Ghelamco Group Comm. VA
Half year results 30.06.2017

Sound results and balance sheet structure from continued investment and commercialisation efforts in core market segments

- **Net profit for the period of 19,105 KEUR (vs. 100,622 KEUR as of 30.06.16)**
- **Solvency ratio of 46% (40% as per 31.12.16)**
- **Sale of the Warsaw Spire project to Ghelamco European Property Fund for a total transaction value of 540 MEUR.**
- **Start of the construction works on the Warsaw Hub (113.000 sqm office space)**
- **Finalization of the construction works on the Przystanek mBank project in Lodz (25,600 sqm office space; approx. 95% pre-leased) and Wronia 31 project in Warsaw (15,400 sqm office space; approx. 85% pre-leased)**
- **Sale of the Retail Leuven project to 3rd party investor in June 2017, for an amount of 9.4 MEUR, resulting in a net gain on disposal of 1.1 MEUR.**
- **Continued construction efforts and commercial successes on the 3nd phase (91 apartments and some commercial units) of the Tribeca project in Ghent, contemporary, green project at the Nieuwevaart. Per date of the current report, approx. 80% of available units have been (pre-) sold.**
- **Start and fast progress of the construction works of the The Link office project in Berchem; with a (pre-)lease rate of approx. 70% per date of the current report.**

Preliminary remark

Since 2007, Ghelamco (Consortium)'s business activities are structured in three major holdings under common control of the ultimate shareholders (jointly referred to as "Ghelamco"):

- Investment Holding: comprises resources invested in the development of real estate projects in Belgium, Poland, Russia and Ukraine and the intra-group Financing Vehicles – referred to as "Investment Group" or the "Group";
- Development Holding: represents international entities that provide construction, engineering and development services to the Investment Group;
- Portfolio Holding: consists of all other activities and real estate investments controlled by the ultimate shareholders.

And per end 2016 the Ghelamco European Property Fund has been put in place, fourth holding company which in first instance acquires delivered projets (for which the occupation rate and lease status has been optimized during the past years) from the Investment Holding for keeping them as income generating products in portfolio for a longer time period. Furthermore this longer-term strategy demands a different financing structure. For that, projects may be transferred from the Investment Holding to the Property Fund.

Ghelamco Group Comm. VA (the "Group") is the holding company of the Investment Group that, together with its direct and indirect legal subsidiaries, constitute the reporting entity for the purpose of these interim condensed financial statements.

Summary

The Group closed its 2017 half-year accounts with a net profit of 19,105 KEUR, after continued investment and commercialisation efforts. Thanks to these efforts the Group realised significant residential sales, disposed of a significant amount of investment property (mainly the Warsaw Spire), while it managed to create added value through further investing in existing and new developments. This is reflected in a balance sheet total of 1,695,481 KEUR and an equity of 772,959 KEUR. The solvency ratio amounted to 46%.

In Poland, the investing activities have during the first half of 2017 mainly been focused on:

- The further construction of the Wronia project (approx. 16,000 sqm office project in the Warsaw Wola District). Construction works were in the finalization phase at 30 June 2017. The occupation permit has been obtained on 21 June 2017.
- The finalisation of the construction works on Przystanek mBank project (25,600 sqm office space) in Lodz, which is already pre-leased to mBank (for approx. 95% of the lettable area). The occupation permit is expected to be received before the end of Q3 2017.
- The start of the construction works of the Warsaw Hub (end 2016), 3 towers (on a podium) multifunctional project of approx. 113,000 sqm in Warsaw CBD.
- The start of the foundation works of the Spinnaker Tower, 55,000 sqm offices project at Rondo Daszynskiego in Warsaw.

Continued leasing efforts have resulted in the fact that the Woloska 24 project in the Warsaw Mokotow district has per date of the current report an occupation rate of over 60% and that the Wronia project (just delivered) is leased for over 85% (signed expansion options included).

As to divestures, in June 2017 the Warsaw Spire project, leased for over 90%, has been sold to the Ghelamco European Property Fund; transaction which allowed the Group to realise this project for which the occupation rate and lease status was optimized during the past months and years, at an optimal market value. The transaction value amounted to 540 MEUR.

On 6 April 2017, a preliminary agreement was signed with a third party investor for the sale of 100% of Ghelamco Nowa Formiernia sp. z o.o., project company holding the Przystanek mBank project. Formal closing of the deal is expected in Q4 2017.

In addition, the residential Woronicza Qbik project was further commercialised in a way that currently over 95% of available soft lofts have been sold.

In Belgium, the Group has over the past years intensified its project development activities (with currently over 40 projects in portfolio). As a consequence, a significant number of Belgian projects have in the course of the last three years been delivered and commercialised.

In this respect, the delivered and operational Dacar projects (consisting of the Blue Towers, the Brico Retail hall and Parking Gent) have per end 2016 been sold to the Ghelamco European Property Fund. In connection with this sales transaction, formerly recognized gains (through fair value accounting) for an amount of +/- 31 MEUR have actually been realised. The resulting receivable balances on the Ghelamco European Property fund are currently being cashed.

In June 2017, the Retail Leuven project (5.435 sqm retail space at the Vaartkom in Leuven) has been sold to a third party investor. This transaction resulted in a gain on disposal of investment property of 1.1 MEUR.

During the current 6-month period, construction works of phase 3 of the Tribeca project in Ghent (affordable, contemporary, green project, consisting of 91 apartments and some smaller retail units) have been continued. At the same time, commercialisation of this phase of the project is going well, as per date of the current report already 80% of available residential units have been (pre-)sold. Furthermore, construction of phase 2 (consisting of 72 apartments, 5 lofts, underground parking garages and retail units) is currently being finalized (and at +/- 95%), while 71 (of 72 available) residential units have been sold. Also, approx. 42% of the available retail space (5,150 sqm in total in phase 2) has been leased to Lidl, which opened its new retail shop on 15 February 2017.

In addition, stripping/demolition and construction works have resp. been finalized and kicked-off in the Brussels Edition and Spectrum projects. Per date of the current report, approx. 78% of the available residential units in the Edition project (offering 59 luxurious apartments, underground parking spaces and retail space on the ground floor) have been pre-sold, while over 90% of the apartments in the Spectrum project (mixed project offering 15,000 sqm office space, 22 apartments and approx. 170 underground parking spaces) have been reserved and/or pre-sold.

Moreover, construction works in the 'The Link' project in Berchem (27,000 sqm office space and approx. 540 underground parking spaces, divided over 2 buildings) have started, while marketing efforts have per date of this report already resulted in a (pre-)lease rate of approx. 70%.

In Ukraine, the Kopylov Logistics Park (+/- 30,000 sqm warehousing in the Makariv District of the Kyiv Region) has in the first half of 2017 been sold to a third party for an amount of 18.8 MUSD. This sales transaction has resulted in a gain on disposal of 7.5 MEUR.

Key figures

Results	**30.06.2017**	**30.06.2016**
Operating result	39,592	121,404
Net result of the year	19,105	100,622
Share of the group in the net result of the year	18,490	100,192
Balance sheet	**30.06.2017**	**31.12.2016**
Total assets	1,695,481	1,912,028
Cash and cash equivalents	66,578	59,001
Net financial debt (-)	762,453	998,092
Total equity	772,959	765,282

Revenue for the first semester of 2017 amounts to 52,861 KEUR and relates to rental income (23,318 KEUR) and sales of (residential) projects (29,096 KEUR).

The investment property (under construction) portfolio evolved from 1,317,666 KEUR per end 2016 to 855,130 KEUR per end of June 2017; evolution which is the combined result of current period's expenditures (46,184 KEUR), disposals (-544,997 KEUR), fair value adjustments (12,441 KEUR), transfers (10,778 KEUR) and currency translation impact (13,058 KEUR). The current period's net favorable fair value adjustment is mainly the consequence of the Group's sustained investment and leasing efforts, in combination with market evolution (in terms of yields and rent levels).
The operating result for the first half-year of 2017 totals to 39,592 KEUR; net profit for the period closes with 19,105 KEUR.

Property development inventories balance decreased by 4,760 KEUR to 254,745 KEUR; evolution which is mainly the combined effect of :

- further expenditures on Belgian (residential) projects (mainly connected with the construction of the Tribeca project in Ghent),
- the sale of some (residential) projects (mainly invoicing of installments under the Breyne legislation in the Tribeca project in Ghent and the Edition project in Brussels and
- the further commercialisation of apartments in the Woronicza Qbik project (350 residential soft lofts in Warsaw, with a sales rate of over 95% per mid 2017).

During the period the Group was able to obtain new bank borrowings and withdraw on existing credit facilities for a total amount of 47.7 MEUR. On the other hand, reimbursements and refinancings have been done for an amount of 321.3 MEUR (disposal of the 300 MEUR bank loan on Warsaw Spire included), bringing the total outstanding amount of bank borrowings to 353.5 MEUR (i.e. a net decrease by 273,6 MEUR compared to the outstanding balance of 627.1 MEUR at 31/12/2016). Also considering the outstanding bonds (245,278 KEUR net outstanding private and public bonds in Poland and 217,719 KEUR net outstanding private and public bonds in Belgium) and some other loans (12,565 KEUR), leverage[1] amounts to 49%.

Overview by country

Belgium

In Belgium, the Group's main development activities during the first half of 2017 related to:

- Finalization of the construction works of phase 2 of the Tribeca project at the Nieuwevaart in Ghent (mixed project of +/- 35,000 sqm lettable/sellable area in total of which phase 2 offers 72 apartments, 5 lofts, underground parking garages and commercial units). Per date of the current report 71 of 72 available units have been sold and 42% of the lettable retail space has been leased.
- Continuation of the construction works of phase 3 of the Tribeca project (offering 91 apartments and some smaller retail units). Construction progress is approx. 65%. About 80% of availabe residential units have been (pre-)sold.
- Continuation of the construction works of the business hotel next to the Ghelamco Arena (125 hotel rooms, 83 extended stay rooms and 98 underground parking bays).
- Stripping, demolition and start of construction works in the Brussels Edition (Louizalaan) and Spectrum (Avenue Bischoffsheim) projects. Per date of the current report, approx. 78% of the apartments in the Edition project have been (pre-)sold, while over 90% of the apartments in the Spectrum project have been reserved and/or pre-sold. In addition, leasing negotiations for significant areas in the offices-part of the Spectrum project are currently well advanced.
- Start and fast progress of the construction works in the The Link project in Berchem (27,000 sqm office space and approx. 540 underground parking spaces) , while parallel marketing efforts have already resulted in a (pre-)lease rate of approx. 70%.

[1] Calculated as follows: interest-bearing loans and borrowings/ total assets

As to divestures and/or revenues:

- Current period's revenues mainly related to invoicing under the Breyne legislation connected to apartments and parking spaces in phase 2 and 3 of the Tribeca project at the Nieuwevaart in Ghent, further commercialisation of the residential part of the Waterview project in Leuven Vaartkom (8 units sold during the first half of 2017), first installments (connected to 24 units and 25 garages) in the Edition project in Brussels and the sale of villas and apartments at the Belgian coast.
- In addition, in June 2017 the Retail Leuven project at the Vaartkom in Leuven was disposed and sold to a third party investor.

Poland

In Poland, the Group in first instance maintained its existing land bank but also took advantage of some expansion opportunities. Current period main land bank transactions was a plot acquisition in Lodz (for an amount of approx. 8 MPLN) for the future development of an office project, in a 50/50 joint-venture structure with a 3rd party.

As stated, the Group further invested in the construction of the Wronia project in Warsaw, for which the works are currently being finalized. Also the constructions works of the Przystanek mBank project on Lodz are well advanced and being finalized. In addition, the Warsaw Hub for which construction works were kicked off end 2016, is currently under construction. Construction status at 30 June 2017: finalisation of ground works including diaphragm wall. Delivery is expected in Q1 2020. Finally, also construction works on the Foksal project (57 exclusive apartments at 13/15 Foksal Street located in the historic heart of Warsaw) and foundation works on the Spinnaker Tower project (55,000 sqm offices at Rondo Daszynskiego) have commenced in the first half of 2017.

As to (pre-)leasing and occupation of projects:
The Przystanek mBank project in Lodz has been pre-leased for approx. 95% of the lettable area.
The Woloska project in the Warsaw Mokotow District has been leased for over 60%, while negotiations for parts of the remaining space are ongoing.

As to divestures and/or revenues:

On 29 June 2017, the Warsaw Spire project was sold to Ghelamco European Property Fund NV at a transaction value of 540 MEUR in total. For this purpose, Granbero Holdings Ltd entered into an agreement with Ghelamco European Property Fund NV to sell 100% of the shares in Stareti Holdings Ltd (in turn parent company of the SPVs holding the (3 parts of the) Warsaw Spire project). The sale resulted in the current period a net result on disposal of investment property of 8,976 KEUR. In addition, in connection with this transaction, formerly recognized gains (through fair value accounting) for an amount of +/- 245 MEUR have actually been realised. The resulting receivable balances on the Ghelamco European Property fund are currently being cashed. On 27 September 2017 Ghelamco European Property Fund NV disposed the shares of Warsaw Spire Pl.Europejski 6 SKA (company holding building B of the Warsaw Spire complex) to an external investor.

Current period's residential sales revenues related to the further commercialisation of the Woronicza Qbik project (350 residential soft lofts in the Mokotow Distruct of Warsaw). Per end of June 2017, over 95% of units have been sold.

Other countries

In Ukraine, the Kopylov Logistics Park project was sold (for 18.8 MUSD) to a third party: ATB, a local Ukrainian retailer. The transaction was structured as a sale of assets and resulted in a gain on disposal of 7.5 MEUR.

In Russia, the first (building A, approx. 60,000 sqm) and second phase (building B, approx. 68,000 sqm) of the Dmitrov Logistics Park – class A warehouse complex of four buildings totalling approx. 227.000 m² of lettable area in the northern part of the Moscow Region – have in the past years been delivered and are currently leased for resp. 70% and 100%. Construction of building C (approx. 46,000 sqm) is currently being finalized, while the building is per date of the current report (pre-)leased for approx. 50%.

Outlook

It is the Group's strategy to further diversify its development portfolio in the countries where it is currently active by spreading its developments over different real estate segments.
For the second half of 2017, the Group will continue its sustained growth. In addition, it will closely monitor specific evolutions in its active markets and real estate segments. Considering its sound financial structure and the expected further market evolutions (in terms of tenant activity and evolution in yields), the Group is confident to achieve this growth and its goals for 2017 in general.

Risks

Due to its activities, the Group is exposed to a variety of financial and operational risks: including exchange rate risk, interest rate risk, price risk, credit risk and liquidity risk. Financial risks relate to the following financial instruments: trade receivables, cash and cash equivalents, trade and other payables and borrowings.

These risks, which are described in detail in the Ghelamco Group Comm. VA IFRS Consolidated Financial Statements at 31 December 2016, remain applicable for 2017 and are closely managed and monitored by the Group's management.
As from 2015 the Group insured its capital risk on Russia, against expropriation and/or nationalisation.

GHELAMCO

Declaration in accordance with Art. 13 of the Belgian Royal Decree of 14 November 2007

The Management, acting in the name of and on behalf of GHELAMCO GROUP COMM. VA, attest that to the best of their knowledge,

- the interim condensed financial statements are prepared in accordance with applicable accounting standards and give, in all material respect, a true and fair view of the consolidated assets and liabilities, financial position and consolidated results of the Group and of its subsidiaries included in the consolidation for the six month period;
- the interim financial management report, in all material respect, gives a true and fair view of all important events and significant transactions with related parties that have occurred in the first six month period and their effects on the interim financial statements, as well as an overview of the most significant risks and uncertainties we are confronted with for the remaining six months of the financial year.

Paul Gheysens
CEO & Managing Director
Ieper
26/09/2017

Philippe Pannier
CFO
Ieper
26/09/2017

About Ghelamco

Ghelamco Group is a leading European real estate investor and developer active in the offices, residential, retail and logistics markets. It maintains a high quality internal control with respect for agreed milestones over all its project development phases: land purchase, planning, coordinating the construction phase and sale or lease. Its projects combine prime and strategic locations with efficient and aesthetically inspiring designs and correct timing. Its successes on the Belgian, French, Polish, Ukrainian and Russian markets are generated by the group's professional and enthusiastic staff that is driven by the vision and passion of its management.

Condensed consolidated income statement (in KEUR)

	30/06/2017	30/06/2016
Revenue	52,861	63,817
Other operating income	26,942	6,636
Cost of Property Development Inventories	-22,044	-41,556
Employee benefit expense	-732	-671
Depreciation amortisation and impairment charges	-407	-251
Gains from revaluation of Investment Property	12,441	112,012
Other operating expense	-29,469	-18,583
Share of results of associates	0	0
Operating result	**39,592**	**121,404**
Finance income	6,602	3,241
Finance costs	-21,550	-40,979
Result before income tax	**24,644**	**83,666**
Income tax expense	-5,539	16,956
Result of the period	**19,105**	**100,622**
Attributable to		
Equity holders of parent	18,490	100,192
Non-controlling interests	615	430

Condensed consolidated statement of comprehensive income (in KEUR)

	30/06/2017	30/06/2016
Profit for the period	19,105	100,622
Exchange differences on translating foreign operations	-11,423	3,957
Other		
Other comprehensive income of the period	-11,423	3,957
Total Comprehensive income for the period	**7,682**	**104,579**
Attributable to		
Equity holders of parent	7,067	104,149
Non-controlling interests	615	430

Condensed consolidated statement of financial position (in KEUR)

	30/06/2017	31/12/2016
ASSETS		
Non-current assets		
Investment Property	855,130	1,317,666
Property, plant and equipment	790	399
Intangible assets	3,682	3,778
Investments in associates	0	0
Receivables and prepayments	323,770	88,966
Deferred tax assets	8,338	9,819
Other financial assets	11,478	4,380
Restricted cash	0	0
	1,203,188	**1,425,008**
Current assets		
Property Development Inventories	254,745	259,505
Trade and other receivables	170,374	167,708
Current tax assets	21	231
Derivatives		0
Assets classified as held for sale	575	575
Restricted cash	0	0
Cash and cash equivalents	66,578	59,001
Total current assets	**492,292**	**487,020**
TOTAL ASSETS	**1,695,481**	**1,912,028**

GHELAMCO

Condensed consolidated statement of financial position (in KEUR) (cont'd)

	30/06/2017	31/12/2016
EQUITY AND LIABILITIES		
Capital and reserves attributable to the Company's equity holders		
Share capital	73,194	73,194
CTA	9,868	21,291
Retained earnings	683,909	665,418
	766,971	759,903
Non-controlling interests	5,988	5,379
TOTAL EQUITY	**772,959**	**765,282**
Non-current liabilities		
Interest-bearing loans and borrowings	611,594	906,949
Deferred tax liabilities	23,772	34,905
Other non-current liabilities	389	1,916
Long-term provisions	120	120
Total non-current liabilities	**635,875**	**943,890**
Current liabilities		
Trade and other payables	65,595	48,108
Current tax liabilities	3,615	4,604
Interest-bearing loans and borrowings	217,437	150,144
Short-term provisions	0	0
Total current liabilities	**286,647**	**202,856**
Total liabilities	**922,522**	**1,146,746**
TOTAL EQUITY AND LIABILITIES	**1,695,481**	**1,912,028**

Condensed consolidated cash flow statement (in KEUR)

	30/06/2017	30/06/2016
Cash flow from operating activities		
Result of the year before income tax	**24,644**	**83,666**
Adjustments for:		
- Share of results of associates		
- Change in fair value of investment property	-12,441	-112,012
- Depreciation, amortization and impairment charges	361	251
- Result on disposal investment property	-17,620	0
- Change in provisions		-20
- Net finance costs	16,184	17,595
- Movements in working capital:		
- change in inventory	-6,018	31,464
- change in trade & other receivables	-2,666	-58,359
- change in trade & other payables	8,188	21,431
- change in fair value of derivatives		
- Movement in other non-current liabilities	-1,527	
- Other non-cash items	-67	404
Income tax paid	-2,937	-1,558
Interest paid	-17,361	-20,833
Net cash from operating activities	**-11,260**	**-37,971**
Cash flow from investing activities		
Interest received	3,273	3,241
Purchase of property, plant & equipment	-656	-9
Purchase of investment property	-53,502	-67,269
Capitalized interest in investment property paid	-6,950	-5,481
Proceeds from disposal of investment property	566,747	0
Cash in/outflow on other non-current financial assets	-241,901	-1,499
Movement in restricted cash accounts		
Net cash flow used in investing activities	**267,011**	**-71,017**
Financing Activities		
Proceeds from borrowings	97,253	111,209
Repayment of borrowings	-325,315	-29,193
Dividends paid		
Net cash inflow from / (used in) financing activities	**-228,062**	**82,016**
Net increase in cash and cash equivalents	**27,689**	**-26,972**

Cash and cash equivalents at 1 January	**59,001**	**84,587**
Effects of exch. rate changes in non-EUR countries	**-20,113**	**17,200**
Cash and cash equivalents at the end of the period	**66,578**	**74,815**

Condensed consolidated statement of changes in equity (in KEUR)

	Attributable to the equity holders			Non-controlling interests	Total equity
	Share capital	Cumulative translation reserve	Retained earnings		
Balance at 1 January 2016	**73,194**	**12,131**	**569,802**	**6,247**	**661,374**
Foreign currency translation (CTA)		3,957			**3,957**
Profit/(loss) for the period			100,192	430	**100,622**
Dividend distribution					
Change in non-controlling interests					
Change in the consolidation scope			-53	-1	**-54**
Other					**0**
Balance at 30 June 2016	**73,194**	**16,088**	**669,941**	**6,676**	**765,899**
Balance at 1 January 2017	**73,194**	**21,291**	**665,418**	**5,379**	**765,282**
Foreign currency translation (CTA)		-11,423			**-11,423**
Profit/(loss) for the period			18,490	615	**19,105**
Dividend distribution					**0**
Change in non-controlling interests					**0**
Change in the consolidation scope					**0**
Other			1	-6	**-5**
Balance at 30 June 2017	**73,194**	**9,868**	**683,909**	**5,988**	**772,959**

Notes to the condensed consolidated interim financial statements at 30 June 2017

1. Basis of preparation

The condensed consolidated interim financial statements have been prepared in accordance with IAS 34 "Interim Financial Reporting", as adopted by the European Union.

The new interpretations and standards that are applicable from 2017 did not have any significant impact on the Group financial statements. The Company is currently assessing the possible impact, if any, of standards to be applied as from 2018 (IFRS 9 and 15).

2. Significant accounting policies

The condensed consolidated interim financial statements are prepared on a historic cost basis, with the exception of investment property (under construction) and derivative financials instruments, which are stated at fair value.

All figures are in thousands of EUR (KEUR), unless stated otherwise.

The accounting policies adopted are consistent with those followed for the preparation of the Group's consolidated financial statements for the year ended 31 December 2016.

3. Property development inventories

Property Development Inventories contain mainly plots of land held for development of residential purposes and residential buildings either finished or still under construction.

	30/06/2017	31/12/2016
Property Development Inventories	254,691	259,436
Raw materials	50	64
Finished goods	4	6
	254,745	**259,505**

A large part of inventories of the Group are located in Belgium and Poland. All assets located in Russia and Ukraine are reported under Investment Properties as they are held for investment purposes.

In Poland, the main movements were noted in the Woronicza Qbik balance (-1,817 KEUR to 4,697 KEUR) in line with current period's sales of remaining units and the Foksal balance (+3,416 KEUR to 16,605 KEUR) in connection with the start of the construction works of this high-end residential project.
In addition, two plots (one located in Katowice and one in Krakow for resp. carrying values of 2,599 KEUR and 3,010 KEUR) have been transferred from inventories to investment property as both will be developed as office projects.

In Belgium, the inventory mainly relates to:
- residential projects at the Belgian coast (both finalized and under construction), mainly in Knokke and Oostduinkerke
- the Tribeca site in Ghent (24,000 m^2 site on which an approx. 35,000 m^2 mixed residential and retail space project is currently being realised)
- some plots in Courchevel for the development of (combined) residential/hotel projects

- the Arval site in Evere (+/- 10,800 sqm) for the future development of a mixed real estate project
- two sites located at the Louizalaan and the Boulevard Bischoffsheim in Brussels for the realisation of (combined) residential-retail projects, both currently under construction
- Capitalized Eurostadium study costs and expenditures related to the acquired leasehold
- Land parts in the Carlton site in Knokke-Zoute, in a joint-venture structure with a 3rd party, for the development of a high-end residential project. Construction works have started in the first semester of 2017.

The Filature Retail project has been transferred from inventory to IP, in connection with the progress and commercial status of the project.

	30/06/2017		31/12/2016	
Inventories – Poland	68,358	27%	68,860	27%
Inventories – Belgium	186,381	73%	190,634	73%
Inventories – Other countries	6		11	
	254,745	**100%**	**259,505**	**100%**

4. Investment property (under construction)

Balance at 31 December 2016	**1,317,666**
Acquisition of properties	3,571
Acquisition through business combinations	
Subsequent expenditure	42,613
Transfers	
- Assets classified as held for sale	
- Other transfers	10,778
Adjustment to fair value through P/L	12,441
CTA on current year FV adj	
Disposals	-544,997
CTA	13,058
other	
Balance at 30 June 2017	**855,130**

Investment Properties are stated at fair value as determined by either independent appraisers or by management and are classified in 4 categories:

A. Land without pre-pemit approval, held for capital appreciation or undetermined use (fair value based on comparative method);
B. Land with pre-permit approval held for development and investment (fair value based on the potential of constructing leasable m²);
C. Land + Construction ongoing (fair value based on the residual method);
D. Completed Projects held for investment.

GHELAMCO

Country + SPV	Commercial Name	Valuation	Cat	30/06/2017 KEUR	31/12/2016 KEUR
BELGIUM					
Leisure Property Invest	Golf Knokke Zoute	Man	A	49,295	44,661
WRP	Wavre Retail Park	Man	A	8,000	8,000
Zeewind	Zeewind	Man	D	1,746	1,746
Ring Hotel	Ring Hotel	Man	C	19,980	13,512
Ring Multi	Ghelamco Arena Multifunctional space	Cushman	D	21,675	22,625
Meetdistrict	Meetdistrict	Cushman	D	34,450	34,400
Ghelamco Invest	Le 8300	Man	C	26,570	22,580
Waterview/Parking Leuven	Waterview Parkings	Cushman	D	8,530	8,434
Waterview/Retail Leuven	Waterview Retail space	Cushman	D	0	8,650
Bischoffsheim Leasehold + Freehold	Spectrum	CBRE	C	45,820	41,500
Kubel/Construction Link	The Link	JLL	C	27,940	19,116
DNF/Filature Retail	Filature Retail	Man	D	8,908	n/a
POLAND					
Apollo Invest	Spinnaker Tower	JLL	B	52,154	49,937
Postepu SKA/Business Bud	Postepu Business Park	KNF	B	8,110	8,110
Sienna Towers SKA/Capital SKA	The Hub/Sienna Towers	KNF	C	87,712	74,897
WS SKA/Warsaw Spire spzoo spk	Warsaw Spire	JLL	n/a	0	526,780
Sobieski SKA	Sobieski Tower	BNP	B	30,364	29,595
Market SKA	Mszczonow Logistics	ASB	A	2,841	2,802
SBP SKA	Synery Business Park Wroclaw	JLL	B	23,232	21,898
Grzybowska 77 SKA + Isola	Grzybowska	KNF	D/A	25,480	25,480
Wronia SKA	Logistyka	KNF	C	50,330	30,491
Sigma SKA	Chopin + Stixx	KNF	B/D	39,435	38,529
Vogla SKA	Wilanow Retail	KNF	D/A	11,880	12,360
Tillia SKA/ACG1 SKA	Powisle	KNF	A	5,930	5,930
Dahlia SKA	Woloska 24	KNF	D	46,170	44,950
Budomal/Nowa Formiernia spzoo	Przystanek, Lodz	JLL	C	45,630	35,413
Synergy	Katowice	JLL	A	4,000	n/a
Canna SKA	Kapelanka	CRS	A	5,014	n/a
RUSSIA					
Bely Rast e.a.	Dmitrov Logistic Park	JLL	D/C	151,170	162,035
Ermolino	Logistic Park Ermolino	JLL	A	8,096	8,538

UKRAINE

Success Invest	Kopylov Logistics Park	COLL	D	0	9,567
Urban Invest	Kopylov Logistics Park 2	UKR	A	820	918
Vision Invest	Warsaw Road Dev.	UKR	B	3,848	4,213

TOTAL :	**855,130**	**1,317,666**

Legend : Man = Management valuation, CBRE = CBRE valuation report, Cushman = Cushman & Wakefield valuation report, KNF = Knight Frank, JLL = Jones Lang Lasalle, DTZ= DTZadelhof, CLL = Colliers, UKR = Ukrexprombud, ASB = Asbud, BNP = BNP Paribas

The average yields used in the expert valuations (applying residual method) on 30 June are as follows:

- 5.25% to 7.25% for Belgian office projects, depending on the location, specifics and nature of the investment (vs. 5.25% to 7.25 per 31/12/2016);
- 6.25% to 6.85% for other Belgian (mainly retail) projects, depending on the specifics, nature and location of the investment (vs. 6.00% to 7.00% per 31/12/2016).
- 6.00% to 8.00% depending on the specifics, nature and location of the developments (vs. 5.50% to 8.00% per 31/12/2016)
- 11.75% for Russian projects (vs. 12% per 31/12/2016)

The decrease in investment property is mainly related to the sale of the Warsaw Spire project to Ghelamco European Property Fund NV at a transaction value of 540 MEUR in total. For this purpose, Granbero Holdings Ltd entered into an agreement with Ghelamco European Property Fund NV to sell 100% of the shares in Stareti Holdings Ltd (in turn parent company of the SPVs holding the (3 parts of the) Warsaw Spire project). The transaction resulted in a net result on disposal of investment property of 8,976 KEUR.

In addition, on 28 June, the delivered and operational Retail Leuven project (5,435 sqm retail space at the Vaartkom in Leuven) has been sold to a third party investor. The deal was structured as a share deal based on an net asset value of the property of 9.4 MEUR. This sale resulted in a gain on disposal of investment property of 1.1 MEUR.

And in Ukraine, the Kopylov Logistics Park project was sold (for 18.8 MUSD) to a third party: ATB, a local Ukrainian retailer. The transaction was structured as a sale of assets and resulted in a gain on disposal of 7.5 MEUR.

5. Interest bearing loans and borrowings

	30/06/2017	31/12/2016
Non-current		
Bank borrowings – floating rate	234,317	491,352
Other borrowings	377,276	415,597
Finance lease liabilities		
	611,594	**906,949**
Current		
Bank borrowings – floating rate	119,152	135,778
Other borrowings	98,285	14,365
Finance lease liabilities		1
	217,437	**150,144**
TOTAL	**829,031**	**1,057,093**

5.1 Bank borrowings

During the period, the Group obtained new secured bank loans expressed in EUR and PLN and withdrew on existing credit facilities for a total amount of 47.7 MEUR. On the other hand, reimbursements (and/or refinancings) have been done for a total amount of 321.3 MEUR (disposal of the 300 MEUR bank loan on Warsaw Spire included), net of prolongation of a number of borrowings. This resulted in a net decrease by 273,6 MEUR compared to the outstanding bank loans balance of 627.1 MEUR at 31/12/2016.

When securing debt finance for its (larger) projects, the Group always negotiates long term agreements with its banks. Under these agreements, the bank swaps land acquisition loans (2 year term) into development loans (additional 2 year term) and swaps development loansform into investment loans (mostly 5 years term) upon the fulfilment of pre-agreed conditions.
Most banking partners of the Group have accepted the above as a "framework" for past, current and future co-operation.

With respect to the outstanding short-term bank borrowings, it is to be mentioned that in the second half of 2017 part will be reimbursed following the contractual terms, but significant parts will also be repaid upon sale/disposal of the related projects and parts will be prolonged or refinanced (e.g. through resp. swap to development or investment loan).

81% of the outstanding non-current bank borrowings is maturing within a 3 years-period, 7% is maturing between 3 and 5 years and 12% is maturing after more than 5 years.

5.2 Bonds

Belgium
The Group has (via Ghelamco Invest NV, parent company of the Belgian activities) in 2012 issued private unsecured bonds for a total amount of 42 MEUR (25.05 MEUR bond serie A, maturing on 13/12/15 and bearing a fixed interest of 7.0% - 16.95 MEUR bond serie B, maturing on 13/12/17 and bearing a fixed interest of 7.875%). These bonds were secured by a first demand guarantee from Ghelamco Group Comm. VA and were underwritten by a select group of institutional investors and high-net-worth individuals.

In December 2015, the Company redeemed its 2012 private unsecured bonds for the total amount of 42 MEUR (serie A for an amount of 25.05 MEUR on its contractual maturity date 13/12/15 and serie B for an amount of 16.95 MEUR on the same date, through early redemption).

Ghelamco Invest NV has in the second half of 2013 and the first half of 2014 again issued private unsecured bonds for a total amount of 70 MEUR, secured by a first demand guarantee from Ghelamco Group Comm. VA, having as maturity date 28/02/2018 and bearing an interest rate of 6.25%. The above bond program has been coordinated by KBC Securities and Belfius Bank. Bonds are listed on Alternext.

In addition, Ghelamco Invest NV has on 24 June 2015 launched a new EMTN bonds program for a maximum amount of 150 MEUR. First tap on this program has in July 2015 resulted in the issue of a first tranche of 79,100 KEUR and in December 2015 the remaining amount of 70,900 KEUR has been raised. The bonds, which are listed on Euronext, have as maturity date 3/07/2020 (first tranche) and 14/06/2021 (second tranche), bear an interest rate of 4.5% (first tranche) and 4.125% (second tranche) and are secured by a first demand guarantee from Ghelamco Group Comm. VA. The program has been coordinated by Belfius, BNP and KBC. Both tranches have been underwritten by institutional investors and high-net-worth individuals. Since its bond listing on Euronext, Ghelamco Invest is formally considered as a Public Interest Entity (PIE), with related transparancy, governance and reporting requirements to the benefit of the investors.

Total balance of outstanding bonds per balance sheet date (217,719 KEUR) represents the amount of issue (220 MEUR) less capitalized issue costs (of which mainly the issuing banks' arrangement fees), which are amortized over the term of the bonds.

Poland
On 29 January 2016, the Financial Supervision Commission (Komisja Nadzoru Finansowego) has approved Ghelamco Invest Sp. z o.o.'s base prospectus for the issue of a total amount of 350 MPLN public retail bonds in connection with its Bond Issue Programme IV.

The company has in the current period (on 16 March 2017, via Ghelamco Invest Sp. z o.o.) within this programme issued public retail bonds (tranche PG) for a total amount of 147.8 MPLN. These bonds have a term of 5 years and bear an interest of Wibor 6 months + 4.30%. The bonds series are secured by a guaranty granted by Granbero Holdings Ltd.

The proceeds of the above bond issues have been applied to redeem other/existing outstanding bonds, to service the (interests on) the resp. bond programs and for the financing of the Company's further investment projects within the Warsaw metropolitan area, in Wroclaw or Katowice.

The Company has in the current period redeemed outstanding bonds (all through early redemption) for a total amount of 16,920 KPLN.

Total bonds balance outstanding per balance sheet date (245,278 KEUR) represents the amount of issue (1,030 KPLN + 6.3 MEUR) less capitalized issue costs, which are amortised over the term of the bonds.

No defaults of payments or breaches of borrowing agreements occurred as of 30 June 2017.
Bank borrowings are secured by amongst others the property development projects, including land and in-process construction, pledge on SPV shares, etc.
The Polish bonds are secured by a redemption surety granted by Granbero Holdings Ltd.
The Belgian bonds are secured by a first demand guarantee by Ghelamco Group Comm. VA.
The loan agreements granted by the bank are sometimes subject to a number of covenants (Loan to Value, Loan to Cost, Debt Service Cover). During the period and per end of the period, there were no events of default in respect of these borrowings.
Also the terms and conditions of the resp. bond issues have been complied with as of balance sheet date.

GHELAMCO

6. Revenue

Revenue can be detailed as follows:

	30.06.2017	30.06.2016
Sales of Residential Projects		
Projects Belgium	27,202	43,336
Projects Poland	1,894	4,500
Rental Income	23,318	14,311
Other	447	1,670
TOTAL REVENUE	**52,861**	**63,817**

Rental income as of 30 June 2017 relates to rent from commercial projects in Belgium (1,947 KEUR), Poland (13,290 KEUR), Russia (7,017 KEUR) and Ukraine (1,064 KEUR).

The significant increase compared to last year is mainly connected to the delivery and opening of the Warsaw Spire (A building) in May 2016. In connection with the disposal of the Warsaw Spire end of June 2017 rental income will from Q3 2017 onwards be impacted accordingly.

The residential projects sales as of 30 June 2017 mainly relate to:

- Villas and apartments at the Belgain coast (6,355 KEUR)
- Invoicing under the Breyne legislation in the Tribeca project in Ghent (7,849 KEUR re. phase 2 and 10,139 KEUR re. phase 3). For phase 2, 99% of the available units have been sold, while progress and sales invoicing is at 95%. For phase 3, 40 units (of 91 available) have been sold in the first half of 2017, for which progress and sales invoicing is at 65%.
- Student units in the Waterview project in Leuven Vaartkom (1,160 KEUR; 8 units sold in the first half of 2017)
- First installments (re. 24 apartments, 25 garages and 24 storage areas) in the Edition project at the Louizalaan in Brussels (offering 59 apartments in total)
- Soft loft apartments in the Woronicza Qbik project, Warsaw (with a sales rate of over 95% per date of the current report).

7. Other items included in operating profit/loss

Other operating income

The current period's other operating income (26,942 KEUR) mainly relates to the gain on disposal of the Warsaw Spire (9.0 MEUR), the gain on disposal of Retail Leuven (1,145 KEUR), the gain on disposal of Kopylov Logistics Park (7,498 KEUR), a purchase price adjustment on last year's sale of the Dacar site to Ghelamco European Property Fund (4.9 MEUR), some fit-out re-charges to tenantes (3.0 MEUR) and re-charges to related parties (969 KEUR), .

Last year's other operating income (6,636 KEUR) related to a significant extent to recharged expenses to tenants and one-time recharges to related parties.

	30/06/2017	30/06/2016
Gains from revaluation of Investment Property	12,441	112,012

Fair value adjustments over the first half of 2017 amount to 12,441 KEUR, which is mainly the result of current period's further engineering, development, construction and leasing efforts, in combination with evolution in market conditions (in terms of yields and rent rate levels).

In Poland, main fair value adjustments have been recognized on the Wronia and the HUB (Sienna Towers) project.

Last year's relatively high fair value adustments were mainly related to the Warsaw Spire project, of which tower building A was delivered in 2016 (approx. 110 MEUR).

In Russia, the yields remained quite stable, but the market rental levels for (refrigerated) warehousing are still under pressure. This has resulted in the recognition of further negative fair value adjustments on mainly the Dmitrov project.

A detail of current period's fair value adjustment can be given as follows:

Belgium	7,781
Poland	11,498
Russia	-6,376
Ukraine	-462
	12,441

	30/06/2017	30/06/2016
Other operating expenses		
Operating lease/ rental expenses	233	265
Taxes and charges	2,333	1,509
Insurance expenses	229	207
Audit, legal and tax expenses	3,022	2,031
Traveling	748	780
Promotion	1,620	1,392
Sales expenses (agency fees and w/o agency fees)	2,969	6,077
Maintenance cost (projects)	1,448	268
Rental guarantee expenses	1,405	716
Operating expenses with related parties	5,201	2,400
W/o TP III earn-out	-	842
Impairment on inventories	6,124	-
Write-off VAT receivable	2,337	-
Miscellaneous	1,799	2,096
Total:	**29,469**	**18,583**

Current period's maintenance expenses have increased, mainly in connection with the delivery and opening of the Warsaw Spire (building A, in May 2016). Operating expenses with related parties mainly relate to fit-out expenses, which have in turn been re-charged to tenants (as explained above). Current period's other operating expenses also include the write-off of a doubtful VAT receivable and some impairment reserves recognized on a limited number of inventory projects, mainly resulting from adjustments of some commercial parameters.

Last year's proportionally high sales expenses included the release to the income statement of capitalized agency fees on the Warsaw Spire (approx. 3.2 MEUR), in connection with the internal sales transaction which took place (in view of the separation the Warsaw Spire project and the Chopin project).

8. Finance income and finance costs

	30/06/2017	30/06/2016
Foreign exchange gains	3,329	-
Interest income	3,273	3,241
Other finance income		-
Total finance income	**6,602**	**3,241**
Interest expense	-19,457	-20,836
Other interest and finance costs	-2,093	-3,524
Foreign exchange losses	-	-16,619
Total finance costs	**-21,550**	**-40,979**

Current period's financial result includes an amount of (mainly unrealized) FX gains, connected with the relative strengthening of the PLN vs. the EUR; while last year's financial result was significantly impacted by FX losses (mainly related to the conversion at spot rate of the (EUR) bank loan on Warsaw Spire).

Interest expenses are in line with last year's comparable period. Financing costs on not yet delivered projects are capitalized while financing costs on delivered/income generating projects are expensed.

9. Income taxes

	30/06/2017	30/06/2016
Current income tax	-2,756	-1,710
Deferred tax	-2,783	18,666
Total income tax	**-5,539**	**16,956**

Last year's comparable period tax expense/income was impacted by the tax effect of an internal sales operation which was organized and accomplished in the 1st semester. In this respect the SPV Ghelamco Warsaw Spire Sp. z o.o. WS sp. k. (company under the Polish fund structure) transferred its real estate property to SPV Warsaw Spire Sp. z o.o. sp. k. (for the Warsaw Spire project part) and to SPV Chopin Project Sp. z o.o. Sigma SKA (for the Chopin project part). In addition, the SPV Ghelamco GP3 Sp. z o.o. Grzybowska 77 sp. k. (company under the Polish fund structure) transferred its real estate property to SPV Ghelamco GP2 Sp. z o.o. Isola SKA. All transfers were been done at market value. These step-up transactions at the time resulted in the reversal to the income statement of the cumulated deferred tax liabilities until 31/12/2015, related to the fair value of the Warsaw Spire, Chopin and Grzybowska 77 projects. Deferred taxes were reversed for a total amount of 18.8 MEUR.

GHELAMCO

10. Financial instruments

The table below summarizes all financial instruments by category and discloses the fair values of each instrument and the fair value hierarchy.

Financial instruments (x € 1 000)	**30.06.2017**				
	At fair value through P/L-held for trading	**Available for sale**	**Loans and receivables/fin. liab. at amortised cost**	**Fair value**	**Fair value level**
Other financial investments					
Other financial assets			11,478	11,478	2
Non-current receivables					
Receivables and prepayments			323,770	323,770	2
Restricted cash			-	-	2
Current receivables					
Trade and other receivables			160,637	160,637	2
Derivatives	-			-	2
Cash and cash equivalents			66,578	66,578	2
Total Financial Assets	**0**	**0**	**562,463**	**562,463**	
Interest-bearing borrowings - non-curr.					
Bank borrowings			234,317	234,317	2
Bonds Poland			223,995	229,734	1
Bonds Belgium					2
Bonds Belgium (Euronext)			147,719	148,254	1
Other borrowings			5,564	5,564	2
Finance lease liabilities					
Interest-bearing borrowings - current					
Bank borrowings			119,152	119,152	2
Bonds Poland			21,284	21,555	1
Bonds Belgium			70,000	72,163	2
Other borrowings			7,000	7,000	2
Finance lease liabilities			1	1	2
Current payables					
Trade and other payables			59,475	59,475	2
Total Financial Liabilities	**-**	**-**	**888,506**	**897,215**	

Financial instruments (x € 1 000)	31.12.2016				
	At fair value through P/L- held for trading	**Available for sale**	**Loans and receivables/fin. liab. at amortised cost**	**Fair value**	**Fair value level**
Other financial investments					
Other financial assets			4.380	4.380	2
Non-current receivables					
Receivables and prepayments			88.966	88.966	2
Restricted cash			-	-	2
Current receivables					
Trade and other receivables			154.797	154.797	2
Derivatives	-			-	2
Cash and cash equivalents			59.001	59.001	2
Total Financial Assets	**0**	**0**	**307.144**	**307.144**	
Interest-bearing borrowings - non-curr.					
Bank borrowings			491.352	491.352	2
Bonds Poland			197.288	202.791	1
Bonds Belgium			69.504	74.964	2
Bonds Belgium (Euronext)			147.645	146.572	1
Other borrowings			1.060	1.060	2
Finance lease liabilities					
Interest-bearing borrowings - current					
Bank borrowings			135.778	135.778	2
Bonds Poland			7.365	7.484	1
Bonds Belgium			-	-	2
Other borrowings			7.000	7.000	2
Finance lease liabilities			1	1	2
Current payables					
Trade and other payables			44.208	44.208	2
Total Financial Liabilities	**-**	**-**	**1.101.201**	**1.111.210**	

The above table provides an analysis of financial instruments grouped into Levels 1 to 3 based on the degree to which the fair value (recognized on the statement of financial position or disclosed in the notes) is observable:

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

11. Transactions with related parties

Balances and transactions between the Group and related parties (belonging to the Development Holding, the Portfolio Holding and the Ghelamco European Property Fund) mainly relate to construction and development services on the one hand and other (financial) related party transactions on the other hand.

Trading transactions: purchase of construction, engineering and other related services from related parties

Construction and development services
The Group has entered into property development and construction contracts with property development and construction companies ("Contractors"), the direct and indirect subsidiaries of International Real Estate Services Comm. VA, parent company of Ghelamco's "Development Holding":

- Ghelamco Belgium with its registered office in Ieper;
- Ghelamco Poland with its registered office in Warsaw;
- Ghelamco Russia with its registered office in Moscow and
- Ghelamco Ukraine with its registered office in Kiev.

Engineering and architectural design services
APEC Architectural Engineering Projects Limited (a limited liability company registered under the laws of Ireland) and Safe Invest Sp. z o.o (a limited liability company registered under the laws of Poland), both direct and indirect legal subsidiaries of International Real Estate Services Comm. VA, the parent company of Ghelamco's "Development Holding") coordinate engineering and architectural design services provided to the Group in accordance with terms of the respective contracts. Purchases of services from Apec Ltd and Safe Invest Sp. z o.o comprise a significant part of all engineering, architectural design and other related services acquired by the Group.

Above described related party transactions and balances can be detailed as follows:

	30/06/2017
Purchases of construction, engineering and architectural design:	-72,610
related party trade receivable	3,949
related party trade accounts payable	-18,654
related party non-current loans receivable	239,695
related party non-current trade and other receivable	34,880
related party interests receivable	35,606
related party C/A receivable	96,746
related party non-current loans payable	-1,003
related party interests payable	-1,717
related party C/A payable	-4,422

It is to be mentioned that as of 30 June 2017, the related party non-current loans and interests receivable included significant balances of Ghelamco Invest Sp. z o.o. (issuer of bonds on the Polish market) towards the Warsaw Spire project companies, which have on 29 June 2017 been disposed to the Ghelamco European Property Fund.

These balances (for a total capital + interests amount of 81,332 KEUR) have been repaid to Ghelamco Invest Sp. z o.o. on 31 August 2017.

Also the other, remaining receivable balances in connection with the Warsaw Spire disposal and in connection with the Dacar disposal of end 2016 are currently being cashed.

Post balance sheet events

- On 15 September a binding put/call agreement has been signed with a 3rd party regarding the commercialization of the remaining 44 units in the Waterview studend houses project, for a total sales amount of 4.4 MEUR. Involved party will in first instance sell the remaining units on the market, and will take over the remaining units not sold per 15 January 2018. Per date of the current report, 38 units have already been sold.

Ghelamco Group Comm. VA and subsidiaries

Report on the review of the consolidated interim financial information for the six-month period ended 30 June 2017

GHELAMCO

Deloitte.

Report on the review of the consolidated interim financial information of Ghelamco Group Comm. VA and subsidiaries for the six-month period ended 30 June 2017

In the context of our appointment as the company's statutory auditor, we report to you on the consolidated interim financial information. This consolidated interim financial information comprises the consolidated condensed statement of financial position as at 30 June 2017, the consolidated condensed income statement, the consolidated condensed statement of comprehensive income, the consolidated condensed statement of changes in equity and the consolidated condensed statement of cash flows for the period of six months then ended, as well as selective notes 1 to 12.

Report on the consolidated interim financial information

We have reviewed the consolidated interim financial information of Ghelamco Group Comm. VA and subsidiaries ("the company") and its subsidiaries (jointly "the group"), prepared in accordance with International Accounting Standard (IAS) 34, "Interim Financial Reporting" as adopted by the European Union.

The consolidated condensed statement of financial position shows total assets of 1,695,481 (000) EUR and the consolidated condensed income statement shows a consolidated profit (group share) for the period then ended of 18,490 (000) EUR.

The board of directors of the company is responsible for the preparation and fair presentation of the consolidated interim financial information in accordance with IAS 34, "Interim Financial Reporting" as adopted by the European Union. Our responsibility is to express a conclusion on this consolidated interim financial information based on our review.

Scope of review

We conducted our review of the consolidated interim financial information in accordance with International Standard on Review Engagements (ISRE) 2410, "Review of interim financial information performed by the independent auditor of the entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit performed in accordance with the International Standards on Auditing (ISA) and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion on the consolidated interim financial information.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the consolidated interim financial information of Ghelamco Group Comm. VA and subsidiaries has not been prepared, in all material respects, in accordance with IAS 34, "Interim Financial Reporting" as adopted by the European Union.

Zaventem, 27 September 2017

The statutory auditor

DELOITTE Bedrijfsrevisoren / Réviseurs d'Entreprises
BV o.v.v.e. CVBA / SC s.f.d. SCRL
Represented by Rik Neckebroeck