)
Dividends		(0.7)	(0.9)	(2.3)	(2.3)
Net Cash Flow		10.3	28.7	25.9	5.5
Opening net debt/(cash)		212.9	202.6	173.8	147.9
Other		0.0	0.0	(0.0)	(0.0)
Closing net debt/(cash)		202.6	173.8	147.9	142.4

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