



2016 Half-year results

2 August 2016

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Highlights H1 2016: Results in line with expectation

**Direct result H1 2016:
€ 1.21 per share**

**Interim dividend:
€ 0.73 per share**

**Share of premium city high
street shop 70%**

**Like-for-like rental growth
premium city high street
shops +1.9%**

**Premium city high street
shops virtually fully
occupied at 99.2%**

**Value movements on
premium city high street
shops + € 10.4 million**

**Acquisitions worth € 24
million and divestments
totalling € 11 million**

**Expected direct result for
2016 confirmed at
€2.30 – € 2.40 per share**

**Expected dividend proposal
2016 equal to 2015 at
€ 2.05 per share**

Retail market developments: Prime the place to be

- Retailers strive for global presence* on the best locations in major cities, but are cautious in their expansion at the same
- Popular shopping cities welcome many new and expanding retailers
- Retailers need to differentiate
- Polarisation between struggling and strong retailers is visible in the Dutch retail market

Source: CBRE: How global is the business of retail

Good results for premium city high street shops

- Premium city high street shops are virtually fully occupied
- Positive like-for-like rental growth and positive value movements on premium city high street shops

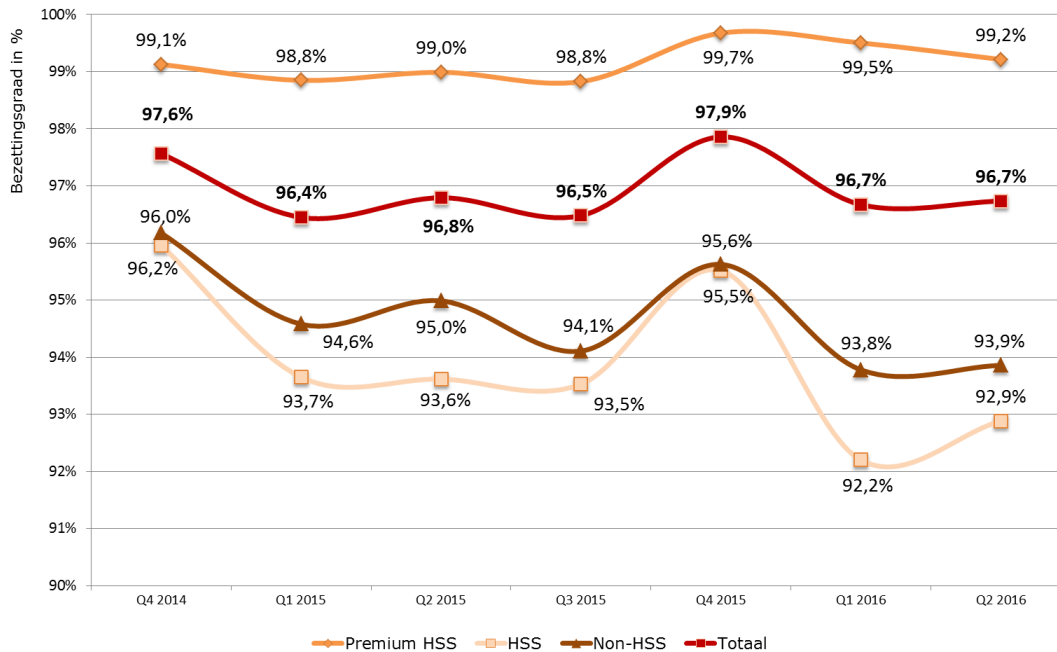
	Premium city high street	High street	Non-high street	Total
	%	%	%	%
Occupancy rate H1 2016	99.2	92.9	94.0	96.7
Like-for-like rental growth	1.9	(5.0)	0.3	(0.1)
Value movements*	1.0	(2.4)	(3.8)	(0.3)

* Excluding acquisitions and divestments

Occupancy rate remains at a high level

- Occupancy rate the same as at the end of Q1 2016
- Premium city high street shops practically fully occupied

Development of the occupancy rate



Leysstraat 17, Antwerp

Solid rent increases for premium city high street shops

- On average premium city high street shops show a rent increase of 13.1%
- Polarisation between popular and less popular locations clearly visible

	Leasing activity	Number of contracts	Average rent change on signed contracts	
	€ million	#	€ million	%
Premium city high street shops	3.0	18	0.3	13.1
High street shops	1.9	28	(0.3)	(15.1)
Non-high street shops	1.1	21	(1.8)	(13.7)
Total	6.0	67	(0.2)	(2.8)

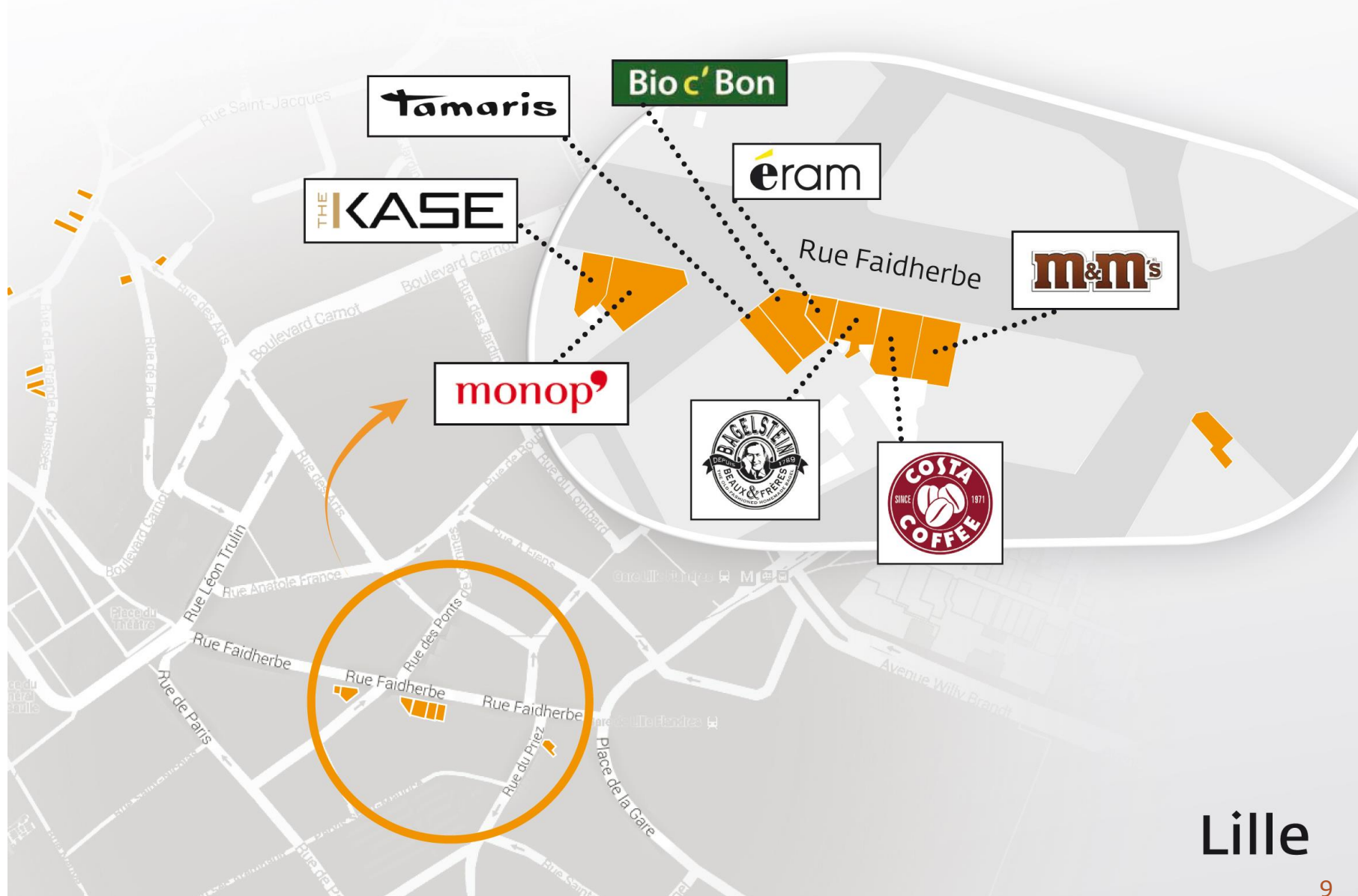
Lille: Clustering creates opportunities for adding value

Lille portfolio

- Portfolio value 30 June 2016: € 55.2 million
(June 2015: € 51.6 million)
- Value increased by 3.6 million / +7% in one year
- Total rental income Lille increased by 2% to € 2.9 million
(June 2015: € 2.8 million)
- Occupancy rate 30 June 2016: 98.6% (30 June 2015: 96.9%)



Rue de Faidherbe: another example of clustering



Lille

Realising upside potential on recent acquisition in Le Marais

- September 2015 Vastned acquired the first two neighbouring assets in Le Marais at Rue des Rosiers 3ter
 - Acquisition price: € 16.2 million
 - Retail surface: 400 sqm
 - Tenants: Adidas and Suite.341

Adding value

- Two assets converted to one
- Opening of Adidas flagshipstore
- **55%** rent increase





Financial results H1 2016

Key financial figures

Direct result:
€ 1.21 per share

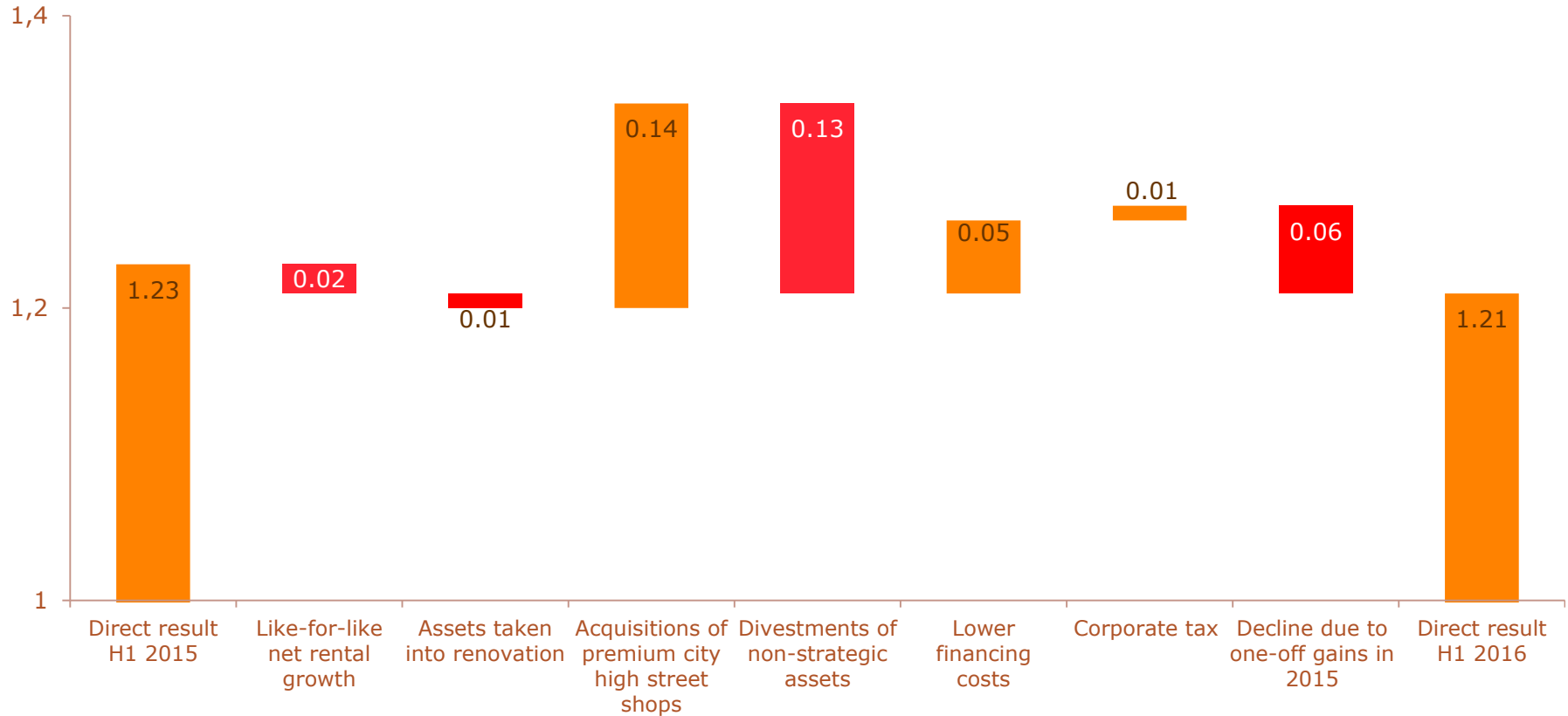
Indirect result:
€ (0.55) per share

Loan-to-value:
42.9%

	H1 2016/ at 30 June 2016	FY 2015/ At year-end 2015	H1 2015/ At 30 June 2015
Direct result per share	€ 1.21	€ 2.58	€ 1.23
Indirect result per share	€ (0.55)	€ 0.86	€ 0.16
Value movements	(0.3)%	1.7%	1.2%
Like-for-like gross rental growth	(0.1)%	(0.9)%	(1.6)%
Average interest rate (spot)	2.6%	2.7%	2.7%
LTV	42.9%	41.6%	44.4%
NAV	€ 42.14	€ 42.90	€ 41.54
EPRA NAV	€ 43.82	€ 44.41	€ 42.74

Development direct result

Direct result per share in €



Interim dividend 2016: € 0.73 per share

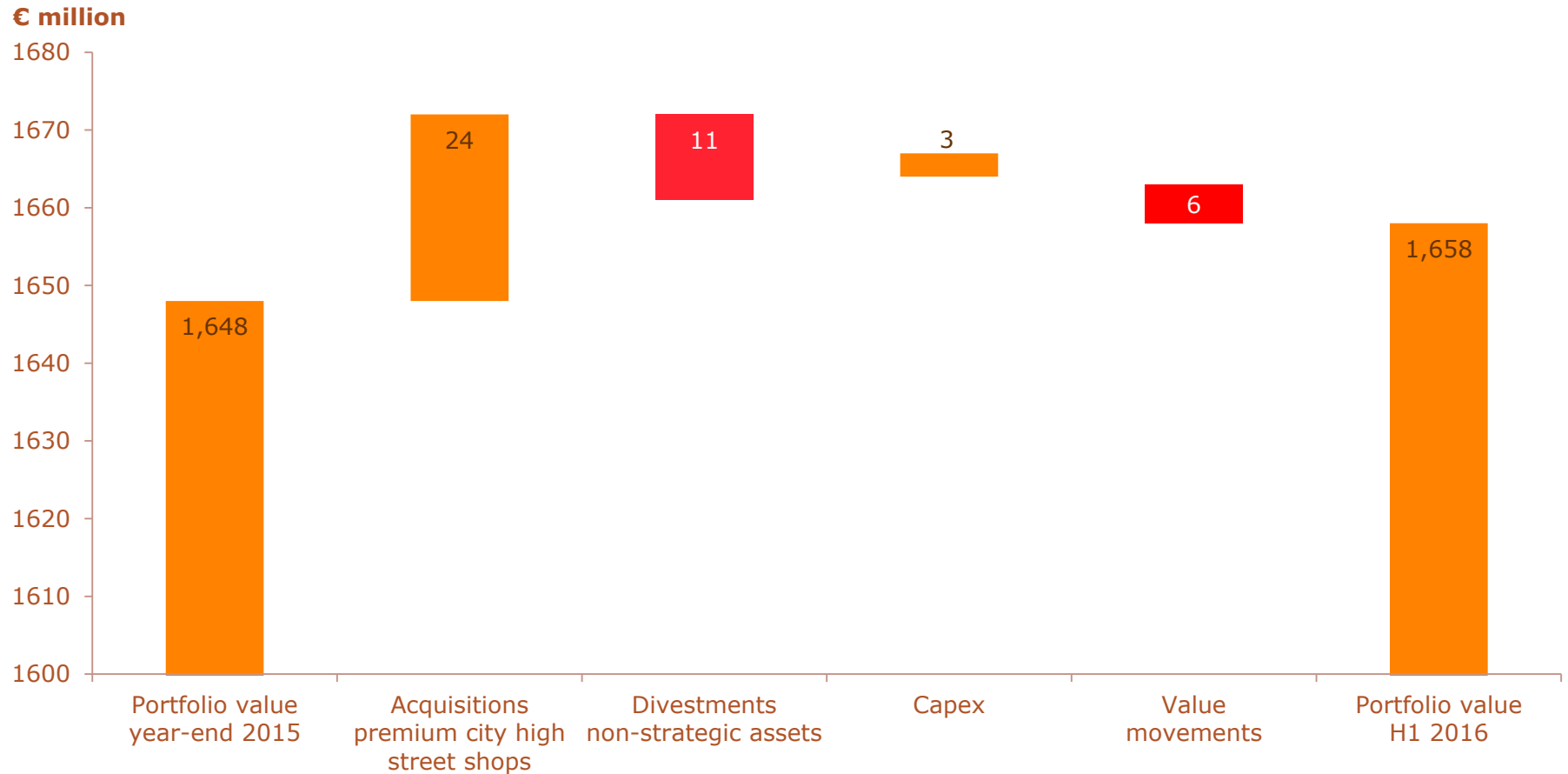
- Interim dividend is set at 60% of the direct result H1 2016: € 0.73 per share (H1 2015: € 0.74 per share)
- Ex-dividend date: 4 August 2016
- Payment date: 25 August 2016

Continuous improvement of like-for-like gross rental growth

- Like-for-like gross rental income showed further improvement to (0.1%) (H1 2015: (1.6)% / FY 2015: (0.9)%)
- All markets show positive like-for-like gross rental growth except for the Netherlands

	Premium city high street	High street	Non-high street	Total
	%	%	%	%
The Netherlands	3.8	(7.8)	(0.9)	(2.8)
France	1.2	(1.8)	(4.8)	0.4
Belgium	(2.8)	2.2	3.8	0.3
Spain/Portugal	0.3	0.9	n.a	0.5
Turkey	4.8	n.a	n.a	4.8
Total	1.9	(5.0)	0.3	(0.1)

Size of portfolio remained stable



Stable financing position

LTV:
42.9%

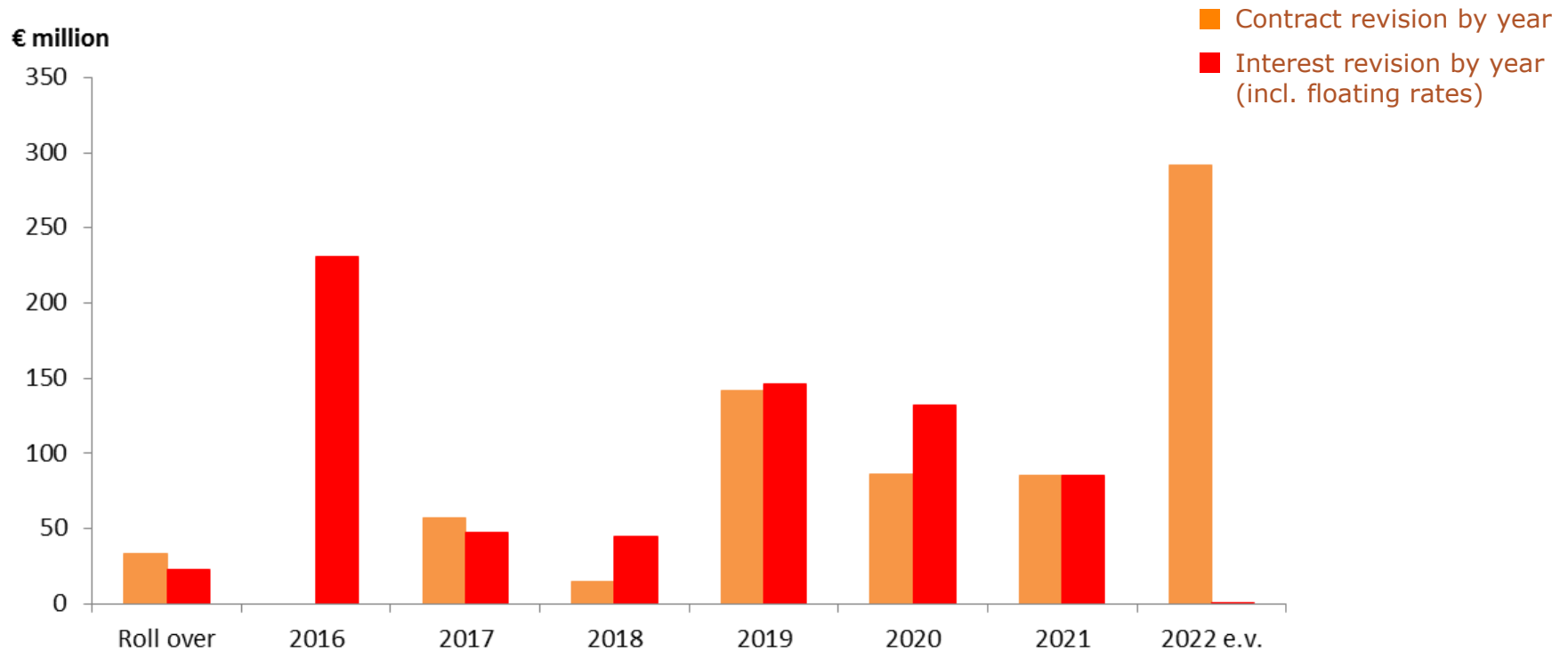
Interest rate:
2.6%

Non-bank loans:
43.1%

	At 30 June 2016	At year-end 2015
Total credit facilities	€ 835 million	€ 785 million
Unused credit facility	€ 125 million	€ 100 million
Loan-to-value	42.9%	41.6%
Average interest rate (spot)	2.6%	2.7%
Average maturity	4.4 yrs	4.0 yrs
Interest coverage ratio	4.0	4.1
Share of non-bank loans	43.1%	44.6%
Share of fixed interest rate loans	64.3%	66.5%

Expiring debt limited in the coming years

- Revolving credit facility enlarged and extended to February 2022
- Share of fixed vs floating rates at target at 64.3%





2016 outlook

Outlook 2016

- Demand for retail locations in the best shopping streets in bigger European cities remains high
- Continued quality improvement of the portfolio through divesting assets with a higher yield and higher-risk profile, and acquiring assets with a lower yield and lower-risk profile
- Stance towards the portfolio in Istanbul is as before: Vastned will not invest further in Istanbul and all other options are being investigated
- Expected 2016 direct result confirmed at € 2.30 - € 2.40 per share
- Expected 2016 divided proposal € 2.05 per share



Appendix

Overview of the portfolio per type and country

- Premium city high street shop portfolio increased to € 1.2 billion i.e. 68% of the total portfolio

Shops	Premium city high street		High street		Non-high street		Total	
	€ million	%	€ million	%	€ million	%	€ million	%
The Netherlands	448	60	168	22	132	17	748	100
France	312	89	34	10	3	1	349	100
Belgium	212	59	59	17	88	25	359	100
Spain/Portugal	57	79	15	21	-	-	72	100
Turkey	130	100	-	-	-	-	130	100
Total	1,159	70	276	17	223	13	1,658	100

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