ANNUAL FINANCIAL REPORT

31 DECEMBER 2021

Contents

Presentation of New Immo Holding

A WORD FROM OUR CEO

One year after the creation of Nhood, the first projects launched have shown that the company is moving in the right direction, regenerating, bringing to life and transforming existing sites into new living spaces, on behalf of its clients and despite an unstable economic situation caused by the Covid-19 pandemic.

Nhood has continued its transformation through the completion of large-scale projects with a triple-positive impacts, acting both with and for regions. Last September, the new Vialia-Vigo station in Spain, developed by Nhood on behalf of Foncière Ceetrus, was inaugurated. The project was carried out in collaboration with local officials, residents, associations and partners. In Bordeaux, work is continuing on the Auchan Counord construction site, with the building permit issued last December. Auchan Counord is a transformation project, aiming to improve the quality of life of residents, and will build the foundations of a more responsible business, and is also a demonstration project for Nhood. Solid local roots are needed to share a common culture with the city and its inhabitants. To ensure this, a dedicated programme and events was organised in the centre of Avignon Nord showcasing living arts around the Festival of Avignon. In France, more than 600 local initiatives have also given the company plenty of reasons to be proud.

Teams have been working hard and shown impressive commitment in order to rise to the many challenges faced, ensuring that Nhood becomes one of the most ethical mixed-use property operators on the market, by seizing new opportunities as well as creating them. We are committed to creating "new linving mood" to meet the needs and expectations of our clients. For this purpose, we'll continue to uphold our ambition into 2022, to ensure that Nhood becomes a platform which valuably serves its property-owning clients, retailers and sites.

Etienne Dupuy

Nhood CEO

A REINVENTED PROPERTY DIVISION

Founded in 1976 as a real estate subsidiary of ELO (formerly Auchan Holding), Immochan has been undergoing a transformation project since 2016 to become a global figure in the real estate sector. The company changed its name in June 2018 and became Ceetrus, moving from a mainly commercial property business to a mixed-use property developer. In January 2021, the Group underwent a further name and structure change to strengthen its positioning as a mixed-use property developer. Ceetrus SA became **New Immo Holding**.

The property activities are managed by Foncière Ceetrus and the service and real estate activities are managed by Nhood. The Group communicates its actions under a new brand 'Nhood' underscored by a clear signature "New living mood".

Nhood, a new mixed-use property company, is a player in urban property regeneration with a triple-positive impacts : societal, environmental, economic (People, Planet, Profit). Its expertise covers the management, operation and marketing of mixed-use sites, asset management, development and promotion, in support of a more resilient and ecological vision of the city, with a wide range of local functions and uses (local shops, short supply chains, housing, offices, transitional urban planning and third-party sites). Nhood brings together the property skills and know-how of 1.092 experts in 10 European countries to regenerate and transform, in particular, Foncière Ceetrus' property portfolio.

NEW IMMO HOLDING GOVERNANCE

Members of the Board of Directors

Antoine Grolin

Chairman of the Board of Directors

and Chief Executive

Patrice Olivier

Perrine Vidalenche

SIMPLIFIED ORGANISATIONAL CHART OF THE MAIN COMPANIES

ELO

Western Europe

LUXEMBOURG
LCO1
85%
Joseph Bech Building Kirchberg
100%
NI Services Luxembourg
100%

ITALIE
Ceetrus Italy
100%
Galleria Cinisello
50%
Nhood Services Italy
100%

ESPAGNE
Ceetrus Urban Player Spain
97%
Nhood Services Spain
100%

PORTUGAL
Ceetrus Portugal
98%
Allegro Montijo
98%
Allegro Sintra
98%
Brafero
98%
Sintra Retail Park
98%
Swiftsolution Services
100%

France

New Immo Holding
100%

Ceetrus France
98%

SCI du Petit Menin
98%

SCI Grand Fontenay
61%

Les Saisons de Meaux
98%

Nhood Services France
100%

Eastern Europ

POLOGNE
Ceetrus Polska
99%
Nhood Services Poland
100%

RUSSIE
Ceetrus LLC
99%
New Immo Services
100%

HONGRIE
Ceetrus Hungary
99%
Nhood Services Hungary
100%

ROUMANIE
Ceetrus Romania
100%
Coresi Business Park
100%
4Asset Management Services
100%

UKRAINE
Ceetrus Ukraine
100%
New Immo Services
100%

CHAIRMAN'S STATEMENT

Signed in Villeneuve d'Ascq, on 22 February 2022,

"I certify, to the best of my knowledge, that the financial statements have been prepared in accordance with the applicable accounting standards and give a true and fair view of the assets, financial position and results of the company and of all the companies included in the consolidation. The management report gives a true and fair view of the business, results and financial position of the company and all the companies included in the consolidation, as well as a description of the main risks and uncertainties they face." »

Antoine Grolin

Chairman and Managing Director
New Immo Holding

MANAGEMENT REPORT
31 DECEMBER 2021

New Immo Holding in figures

10 countries

390
Commercial sites managed

789 million
Visitors in 2021

2.4 million sqm GLA (shopping centres)

1,092 team members

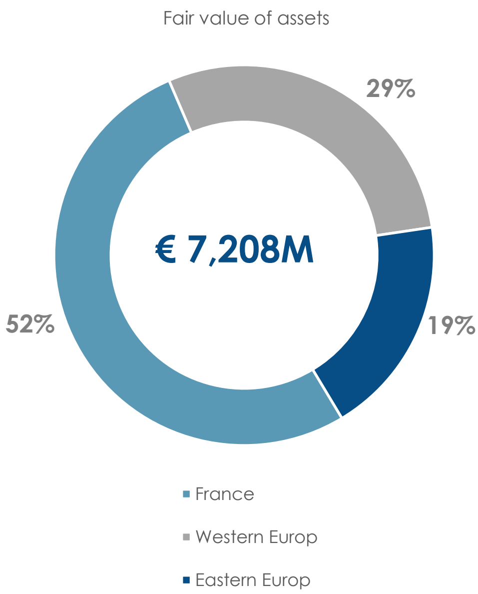
37.7%
Loan To Value

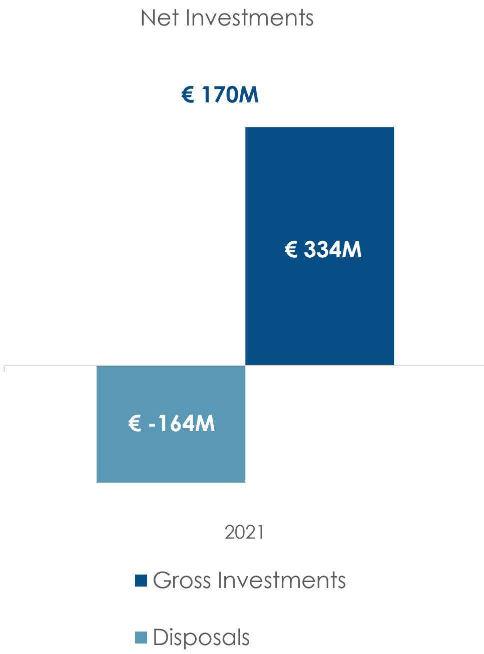
5.2 x
Interest Coverage Ratio

€ 495M
of gross rental income in 2021 (+9.3%)

€ 315M
in EBITDA excluding IFRS16 in 2021 (+5.5%)

€ 3.0 billion
of net financial debt in 2021





CONSOLIDATED FINANCIAL STATEMENTS

in million of euros	31/12/2021 With Adjustments IFRS 16	31/12/2021 Without Adjustments IFRS 16	31/12/2020 With Adjustments IFRS 16	31/12/2020 Without Adjustments IFRS 16
Gross rental income	494.9	494.9	453.0	453.0
Service charge income	*116.5*	*116.5*	*130.5*	*130.5*
Service charges	*-137.0*	*-137.0*	*-156.3*	*-156.3*
Non-recovered rental charges	-20.6	-20.6	-25.8	-25.8
Property charges	-37.2	-58.7	-37.9	-66.4
Net rental income	**437.1**	**415.7**	**389.3**	**360.8**
Income from administrative management and other activities	43.0	43.0	40.6	40.6
Real estate margin	1.5	1.5	-	-
Other operating income	0.3	0.3	2.7	2.7
Payroll expenses	-83.1	-83.1	-65.3	-65.3
Other general expenses	-97.7	-99.5	-76.8	-78.5
Gross operating profit	**301.1**	**277.8**	**290.5**	**260.3**
Amortisation and impairment of tangible and intangible fixed assets	-20.8	-16.7	-30.8	-26.1
Reversals and provisions	-4.3	-4.3	4.9	4.9
Variation in value of investment properties	-20.0	-5.1	-869.9	-849.1
Income from sales of fixed assets	*291.0*	*291.2*	*29.1*	*29.2*
Net carrying amounts of fixed assets	*-283.2*	*-283.2*	*-27.6*	*-27.6*
Profits and losses from sale	7.8	8.0	1.5	1.6
Goodwill impairment	-37.4	-37.4	-71.4	-71.4
Operating profits and losses	**226.4**	**222.4**	**-675.2**	**-679.9**
Financial income	*9.8*	*9.8*	*7.4*	*7.4*
Financial expenses	*-71.0*	*-71.0*	*-50.8*	*-51.1*
Net cost of financial debt	-61.2	-61.2	-43.4	-43.4
Other financial income	*15.7*	*15.7*	*14.2*	*14.2*
Other financial expenses	*-133.4*	*-126.8*	*-27.8*	*-17.7*
Other financial income and expenses	-117.8	-111.1	-13.6	-3.5
Financial result	**-178.9**	**-172.3**	**-57.0**	**-46.9**
Share of net profit or loss of equity-accounted companies	1.1	1.1	-22.0	-22.0
Tax expenses	-104.9	-105.5	143.4	142.0
NET RESULT OF THE CONSOLIDATED ENTITY	**-56.3**	**-54.3**	**-610.8**	**-606.8**
Including				
Group Share	-62.0	-60.1	-583.2	-579.1
Non-controlling shares	5.8	5.8	-27.7	-27.6
EBITDA	336.0	315.3	322.8	298.9 [1]

[1] 31/12/2020 corrected

CONSOLIDATED BALANCE SHEET

ASSETS (*in million of euros*)	31/12/2021	31/12/2020 [1]
Goodwill	96.2	134.6
Other intangible assets	30.1	25.2
Property, plant and equipment (PPE)	59.0	49.9
Investment properties	7,244.0	7,539.6
Shares and investments in equity-accounted companies	447.6	329.9
Non-current derivatives	14.0	7.9
Other non-current financial assets	200.2	273.5
Other non-current financial assets	19.0	6.8
Deferred tax assets	36.2	59.5
NON-CURRENT ASSETS	**8,146.4**	**8,427.1**
Stock	5.1	4.4
Client receivables	193.9	168.7
Current tax receivables	13.7	35.2
Current derivatives	4.7	0.2
Other current financial assets	179.7	124.6
Other current assets	310.1	313.2
Cash and cash equivalents	141.6	197.6
CURRENT ASSETS	**848.8**	**843.9**
TOTAL ASSETS	**8,995.2**	**9,271.0**

[1] restated 31/12/2020. Further information in the appendix attached to the financial statements : Changes in presentation and correction of errors note 2.1.3

LIABILITIES (*in million of euros*)	31/12/2021	31/12/2020 [1]
Share capital	635.8	635.8
Additional paid-in capital	840.8	840.8
Consolidated reserves	2,468.9	3,017.7
Net consolidated result	- 62.0	- 583.2
Shareholders' equity - Group Share	**3,883.5**	**3,911.1**
Non-controlling shares	124.3	138.7
TOTAL SHAREHOLDERS' EQUITY	**4,007.8**	**4,049.9**
Provisions	3.8	3.9
Non-current loans and debt	2,334.9	2,737.0
Non-current lease liabilities	88.4	120.0
Non-current derivatives	11.0	33.6
Other non-current liabilities	66.8	188.0
Deferred tax liabilities	943.8	955.3
NON-CURRENT LIABILITIES	**3,448.8**	**4,037.6**
Provisions	30.3	29.3
Current loans and debts	951.7	698.1
Current rental liabilities	20.0	18.2
Current derivatives	1.0	0.7
Trade payables	148.1	137.6
Tax liabilities	19.3	4.1
Other current liabilities	368.3	295.2
CURRENT LIABILITIES	**1,538.6**	**1,183.3**
TOTAL LIABILITIES	**8,995.2**	**9,271.0**

[1] restated 31/12/2020. Further information in the appendix attached to the financial statements : Changes in presentation and correction of errors note 2.1.3

ASSET PORTFOLIO ON 31 DECEMBER 2021

Foncière Ceetrus is an international property company owned by ELO (formerly Auchan Holding) since 1976.

Present in 10 countries in Western and Eastern Europe, the company owns and/or leases commercial 227 sites, listed below.

Auchan Retail, which owns the hypermarket shells, is present in most of Foncière Ceetrus' shopping centres.

Valued at €7.2 billion on 31 December 2021, Foncière Ceetrus's portfolio stands out with the diversity of its assets, both in terms of size and business (shopping centres, retail parks, offices and hotels).

With the strength of this unique characteristic, Ceetrus has regional networks far superior to those of its peers.

Country	Geographical location	Asset name	Asset type	Year of construction	Number of units	GLA m²	Share %
France	Angoulême	La Couronne	Shopping mall	1990	50	5 986	100%
France		La Couronne	Retail Park	1990	12	11 165	100%
France	Annecy	Grand Epagny	Shopping mall	1983	75	12 530	100%
France		Annecy	Retail Park	1983	6	11 692	100%
France	Arras	Arras	Shopping mall	1969	30	4 428	100%
France		Arras	Retail Park	1969	18	15 270	100%
France	Aubagne	Aubagne	Shopping mall	1980	4	231	100%
France		Aubagne	Retail Park	1980	16	28 695	100%
France	Aubière	Aubière	Retail Park	2018	1	2 675	100%
France	Avignon	Avignon Mistral 7	Shopping mall	1974	61	12 112	100%
France	Barentin	Barentin	Retail Park	2009	2	6 113	100%
France	Bethune	Bethune	Retail Park	1985	2	5 159	100%
France	Beziers	Beziers	Shopping mall	1974	28	5 686	35%
France	Biganos	Biganos	Shopping mall	1984	14	1 838	100%
France	Blois	Blois-Vineuil	Shopping mall	1982	52	8 756	100%
France	Bordeaux Lac	Bordeaux Lac	Shopping mall	1980	118	26 623	100%
France		Bordeaux Lac	Retail Park	1991	22	18 497	100%
France	Bouliac	Bouliac	Shopping mall	1981	35	4 549	100%
France		Bouliac	Retail Park	1981	7	11 034	100%
France	Boulogne Sur Mer	Côte d'Opale	Shopping mall	1971	44	7 584	100%
France		Côte d'Opale	Retail Park	1971	8	13 001	100%
France	Bretigny	Brétigny sur Orge	Shopping mall	1968	87	16 855	100%
France		Promenades de Bretigny	Retail Park	2019	1	1 655	50%
France	Caluire	Lyon Caluire	Shopping mall	1994	46	7 157	100%
France	Cambrai	Cambrai	Retail Park	1969	1	5 000	100%
France	Castres	Castres	Shopping mall	1986	33	3 255	100%
France		Castres	Retail Park	1998	11	14 208	100%
France	Cavaillon	Cavaillon	Shopping mall	1982	20	2 319	100%
France	Chambray	Chambray	Shopping mall	1982	2	1 480	100%
France	Chasseneuil	Chasseneuil	Shopping mall	1980	34	7 911	100%
France		Chasseneuil	Retail Park	2015	1	728	100%
France	Chateauroux	Chateauroux	Shopping mall	1980	24	2 988	100%
France	Clermont Ferrand	Clermont Ferrand Ceetrus	Shopping mall	1997	9	1 787	100%
France		Clermont Ferrand Neyrat	Shopping mall	2012	21	20 019	50%
France	Cognac	Cognac	Shopping mall	1990	36	4 392	100%
France		Cognac	Retail Park	1990	4	1 737	100%
France	Croix	Croix	Retail Park	2006	1	7 534	100%
France	Dardilly / Lyon	Porte de Lyon	Shopping mall	1986	35	3 774	100%
France	Dury	Dury Les Amiens / Amiens Sud	Shopping mall	1970	51	9 245	100%
France		Dury Les Amiens / Amiens Sud	Retail Park	2000	2	5 898	100%
France	Englos	Englos Les Géants	Shopping mall	1969	81	16 418	100%
France		Englos Les Géants	Retail Park	1976	20	104 245	100%
France	Epinay	L'Ilo - Epinay	Shopping mall	2013	46	11 020	100%
France	Faches Thumesnil	Fâches Thumesnil	Shopping mall	1994	59	8 694	100%
France		Fâches Thumesnil	Retail Park	2016	7	21 831	100%
France	Fontenay	Val de Fontenay	Shopping mall	1973	82	20 618	62%
France		Val de Fontenay	Retail Park	1973	3	410	62%

Country	Geographical location	Asset name	Asset type	Year of construction	Number of units	GLA m²	Share %
France	Gien	Gien	Shopping mall	1987	11	1 541	100%
France	Grande Synthe	Grande Synthe	Shopping mall	1974	33	5 281	100%
France		Grande Synthe	Retail Park	1974	11	50 549	100%
France	Grasse	Grasse	Shopping mall	1999	15	1 366	100%
France	Illkirch	Strasbourg Illkirch	Shopping mall	1970	67	15 922	100%
		Strasbourg Illkirch	Hyper	1970	1	52 686	100%
France		Strasbourg Illkirch	Retail Park	1970	1	3 000	100%
France	La Seyne Sur Mer	Côté Seyne	Shopping mall	1973	51	6 653	100%
France		Côté Seyne	Retail Park	2003	2	1 848	100%
France	Le Canet	Le Canet	Shopping mall	1972	17	3 290	100%
France	Le Havre	Le Havre	Shopping mall	1973	4	336	100%
France	Le Mans	Le Mans	Shopping mall	1982	77	13 414	100%
France		Le Mans	Retail Park	1990	21	41 335	100%
France	Le Pontet	Avignon Nord	Shopping mall	1974	116	23 547	100%
France		Avignon Nord	Retail Park	1986	42	81 543	100%
France	Leers	Leers	Shopping mall	1970	51	7 581	100%
France		Leers	Retail Park	1992	11	20 225	100%
France	Lesquin	Lesquin	Retail Park	1992	11	5 399	100%
France	Louvroil	Val de Sambre	Shopping mall	1970	82	12 968	100%
France		Val de Sambre	Retail Park	2016	21	26 074	100%
France	Lyon / Saint Priest	Porte des Alpes	Shopping mall	1981	68	12 651	100%
France	Lyon	Porte des Alpes	Retail Park	1981	6	19 199	100%
France	Mantes La Jolie	Mantes	Shopping mall	1975	41	6 258	100%
France		Mantes	Retail Park	1975	8	5 484	100%
France	Marseille	Marseille St Loup	Shopping mall	1981	33	4 693	100%
France		Marseille St Loup	Retail Park	1981	1	3 762	100%
France	Martigues	Martigues	Retail Park	2019	8	10 570	100%
France	Maurepas	Maurepas - Pariwest	Shopping mall	1980	33	3 637	100%
France		Maurepas - Pariwest	Retail Park	1980	2	1 097	100%
France	Mazamet	Mazamet	Shopping mall	1981	10	357	100%
France	Meaux	Les Saisons De Meaux	Shopping mall	2015	109	29 323	100%
France	Mont Saint Martin	Pôle Europe Mont St Martin	Shopping mall	2003	96	20 004	100%
France		Pôle Europe Mont St Martin	Retail Park	2014	2	3 097	100%
France	Montgeron	Montgeron	Shopping mall	1984	3	10 067	100%
France		Montgeron	Retail Park	1999	2	101	100%
France	Montivilliers	La Lézarde	Shopping mall	1978	44	20 926	100%
France	Mulhouse	Mulhouse	Shopping mall	1996	31	5 018	100%
France	Noyelles Godault	Noyelles	Shopping mall	1972	158	39 311	100%
France		Noyelles	Retail Park	1973	31	57 450	100%
France	Orleans	Orléans Saint Jean de La Ruelle	Retail Park	2015	11	25 503	100%
France		Orléans	Shopping mall	1971	43	16 352	100%
France	Pau	Pau	Shopping mall	1976	29	3 320	100%
France	Perigueux	Perigueux - Marsac	Retail Park	2003	5	5 497	100%
France		Périgueux	Shopping mall	1985	37	4 414	100%
France	Perpignan	Porte d'Espagne	Shopping mall	1969	61	17 760	100%
France		Porte d'Espagne	Retail Park	2011	11	59 048	100%
France	Petite Foret	Petit Forêt	Retail Park	1986	14	40 623	100%
France		Petite Forêt	Shopping mall	1972	50	7 853	100%
France	Plaisir	Grand Plaisir	Shopping mall	1975	79	12 801	100%
France		Grand Plaisir	Retail Park	1975	11	33 947	100%
France	Poitiers	Poitiers Sud	Shopping mall	2007	62	9 280	100%
France	Roncq	Roncq	Shopping mall	1970	51	11 259	100%
France		Promenade de Flandres	Retail Park	2017	69	343 632	100%
France	Saint Omer	Rives de l'Aa	Shopping mall	1972	58	8 279	58%
France		Rives de l'Aa	Retail Park	2009	4	15 740	100%
France	Saint Quentin	Saint Quentin	Shopping mall	1972	49	6 930	100%
France		Saint Quentin	Retail Park	2013	10	25 330	100%
France	Schweighouse	Schweighouse	Shopping mall	1981	22	2 786	100%
France		Schweighouse	Retail Park	1981	1	770	100%

Country	Geographical location	Asset name	Asset type	Year of construction	Number of units	GLA m²	Share %
France	Semecourt	Metz Sémécourt	Shopping mall	1992	82	14 221	100%
France		Metz Sémécourt	Retail Park	1992	19	74 286	100%
France	Sète	Les Métairies / Sète	Shopping mall	1998	18	1 657	Leased
France	Strasbourg	Strasbourg	Shopping mall	1977	49	14 252	100%
France	Tours	Tours	Shopping mall	1983	3	1 052	100%
France		Tours	Retail Park	1983	5	1 067	100%
France	Trignac	Trignac	Shopping mall	1982	58	6 794	100%
France		Trignac	Retail Park	1996	1	11 284	100%
France	Valence	Porte d'Ardèche	Shopping mall	1973	50	6 684	100%
France		Guilherand Grange	Retail Park	1973	1	605	100%
France	Valenciennes	Valenciennes	Shopping mall	1973	10	931	100%
France		Valenciennes	Retail Park	1998	2	100	100%
France	Villars	Villars	Shopping mall	1985	59	5 041	100%
France		Villars	Retail Park	1991	8	20 107	100%
France	Villebon Sur Yvette	Villebon 2	Shopping mall	1988	51	7 539	100%
France	Vitry	Vitry	Shopping mall	2004	18	3 067	100%

Country	Geographical location	Asset name	Asset type	Year of construction	Number of units	GLA m²	Share %
Luxembourg	Luxembourg	La Cloche d'Or	Shopping mall	2019	166	36 711	85%
Luxembourg	Luxembourg	JBBK	Office	2018	26	43 563	100%
Luxembourg	Luxembourg	Kennedy	Office	2021	6	7 304	100%

Country	Geographical location	Asset name	Asset type	Year of construction	Number of units	GLA m²	Share %
Spain	Alboraya, Valencia	Alcampo Alboraya	Shopping mall	1985	21	2 602	100%
Spain	Alboraya, Valencia	Pac Alboraya	Retail Park	1985	2	1 163	100%
Spain	Alcalá de Henares, Madrid	Alcampo La Dehesa	Shopping mall	1991	67	10 776	100%
Spain	Alcalá de Henares, Madrid	Pac La Dehesa	Retail Park	1991	9	56 551	100%
Spain	Alcorcón, Madrid	Alcampo Alcorcon	Shopping mall	1994	31	4 293	100%
Spain	Alcorcón, Madrid	Pac Alcorcon	Retail Park	1994	2	434	100%
Spain	Burgos, Castilla la Mancha	Alcampo Burgos	Shopping mall	1996	49	8 011	87%
Spain	Colmenar Viejo, Madrid	Alcampo Colmenar Viejo	Shopping mall	2007	64	14 740	100%
Spain	Colmenar Viejo, Madrid	Pac Colmenar Viejo	Retail Park	2007	8	5 784	100%
Spain	Cuenca, Cuenca	Alcampo Cuenca	Shopping mall	1996	15	1 308	100%
Spain	Cuenca, Cuenca	Pac Cuenca	Retail Park	1996	2	450	100%
Spain	Ferrol, La Coruña	Alcampo Ferrol	Shopping mall	1986	25	2 367	100%
Spain	Ferrol, La Coruña	Pac Ferrol	Retail Park	1986	2	330	100%
Spain	Gijón, Asturias	Alcampo Gijon	Shopping mall	1982	19	1 295	100%
Spain	Granada, Granada	Alcampo Granada	Shopping mall	1989	24	3 739	100%
Spain	Granada, Granada	Pac Granada	Retail Park	1989	3	1 961	100%
Spain	La Coruña, La Coruña	Alcampo La Coruña	Shopping mall	1985	15	823	100%
Spain	La Coruña, La Coruña	Pac La Coruña	Retail Park	1985	1	170	100%
Spain	Linares, Jaen	Alcampo Linares	Shopping mall	1996	19	1 688	100%
Spain	Linares, Jaen	Pac Linares	Retail Park	1996	2	995	100%
Spain	Logroño, La Rioja	Alcampo Logroño	Shopping mall	1989	79	23 291	100%
Spain	Logroño, La Rioja	Pac Logroño	Retail Park	1989	2	1 170	100%
Spain	Madrid, Madrid	Alcampo Pio Xii	Shopping mall	1996	22	1 392	100%
Spain	Madrid, Madrid	Pac Pio Xii	Retail Park	1996	2	305	100%
Spain	Madrid, Madrid	Alcampo Moratalaz	Shopping mall	1986	24	1 719	100%
Spain	Madrid, Madrid	Pac Moratalaz	Retail Park	1986	2	552	100%
Spain	Madrid, Madrid	Alcampo Vallecas	Shopping mall	1982	12	420	100%
Spain	Madrid, Madrid	Pac Vallecas	Retail Park	1982	2	525	100%
Spain	Marraxtí, Islas Baleares	Alcampo Marratxi	Shopping mall	1993	45	6 411	100%
Spain	Marraxtí, Islas Baleares	Pac Marratxi	Retail Park	1993	5	6 942	100%
Spain	Motril, Granada	Alcampo Motril	Shopping mall	1998	13	572	100%
Spain	Motril, Granada	Pac Motril	Retail Park	1998	3	3 998	100%
Spain	Nalón, Asturias	Alcampo Nalon	Shopping mall	2003	44	11 615	100%
Spain	Nalón, Asturias	Pac Nalon	Retail Park	2003	2	253	100%
Spain	Oiartzun, Guipúzcoa	Oiartzun New Units	Shopping mall	1977	1	1 403	100%
Spain	Orihuela	Zenia Boulevard *(géré par Ceetrus)*	Shopping mall	2012	160	67 767	50%
Spain	Tenerife	Alcampo La Laguna	Shopping mall	1992	54	9 751	100%
Spain	Sant Adriá, Barcelona	Alcampo Sant Adria	Shopping mall	2001	34	6 569	100%
Spain	Sant Boi, Barcelona	Alcampo Sant Boi	Shopping mall	1997	81	16 413	100%
Spain	Sant Boi, Barcelona	Pac Sant Boi	Retail Park	1997	2	330	100%
Spain	Sant Quirtze, Barcelona	Alcampo Sant Quirze	Shopping mall	1990	24	1 954	100%
Spain	Sant Quirtze, Barcelona	Pac Sant Quirze	Retail Park	1990	2	221	100%
Spain	Sevilla, Sevilla	Alcampo Sevilla	Shopping mall	1990	38	12 087	100%
Spain	Telde, Las Palmas	Alcampo Telde	Shopping mall	1997	30	3 246	100%
Spain	Utebo, Zaragoza	Alcampo Utebo	Shopping mall	1981	26	2 502	100%
Spain	Utebo, Zaragoza	Pac Utebo	Retail Park	1981	5	6 003	100%
Spain	Vigo, Pontevedra	Alcampo Vigo 1	Shopping mall	1981	8	1 039	100%
Spain	Vigo, Pontevedra	Alcampo Vigo 2	Shopping mall	1986	15	1 322	100%
Spain	Vigo, Pontevedra	Hotel Vigo	Hotel	2021	NA	NA	100%
Spain	Vigo, Pontevedra	Pac Vigo 1	Retail Park	1981	1	128	100%
Spain	Vigo, Pontevedra	Pac Vigo 2	Retail Park	1986	2	449	100%
Spain	Vigo, Pontevedra	Vialia Vigo	Shopping mall	2021	122	44 443	100%
Spain	Zaragoza, Zaragoza	Alcampo Los Enlaces Zaragoza	Shopping mall	1997	24	7 470	100%
Spain	Zaragoza, Zaragoza	Office Los Enlaces Zaragoza	Office	2016	1	689	100%

Country	Geographical location	Asset name	Asset type	Year of construction	Number of units	GLA m²	Share %
Portugal	Canidelo	Canidelo	Shopping mall	2009	8	417	Leased
Portugal	Castelo Branco	Alegro Castelo Branco	Shopping mall	1991	41	7 588	100%
Portugal	Famalicão	Centro Comercial Jumbo Famalicão	Shopping mall	1996	31	3 339	100%
Portugal	Maia	Centro Comercial Jumbo Da Maia	Shopping mall	1991	34	8 101	100%
Portugal	Montijo	Forum Montijo	Shopping mall	2003	165	41 477	100%
Portugal		Glorirequeinte	Hypermarket	2003	1	15 988	100%
Portugal	Santo Tirso	Centro Comercial Pão Açucar Sto. Tirso	Shopping mall	1996	7	670	100%
Portugal	Sintra	Centro Comercial Jumbo Sintra	Shopping mall	2015	16	740	100%
Portugal		Forum Sintra	Shopping mall	2011	193	42 245	100%
Portugal		Sintra Retail Park	Retail Park	2000	19	20 102	100%
Portugal	Gaia	VN Gaia	Office	1977		900	100%

Country	Geographical location	Asset name	Asset type	Year of construction	Number of units	GLA m²	Share %
Italy	Casamassima	Casamassima	Shopping mall	1995	103	33 791	100%
Italy	Cesano	Cesano Boscone Porte di Milano	Shopping mall	2005	59	13 845	Leased
Italy	Codogno	Codogno	Shopping mall	1989	16	4 320	Leased
Italy	Fano	Fanocenter	Shopping mall	1994	45	11 444	100%
Italy	Giugliano	Lotto 6	Shopping mall	1999	11	5 709	Leased
Italy		Lotto 8B	Shopping mall	1999	2	3 515	Leased
Italy	Merate	Adda Center	Shopping mall	1976	28	8 202	Leased
Italy	Monza	Monza Rondò dei Pini	Shopping mall	2008	53	14 862	Leased
Italy	Mugnano	Mugnano	Shopping mall	1992	38	9 445	Leased
Italy	Napoli	Neapolis	Shopping mall	2010	73	17 776	100%
Italy	Nerviano	Nerviano	Shopping mall	1991	19	2 498	Leased
Italy	Piacenza	Belpo (San Rocco al Porto)	Shopping mall	1992	65	18 435	100%
Italy	Porto Sant'Elpidio	Le Ancore	Shopping mall	1999	1	2 564	Leased
Italy	Rescaldina	Rescaldina	Hypermarket	2000	20	15 607	100%
Italy	Rivoli	Rivoli	Shopping mall	1986	18	1 448	Leased
Italy	Taranto	Porte Dello Jonio	Shopping mall	1999	78	17 015	100%
Italy	Venaria	Venaria	Shopping mall	1982	22	2 389	100%
Italy	Vimodrone	Vimodrone	Shopping mall	1989	54	9 116	100%

Country	Geographical location	Asset name	Asset type	Year of construction	Number of units	GLA m²	Share %
Russia	Altufievo	Altufievo	Shopping mall	2005	52	6 741	100%
Russia	Andreevka	Andreevka/Zelenograd	Shopping mall	2010	18	997	100%
Russia	Ivanovo	Ivanovo	Shopping mall	2009	25	6 264	100%
Russia	Izhevsk	Izhevsk	Shopping mall	2011	19	1 416	100%
Russia	Lefortovo	Lefortovo	Shopping mall	2009	21	985	100%
Russia	Marfino	Marfino	Shopping mall	2003	55	5 143	100%
Russia	Moscou	Pushkino	Shopping mall	2019	104	29 630	100%
Russia	Mytischi	Mytischi	Shopping mall	2002	41	4 923	100%
Russia	Rostov Orbitalnaya	Rostov Orbitalnaya	Shopping mall	2008	25	1 526	100%
Russia	Rostov-Gorizont	Rostov-Gorizont	Shopping mall	2009	28	5 713	100%
Russia	Ryazanka	Ryazanka	Shopping mall	2006	14	759	100%
Russia	Sokolniki	TDK Troika	Shopping mall	2008	103	21 160	100%
Russia	Krasnogorsk	Auchan Krasnogorsk	Shopping mall	2004	24	1 689	100%
Russia	Moscou	Proletarski	Shopping mall	2017	39	3 834	100%
Russia	Tambov	Tambov	Shopping mall	2007	44	14 166	100%
Russia	Togliatti	Aquarelle, Togliatti	Shopping mall	2017	51	11 378	100%
Russia	Tumen	Auchan Tumen Crystal	Shopping mall	2013	20	955	100%
Russia	Volgograd	Volgograd Aquarelle	Shopping mall	2013	179	58 272	100%
Russia		Auchan Volgograd	Shopping mall	2007	18	3 247	100%

Country	Geographical location	Asset name	Asset type	Year of construction	Number of units	GLA m²	Share %
Poland	Bielany	Bielany	Shopping mall	2003	79	22 951	100%
Poland	Bielskobiala	Bielskobiala	Shopping mall	2001	46	4 678	100%
Poland		Bielskobiala	Retail Park	2001	3	2 572	100%
Poland	Bronowice	Bronowice	Shopping mall	2013	160	34 790	100%
Poland	Bydgoszcz	Bydgoszcz	Shopping mall	2001	48	6 035	100%
Poland	Czestochowa	Czestochowa	Shopping mall	2001	58	11 760	100%
Poland	Gdansk	Gdansk	Shopping mall	1998	73	15 305	100%
Poland	Gliwice	Gliwice	Shopping mall	2010	44	6 603	100%
Poland	Hetmanska	Hetmanska	Shopping mall	2008	62	11 574	100%
Poland	Katowice	Katowice	Shopping mall	2000	31	3 091	100%
Poland		Katowice	Retail Park	2000	1	300	100%
Poland	Kolbaskowo	Kolbaskowo	Shopping mall	2008	41	5 185	100%
Poland	Komorniki	Komorniki	Shopping mall	2001	55	5 633	100%
Poland	Krasne	Rzeszow/Krasne	Shopping mall	2006	41	6 046	100%
Poland	Legnica	Legnica	Shopping mall	2002	42	3 803	100%
Poland	Lomianki	Lomianki	Shopping mall	2012	90	16 364	100%
Poland	Mikolow	Mikolow	Shopping mall	2000	48	5 065	100%
Poland	Modlinska	Modlinska	Shopping mall	1998	20	1 025	100%
Poland	Piaseczno	Piaseczno	Shopping mall	1996	53	7 251	100%
Poland	Plock	Płock	Shopping mall	2001	31	3 134	100%
Poland		Plock	Retail Park	2001	3	2 880	100%
Poland	Produkcyjna	Produkcyjna	Shopping mall	2000	53	7 368	100%
Poland	Rumia	Port Rumia	Shopping mall	2007	89	21 181	100%
Poland	Sosnowiec	Sosnowiec	Shopping mall	1999	49	6 676	100%
Poland	Swadzim	Swadzim	Shopping mall	2000	48	6 395	100%
Poland	Walbrzych	Walbrzych	Shopping mall	2004	45	4 272	100%
Poland	Zory	Zory	Shopping mall	2001	24	1 735	100%

Country	Geographical location	Asset name	Asset type	Year of construction	Number of units	GLA m²	Share %
Hungary	Budakalasz	Budakalasz	Shopping mall	2012	36	3 510	100%
Hungary		Budakalasz	Retail Park	2012	2	5 160	100%
Hungary	Budaors	Budaors	Shopping mall	1998	60	6 532	100%
Hungary		Budaors	Retail Park	2017	1	2 773	100%
Hungary	Csömör	Csomor	Shopping mall	2002	24	1 495	100%
Hungary		Csomor	Retail Park	2002	2	11 160	100%
Hungary	Debrecen	Debrecen	Shopping mall	2012	27	3 004	100%
Hungary	Dunakeszi	Dunakeszi	Shopping mall	2001	68	9 372	100%
Hungary		Dunakeszi	Retail Park	2001	3	55 820	100%
Hungary	Fot	Fot	Shopping mall	2012	45	6 232	100%
Hungary	Kecskemét	Kecskemét	Shopping mall	2002	34	5 634	100%
Hungary		Kecskemét	Retail Park	2002	1	3 000	100%
Hungary	Maglód	Maglod	Shopping mall	2009	48	6 165	100%
Hungary		Maglod	Retail Park	2009	2	4 624	100%
Hungary	Miskolc	Miskolc 1	Shopping mall	2008	45	6 223	100%
Hungary		Miskolc 2	Shopping mall	2012	30	3 555	100%
Hungary		Miskolc	Retail Park	2008	3	9 016	100%
Hungary	Óbuda	Óbuda	Shopping mall	2003	19	692	100%
Hungary		Óbuda	Retail Park	2006	1	68	100%
Hungary	Solymár	Solymar	Shopping mall	2005	22	1 936	100%
Hungary		Solymar	Retail Park	2005	2	5 296	100%
Hungary	Soroksar	Soroksar	Shopping mall	2000	65	6 087	100%
Hungary		Soroksar	Retail Park	2000	6	14 474	100%
Hungary	Szeged	Szeged	Shopping mall	2012	21	3 471	100%
Hungary	Szekesfehervar	Szekesfehervar	Shopping mall	2001	23	1 443	100%
Hungary		Szekesfehervar	Retail Park	2005	3	4 452	100%
Hungary	Szigetszentmiklós	Szigetszentmiklos	Shopping mall	2002	25	1 783	100%
Hungary	Szolnok	Szolnok	Shopping mall	2012	22	4 884	100%
Hungary		Szolnok	Retail Park	2019	1	2 545	100%
Hungary	Torokbalint	Torokbalint	Shopping mall	2012	34	7 112	100%

Country	Geographical location	Asset name	Asset type	Year of construction	Number of units	GLA m²	Share %
Romania	Bacau	Bacau	Shopping mall	2014	13	747	Leased
Romania	Baia Mare	Baia Mare Gallery	Shopping mall	2015	15	4 725	100%
Romania	Brasov	Brasov Vest Gallery	Shopping mall	2014	16	755	100%
Romania		Hotel QOSMO	Hotel	2021	1	12 328	100%
Romania		Coresi Gallery	Shopping mall	2015	118	30 777	100%
Romania		Coresi Business Park	Office	2016	57	45 501	100%
Romania		Urbania Business Park	Office	2019	25	13 914	100%
Romania		Coresi Retail Park	Retail Park	2015	13	13 734	100%
Romania	Bucuresti	Berceni Gallery	Shopping mall	2015	15	1 207	100%
Romania		Crangasi Gallery	Shopping mall	2012	25	2 240	100%
Romania		Drumul Taberei Gallery	Shopping mall	2014	75	11 241	100%
Romania		Pallady Gallery	Shopping mall	2015	14	1 956	100%
Romania		Titan	Shopping mall	2006	71	7 179	Leased
Romania		Vitan Gallery	Shopping mall	2014	21	2 674	100%
Romania	Cluj	Cluj Gallery	Shopping mall	2015	28	12 904	100%
Romania	Constanta	Constanta Gallery	Shopping mall	2015	20	4 276	100%
Romania	Craiova	Craiova Gallery	Shopping mall	2014	34	6 659	100%
Romania		Craiova Retail Park	Retail Park	2016	1	1 128	100%
Romania	Oradea	Oradea Gallery	Shopping mall	2015	29	5 754	100%
Romania	Pitesti	Pitesti	Shopping mall	2007	39	4 786	Leased
Romania		Pitesti Gavana Gallery	Shopping mall	2015	22	9 041	100%
Romania	Ploiesti	Ploiesti Gallery	Shopping mall	2015	15	1 852	100%
Romania	Satu Mare	Satu Mare Gallery	Shopping mall	2015	35	14 681	100%
Romania	Sibiu	Sibiu	Shopping mall	2014	17	884	Leased
Romania	Targu Mures	Targu Mures Gallery	Shopping mall	2014	15	4 160	100%
Romania	Timisoara	Timisoara Nord Gallery	Shopping mall	2015	30	7 125	100%
Romania		Timisoara Sud Gallery	Shopping mall	2015	27	6 458	100%

Country	Geographical location	Asset name	Asset type	Year of construction	Number of units	GLA m²	Share %
Ukraine	Belitchi	Belitchi	Shopping mall	2009	30	1 470	Leased
Ukraine	Chernigivska	Chernigivska	Shopping mall	2014	7	737	Leased
Ukraine	Kiev	Retail Park Petrivka	Retail Park	2008	11	11 047	100%
Ukraine		Petrovka	Shopping mall	2008	28	2 147	Leased
Ukraine		Rive Gauche 1	Shopping mall	2018	49	5 207	Leased

SIGNIFICANT EVENTS

EVOLUTION OF THE PROPERTY PORTFOLIO

New Immo Holding, particularly through Foncière Ceetrus, is present in 10 countries across several business sectors, such as retail, residential, offices and hotels. On 31 December 2021, the company managed 390 commercial sites, including 207 owned, 20 leased and 163 under a management contract.

	Total	O	L	M
France	93	75	1	17
Western Europe	91	50	11	30
Eastern Europe	206	82	8	116
Total	390	207	20	163

P : Owned ; L : Leased; M : Management contract

With a desire to support the changing face of retail and changing lifestyles, Nhood, New Immo Holding's property operator, continues to reinvent commercial sites and work with local partners to co-build new community spaces combining shops, housing, offices, recreational areas and services.

In 2021, the company continued with the renovation, expansion and transformation of community and commercial spaces across Europe.

SIGNIFICANT EVENTS DURING THE PERIOD

New Immo Holding faces a new wave of the Covid-19 crisis

After a 2020 significantly marked by the pandemic and numerous closures in all ten countries where the company operates, the company had to face a new wave of closures in the first half of 2021.

Governmental measures were taken in varying degrees in the European countries in which New Immo Holding is present and on a lesser scale overall than in the previous year. Some countries, such as Romania and Spain, have seen a clear improvement with no closures, unlike France, which had 106 days of closure, and Portugal with 94 days.

Nhood, New Immo Holding's property company, has continued its partnership work with tenants, always in the spirit of solidarity and support in the face of an unprecedented situation, with an objective of total mobilisation for a better recovery. Thus, we can report a stable vacancy rate, despite the pandemic and its ongoing effects, and a traffic level which, adjusted to account for closures, is equivalent to that prior to the pandemic.

To this end, the company has implemented a relaunch strategy focused on customers, traffic and the attractiveness of the sites under management, as well as the roll-out of the service offer to retailers.

With regard to Foncière Ceetrus, it was decided to prioritise investments, focusing on the projection of the portfolio on triple-impact investment to positively affect the value of the sites.

Impacts of the Covid-19 epidemic on the annual financial statements

Rent relief

The Covid-19 pandemic continued in 2021. Governments in various European countries have continued to take restrictive measures to contain the spread of Covid-19. In 2021, the average business closure was 2.2 months in the countries where we operate, compared to 2.5 months in 2020. All of our countries have been impacted by these restrictive measures, such as the closure of non-essential businesses and the implementation of vaccination and health passes for access to shopping centres or restaurants.

In a spirit of solidarity and support for tenants, as in 2020, New Immo Holding has continued to take various measures :

- Granting rent credits in France for brands on a case-by-case basis

- Rent relief following the extension of government measures in Poland

- Charging only variable rents based on the previous year's turnover due to government decisions for the year 2021 in Portugal

- Relief on rents and/or service charges in other countries

The rent relief granted by the Group over the 2021 financial year amounted to a total of €39M.

Initiatives and innovations for retailer and resident services

Country highlights

France

Nhood, a property company mandated by Nodi, manages La Maillerie site in Villeneuve d'Ascq. The site has won two prizes at the national Green Solutions Awards France : the People's Choice award in the District category, as well as a special mention from the jury in the "Sustainable Neighbourhood" category. These awards reflect the Group's ambition to pursue projects with a triple-positive impacts : societal, environmental and economic. This success in France also qualified La Maillerie for the Green Solutions Awards at the international level.
La Maillerie is a living space in the making : a former logistics wasteland in the process of being transformed into a new mixed-use neighbourhood with 700 homes, 16,000 sqm of offices, shops, a nursery, a medical centre, senior and student residences, a repair shop, an urban farm, etc.

La Maillerie – France

In December 2021, the inauguration and opening of the first business premises in La Maillerie was held. To mark the occasion, a fashion show and an auction were held, with all profits donated to Fashion Green Hub.

The commercial space, covering 3,700 sqm, includes a village of designers focused on committed and responsible fashion, gourmet halls animated by Biltoki, including a traditional food market and a restaurant area. Later, the building will house a leisure area covering nearly 2,400 sqm, offices over more than 1,000 sqm, a rooftop with nearly 2,500 sqm of space for eating and growing an urban kitchen garden.

Les Halles Biltoki, La Maillerie - France

Furthermore, in France, the Promenade de Flandre site in Roncq now has a new, unique space that aims to reuse unsold goods through a short supply chain : Emmaüs Village. The association has been set up in a former Leroy Merlin store. The operation could be repeated in other living spaces.

In France, the Group has also joined forces with the ARS (French Regional Health Agency) Grand Est and opened a temporary vaccination centre in the Aushopping Semécourt shopping centre in late June and early July 2021. The aim is to support the vaccination campaign in 2021 in the Moselle department as actively as possible.

Alongside its partner Origo, Nhood France is helping its property-owning clients to commit to the energy transition by proposing and implementing ambitious objectives, namely to power 100% of the assets managed in France with electricity from renewable sources and to reduce their energy consumption, thus fully embracing the company's triple-positive impact strategy.

In a context of a persistent pandemic, solidarity is essential in limiting its effects. In order to help local businesses and entrepreneurs located its shopping centres, Nhood France has joined forces with major national brands (Boulanger, Decathlon, Leroy Merlin, etc.) to create an inter-brand solidarity fund with the aim of helping one another. A total of more than €200,000 was collected thanks to the concept of "suspended rent", whereby each partner brand paid a sum of its choice into the solidarity fund. 96 retailers were able to benefit from this financial assistance.

Spain

The Vialia-Vigo station in Spain was inaugurated on 29 September 2021. The project was co-constructed with and for the inhabitants of Vigo. The project has also received the Asprima-Sima award for the best urban regeneration initiative in Spain.

Vialia-Vigo - Spain

The transformation of the Vigo site also includes the modernisation of two shopping centres (Vigo I and Vigo II), for which preparatory work has been completed, with a view to the centres being renovated by the end of 2021.

Still in the transformation process for Vialia-Vigo, Nhood Spain continues its work with the opening of a hotel in collaboration with Eurostars Hotel Company, a hotel chain which is part of the Hotusa Group. This hotel, dating from the early 20th Century, covers 1,000 sqm and will propose 23 rooms over five floors. This new offering complements the commercial and leisure activities of the Vialia-Vigo centre which opened in September. This establishment, offering high-end facilities, is ideally located and is sure to become a reference points in the city.

Nhood Spain created the Nhoodmakers working group and joined ImpactHub to face its new challenge, obtaining BCorp certification. The mission of this working group is to promote responsible, sustainable and transparent projects. Nhoodmakers will benefit from six sessions centred around training, team-building, mentoring and support, provided by ImpactHub.

Nhoodmakers & ImpactHub - Spain

Portugal

On the Alegro Montijo site, you can now recharge electric and hybrid cars, powered by solar energy thanks to the eight stations which have been set up. A solution boasting a triple-positive impacts, developed in partnership with Mota-Engil Renewing. The objective is to reduce CO² emission by 170,000 kg per year.

Alegro Montijo- Portugal

In order to pursue its strategy, Nhood Portugal has joined the GRACE – Responsible Business network. A commitment to positive impacts in order to promote and develop corporate social responsibility and sustainability.

Romania

To encourage the return to business, the company set up an online competition in Romania. The three winners had the opportunity to be the first to test out the new co-working spaces in the 'Business Factory', Coresi Business Park, for a week.

Coresi's sixth anniversary was celebrated virtually, with two online competitions: one for customers, the other for retailers, in order to build loyalty and to prove our commitment to our partners once again. The participation rate was 95%.

The Coresi community in Brasov is expanding, with new housing completed, the opening of a hotel and many services being provided for the residents. In collaboration with the city, monthly online and offline events are organised on various topics : entrepreneurship, the environment, social initiatives, to contribute to the development of a cleaner and healthier city.

Nhood Romania has joined forces with international figures for a reforestation campaign in Mischii. With a positive-impact approach, three hectares and 15,000 oak saplings have been planted to contribute protecting our planet on a local scale.

The Coresi site in Brasov was awarded fourth place in the Top Most Loved Brands ranking. Five places higher than it ranked the previous year. Residents had the opportunity to vote for over a six-week period, to elect the best brands, which they consider representative of the community through different categories.

A new partnership was forged, with Kik Romania, in order to broaden the purchase offering for visitors. Six new stores will open, covering a total surface area of 3,500 sqm with potential for expansion to three other locations.

Coresi – Romania

Italy

In May 2021, the "Reinventing Cities Milano" competition announced Nhood, New Immo Holding's real estate group in Italy, as the winner of the "Piazzale Loreto" rehabilitation project with the "Loreto Open Community" (LOC) project, focused on sustainability, the creation of green spaces (over 4,000 sqm of planted areas and 500 trees) and the promotion of social wealth.

This international call for tenders was initiated by the Milan City Council in collaboration with the C40 Cities Climate Leadership Group, an organisation that aims to fight climate change, with the goal of transforming the city through projects that are in tune with the local community. The "Loreto Open Community" project will be a business incubator and a new urban neighbourhood for local trade. The site will include collaborative workspaces, a local nursery and a socio-cultural space.

On the occasion of Supersalone and Milan Design Week 2021, Nhood Italy, winner of the redevelopment of Piazzale Loreto in Milan with the "LOC - Loreto Open Community", in partnership with Arcadis Italy and the Municipality of Milan, presented the Let's Break It Up installation, an exhibition of 16 trees, in anticipation of the "urban forest" that will populate the project in future. A concrete and instant demonstration of the green transformation that the project will bring to the square and surrounding streets.

At the Neapolis Shopping Centre site, customers were rewarded for their eco-friendly spending. The site offered gift cards for visitors who agreed to have their eco-responsible purchases weighed. At the end of the competition, the total weight accumulated by all the participants was converted into new fruit trees, planted in the community garden in the municipal park of Naples. In just one week, more than 2,300 kg of groceries were collected, equivalent to 20 new trees. With more than 1,750 entries, visitors to the site confirmed their enthusiasm for getting involved in projects that benefit the region and contribute green renewal.

Neapolis Shopping Centre - Italy

Luxembourg

In the Cloche d'Or centre, a "Conscious Week" has been organised. This event aims to promote discussions, meetings and initiatives around sustainable development and fair trade. It provides an opportunity for attendees to interact with speakers, volunteers and local associations, reflecting on the world of tomorrow and raising awareness of the role of each individual in change.

The Cloche d'Or site was awarded "Best Shopping Centre" in Belgium and Luxembourg at the Excellence Awards Shopping and Retail ceremony in October 2021. Six criteria were judged, based on the principles of innovation, quality of the architectural concept, business mix with particular attention to marketing proposals and sustainable issues with a measured positive impact.

Cloche d'Or - Luxembourg

Hungary

The Soroksár site is getting a facelift, with the renovation of the superstore and the food court. The project will include the creation of a terrace that will address all the ecological issues. Extensive work has been undertaken with the local communities to ensure that the changes are beneficial to the local residents.

In November 2021, the Auchan Korzó Soroksár site was modernised after more than six months of renovation work. This transformation improves quality of life for customer through a more sustainable and aesthetic site. Nhood Hungary's priority was to find environmentally-friendly solutions during the renovation process. The site also offers a more comprehensive range of services to its customers, particularly in the restaurant sector, with three new partners. As a result, the site has been awarded BREEAM In-Use certification.

Auchan Korzó Soroksár - Hungary

Five Auchan Korzó sites can now be accessed through a car-pooling service, in partnership with Share Now, the first car-pooling service provider in Europe. The aims of this collaboration are to offer a more environmentally-friendly mode of transport, to develop soft mobility and to increase customer awareness. The sites can be accessed by public transport and now, thanks to this new offering, customers who don't have a vehicle can enjoy greater freedom without further harming the environment.

Russia

As part of an agreement concluded with Auchan Retail Russia, Nhood is now responsible for facility portfolio management. Rental management represents over 46,000 sqm of retail space, located in 11 Russian regions. The project aligns with the ambition of Nhood's international strategy to create a platform for property management on behalf of third parties.

In autumn 2021, the Auchan Lipetsk site hosted the screening of more than 40 films through the "Cinema Parking @Tag" project for two weeks. This event welcomed more than 5,000 visitors. In partnership with Tele2 Russia and the site's retailers and caterers, spectators were able to receive their orders directly in their vehicles, while enjoying the film that was being shown. This new offering within the site allowed for the promotion of culture.

The KDC Space Multispace project at the Aquarelle Pushkino site won the final of the International GREEAT 2021 Award in the "Best Entertainment Concept in a Shopping Centre" category. The culture and leisure centre was created both with and for the residents. A bold space, which unites many projects and initiatives with local entrepreneurs.

Poland

Nhood Poland has become a strategic partner of the event "Culture, Nature, Future" which is organised by the UNEP/GRID Centre in Warsaw, which leads reflections and actions on the changing world around us and the actions to be implemented in the interest of future generations. Nhood is committed to honouring climate commitments through initiatives implemented by UNEP/GRID by 2030.

The Malopolska region hosted the first Covid-19 vaccination point in the summer of 2021 in the Bronowice Gallery. Customers can receive the vaccine without prior registration. Over the first three months, more than 500 residents were vaccinated.

Bronowice Gallery - Poland

Acquisitions

On 4 March 2021 and 9 March 2021, Foncière Ceetrus in Luxembourg acquired the ground floor and second floor, respectively, of the Kennedy building near the JBBK and KUBIK offices in the Kirchberg district of Luxembourg, giving them a total rental surface area of approximately 3,500 sqm of offices and 52 parking spaces.

On 22 April 2021, Foncière Ceetrus in Italy acquired a building in Cascina Merlata for a development project involving the conversion of a 10,000 sqm mixed-use building into retail and office space.

In July 2021, Foncière Ceetrus in Italy also acquired a hypermarket in Rescaldina to enhance the value of the existing site.

In December 2021, Foncière Ceetrus in Russia signed the purchase of the Lipesk gallery from Auchan Retail, giving it a rental surface area of 4,650 sqm.

Disposals

In March 2021, the Group sold on the Mira gallery in Italy, representing a rental area of approximately 1,000 sqm.

In addition, in July 2021, six galleries were sold in Italy, in Rome, Pompeii, Catania, Palermo, Brescia and Modugno totalling a 26,800 sqm surface area.

On 1 June 2021, Foncière Ceetrus in Russia sold a plot of land on the Pushkino site with a total surface area of 4.8 hectares.

On December 17, 2021, Ceetrus Luxembourg sold the KUBIK offices in Luxembourg, representing a rental area of 9,744 sqm and 83 parking spaces.

In December 2021, Ceetrus Italy Spa sold 0.24% of Gallerie Commerciali Sardegna in December 2021, leading to a change in the consolidation method (from the full consolidation method to the equity method).

In addition, Ceetrus Italy Spa has transferred to Merlata Sviluppo the Rescaldina shopping mall with an increase in participation in the beneficiary entity who is staying in equity method after this transaction.

The purpose of this restructuration is to regroup assets into the same structure in order to lead, in partnership, non-strategics development projects for New Immo Holding Group with the final objective of disposal.

Non-strategic land disposals have finally been completed in Hungary and Poland in the first half of 2021.

Gare du Nord – Litigation

On 21 September 2021, SNCF Gares & Connexions announced the end of the concession agreement, leading to the conciliatory liquidation of Gare du Nord 2024, the project company managing the transformation of Gare du Nord, which is being consolidated using the equity method.

New Immo holding hold a receivable with the company Gare du Nord 2024 which amount to 169 million of euros (see additional information appended to the financial statements : Other financial assets note 7.2) and represents the maximal risk supported by the Group. On the basis of the procedures understaken by the end 2021 and beginning 2022, the Group has recorded a provision which corresponds to the most likely estimation of the future risk estimation.

Aditionally, the company has given garantees to SNCF Gares & Connexions related to the works linked to the project Gare du Nord 2024. Those garantees are disclosed in the additional information appended to the financial statements : Off-balance sheet commitments note 13.1.

Financing

In September 2021, New Immo Holding subscribed to a new 5-year structural loan totalling €1 billion from ELO (formerly Auchan Holding). The funds were mainly used to pay back two lines of credit taken out with banking partners for a total amount of €580 million.

New Immo Holding did not make use of the loan guaranteed by the French government. The Group's financing is provided by external lines of credit and financing granted by ELO (formerly Auchan Holding).

COMMENTS ON 2021

In 2021, in continuation of the situation in 2020, New Immo Holding had to face significantly restricted activity due to administrative measures, with an average of 2.2 months of closure, compared to 2.5 months in 2020.

The situations of certain countries have further deteriorated, such as France which endured a total of 106 days of closure. In countries where shopping centres were not closed, certain businesses such as restaurants, cinemas and leisure activities were unable to open. In addition to this, the introduction of the health pass and then the vaccination pass across most of Europe has created a negative impact on the number of visitors to our sites. To put it concisely, New Immo Holding had to face a situation that was highly similar to the 2020 financial year.

In this context, certain retailers have experienced difficulties and are awaiting government aid, which, for New Immo Holding, led to lower gross collection rates for rents and charges than usual, reduced to around 80% on average of the year 2021.

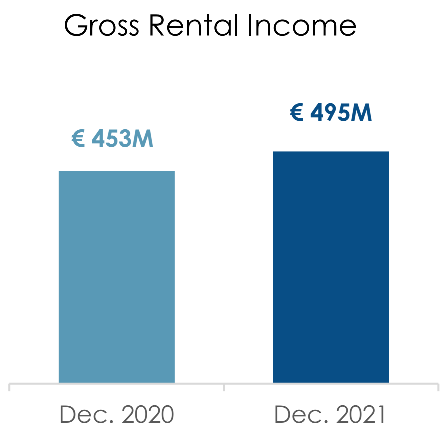
The priorities of New Immo Holding throughout the Covid-19 crisis were to :

- Guarantee the safety of shopping centres for users, retailers and employees, by managing customer traffic and implementing appropriate health measures
- Support retailers, financially and operationally, during the closure period and in the management of their reopening
- Launch innovative solutions to support and facilitate the retailers' businesses while adapting to changing consumer habits and responding to users' needs in terms of safety : Click and Collect solutions called "Aushopping Drive" or "d'un Clic à vous".

Once again, this year, the agility of the New Immo Holding teams has made it possible to implement case-by-case support for retailers, through rent relief measures, and with the unfailing support of the shareholders.

COMMENTS ON THE OPERATING RESULT

2021 continued to endure the effects of the Covid-19 health and economic crisis, although the results show an initial improvement compared to 31 December 2020.

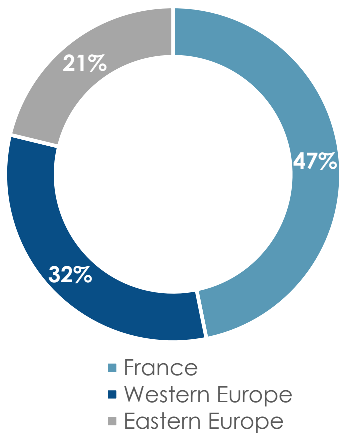


Gross rental income therefore rose by 9.3% compared to 31 December 2020. This is mainly due to the cancellation of rents due and invoiced for the period from 15 March to 15 May 2020 for all tenants in France, with the exception of shops that remained open by government decision.

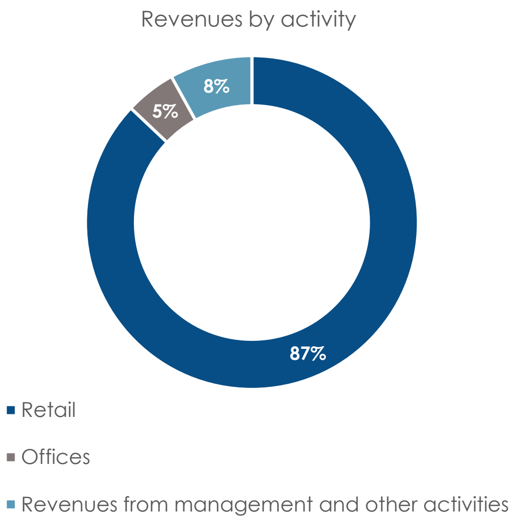
The EBITDA (excluding IFRS 16 adjustments) is up 5.5% compared to a comparable period. This increase is mainly due to an increase in gross rental income.

New Immo Holding has put in place a plan to control all expenses. However, as all shopping centres stayed open during the lockdown period to allow access to essential shops, certain opportunities to reduce costs were limited.

Geographical distribution of gross rental income in 2021 :



Commercial property remains New Immo Holding's core business line. In 2021, this activity contributed to 87% of revenues.

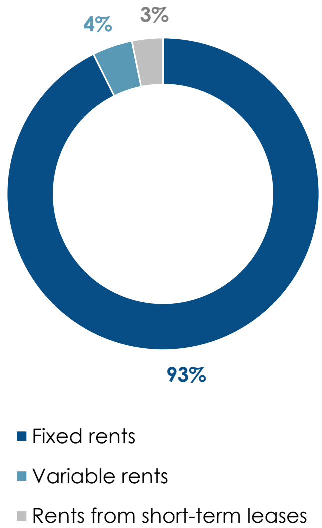


The weighted average of rent per sqm of the shopping centre portfolio by geographic area is as follows :

Shopping Centres	Rent in € / sqm [1]
France	€328 /sqm
Western Europe	€274 /sqm
Eastern Europe	€159 /sqm

[1] *Average annual rent (minimum guaranteed rent and variable rent) per asset and per sqm*

Variable rent and short-term rent represented a total of 7% of gross rental income in 2021.



COMMENTS ON RETAIL ACTIVITY

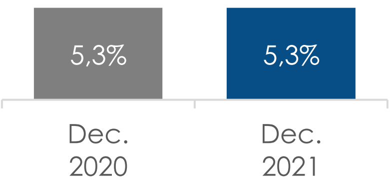
As of 31 December 2021, the New Immo Holding Group, through Nhood, manages 2.4 million sqm of shopping centres (GLA) :

GLA surface area (in million of sqm)	Total	O	L	M
France	0.6	0.6	-	-
Western Europe	1.1	0.5	0.1	0.5
Eastern Europe	0.7	0.6	-	0.1
Total	2.4	1.7	0.1	0.6

P : Owned / L : Leased / M : Management contract

In 2021, the Group welcomed 789 million visitors. Adjusted for the 2.2 months of closures on average in Europe due to Covid-19, minus the pandemic, attendance would have likely reached 1 billion visitors in 2021, the same level as in 2019.

The Group's rental vacancy rate is stable at 5.3% compared to 31 December 2020. To limit vacancy, the teams have been working daily with retail partners to find the best ways to help them overcome their difficulties.

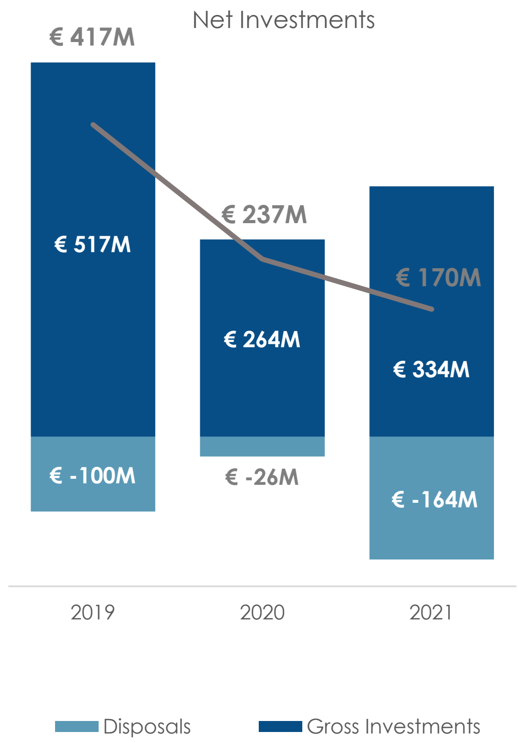


Related to the economic difficulties encountered by leasing brands, customer risk increased over 2021. Non-recoverable debts, defaulting provisions and discounts represented 13.3% of revenue on 31 December 2021. By recognising client risks related to unpaid rents in its annual income statement, New Immo Holding has chosen a prudent accounting approach, which has had the effect of limiting the increase in client receivables in the balance sheet.

COMMENTS ON INVESTMENTS

In 2021, New Immo Holding continued to invest in its iconic projects, such as the Vialia-Vigo station in Spain, Cascina Merlata in Italy, Coresi in Romania and projects in Luxembourg. The 2021 financial year was marked by sales in Luxembourg, Italy and Russia.

As of 31 December 2021, net investments totalled €170 million.



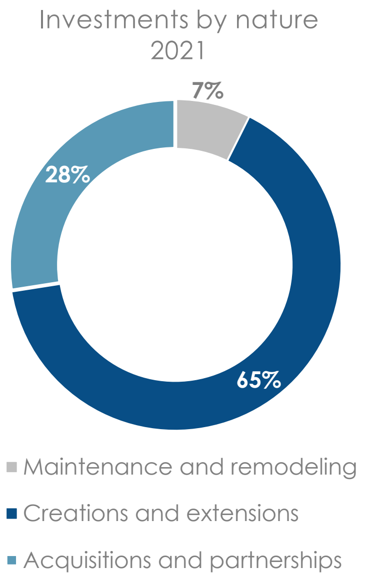
The largest projects currently in the creation phase reflect the preponderance of investments in mixed-use projects.

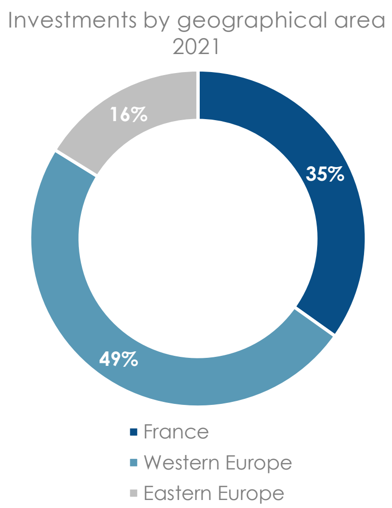
Cloche d'Or	Luxembourg	Creation	Residential*
Cascina Merlata	Italy	Creation	Shopping Centre
La Maillerie	France	Creation	Living space
Avent Garden	Romania	Creation	Residential
Milanord 2	Italy	Creation	Shopping Centre & Leisure

* Shopping centre completed in 2019

The dynamic asset management policy remains unchanged : New Immo Holding is prepared to sell assets that have reached the maturity of their value creation plan and which no longer correspondent to the mixed-use property strategy.

Gross investments in 2021 amounted to €334 million and were distributed as follows :





COMMENTS ON FAIR VALUE

From a portfolio perspective, 2021 was marked by a 3.4% drop in the fair value of assets at current exchange rates.

The fair value of investment properties amounted to €7,208 million (excluding transfer duties), which represents an increase of 1.3% on a like-for-like basis compared to 31 December 2020 :

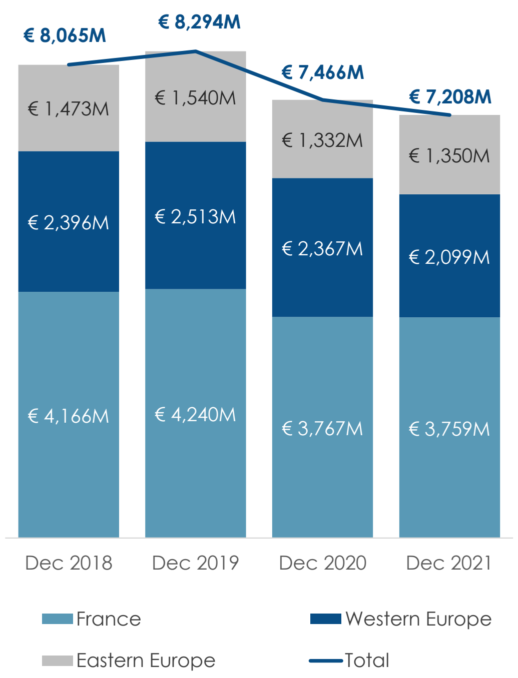
- The effects of the pandemic on discount rates and exit yields impacted the fair value by -0.9%.
- The increase in net rental income and the review of investment budgets generated a favourable effect of +2.2%.

The assets of the New Immo Holding Group are valued twice yearly by independent appraisers.

These valuations covered all investment properties held on 31 December 2021. The New Immo Holding Group believes that the fair values determined by the experts reasonably reflect the fair value of the portfolio.

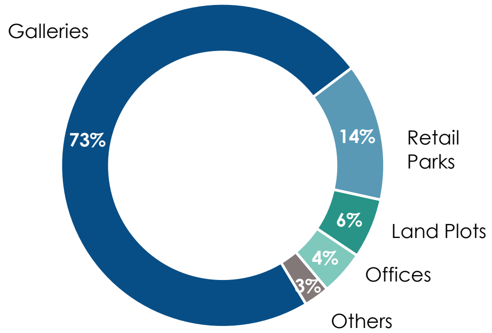
The valuation methods used, as described in the Group's consolidated financial statements published on 31 December 2021, remain unchanged.

Fair Value of assets [1]



[1] Fair value of investment properties 31/12/2018, 31/12/2019, 31/12/2020 restated. Additional information appended to the financial statements : Changes in presentation and correction of errors note 2.1.3

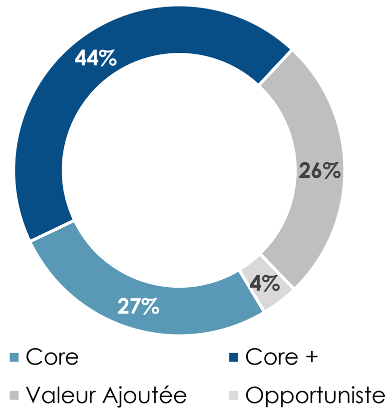
Foncière Ceetrus has the particularity of having a highly diversified portfolio, due to its quantity of assets and their geographical presence, while holding 52% of its portfolio in France.



The transformation of Foncière Ceetrus' portfolio aimed at increasing the weighting of regional mixed-use Core or Core+[2] sites is continuing. On 31 December 2021, Core or Core+ assets represented 71% of the portfolio value.

[2] Classification according to: geographic location, general asset type, works required, lease type, vacancy level, potential for value creation

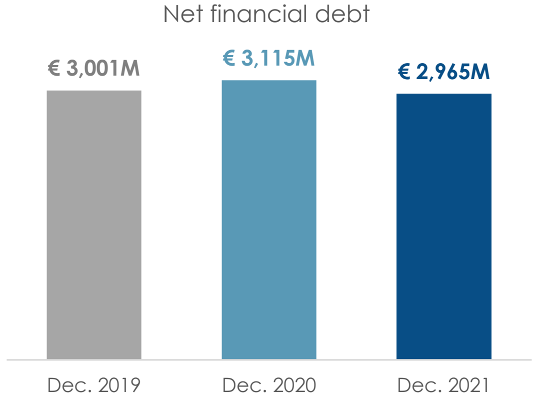
Fair Value by asset category
(Galleries, Retail Parks, Offices, Hotels)



Foncière Ceetrus also holds assets in companies consolidated under the equity method. On 31 December 2021, Foncière Ceetrus's share of the fair value of investment properties held by equity-accounted companies amounted to €907.0 million as compared with €613.1 million on 31 December 2020.

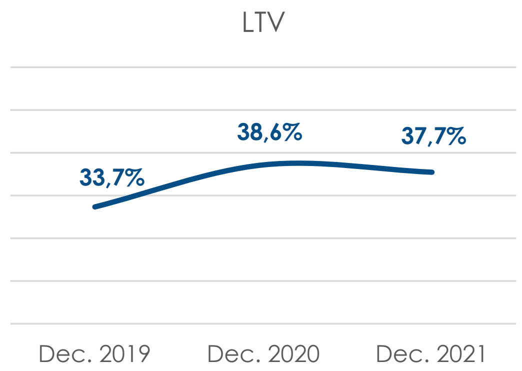
COMMENTS ON THE FINANCIAL SITUATION

In 2021, the level of net debt was reduced by €150 million. This decrease can be attributed to the cash flow improvement in operating activities and the impact of sale transactions over the year.



On 31 December 2021, the Loan to Value (LTV) ratio was 37.7% compared to 38.6% on 31 December 2020. The decrease in the ratio can be attributed to the decrease in debt for €150 million, despite a decrease in the fair value of assets for €258 million.

The change in the LTV ratio remains consistent with the average for the real estate sector.



Calculation of the LTV ratio :

€M	Dec. 2019 (2) (3)	Dec. 2020 (2) (3)	Dec. 2021 (2)
Fair value of investment properties (1)	8,294	7,466	7,208
Investment in equity-accounted companies	347	330	448
Other non-current financial assets	269	273	200
Total assets	**8,910**	**8,069**	**7,856**
Gross financial debt	3,278	3,437	3,287
Cash and cash equivalents	-146	-198	-142
Other current financial assets	-130	-125	-180
Net debt (4)	**3,001**	**3,115**	**2,965**
LTV	**33.7%**	**38.6%**	**37.7%**

(1) Excluding restatements : spreading of rent free periods, step rents, key money, rents paid in advance and "right-of-use" assets

(2) See additional information in the notes to the financial statements : Investment properties note 4.4, Equity-accounted companies note 5, Other financial assets note 7.2, Financial debt note 6.2

(3) Calculated based on restated balance sheet data for 31/12/2019 and 31/12/2020. Additional information appended to the financial statements : Changes in presentation and correction of errors note 2.1.3

(4) Calculated according to bank and bond covenants

Reconciliation of the fair value of the investment properties used in the calculation of the ratios and the figures presented in the consolidated statement of financial position :

€M	Dec. 2019 (3)	Dec. 2020 (3)	Dec. 2021
Fair value of investment properties (1)	7,779	7,540	7,244
Investment properties held for sale (1)	619	*n/a*	*n/a*
"Right-of-use" assets (1)	-135	-109	-67
Adjustment related to distribution (1)(2)	31	35	31
Fair value of investment properties excluding adjustments	**8,294**	**7,466**	**7,208**

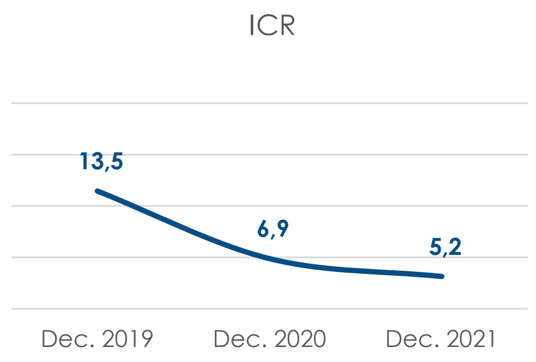
(1) See additional information in the notes to the consolidated financial statements : Investment properties note 4.4

(2) Spreading of rent-free periods, step rents, key money and rents paid in advance

(3) Calculated based on restated balance sheet data for 31/12/2019 and 31/12/2020. Additional information appended to the financial statements : Changes in presentation and correction of errors note 2.1.3

On 31 December 2021, New Immo Holding's Interest Coverage Ratio was 5.2.

The unfavourable trend in the ratio over 2021 can mainly be attributed to the increase in the cost of net financial debt due to the financing conditions which were less favourable than in 2020.



Calculation of the ICR :

	Dec. 2019	Dec. 2020	Dec. 2021
EBITDA (1)	399	299 (2)	315
Net cost of financial debt	-30	-43	-61
RPI	**13.5×**	**6.9×**	**5.2 x**

(1) Excluding IFRS 16 adjustments
(2) 31/12/2020 corrected

To conclude, New Immo Holding's financial position remains sound despite the effects of the global pandemic. The company's financing is provided by external credit lines and financing granted by ELO (formerly Auchan Holding). The Group did not make use of the loan guaranteed by the French government.

New Immo Holding has taken the necessary measures, particularly through the review of the investment budget and the introduction of measures to control operating costs, and has seized opportunities to dispose of mature or non-strategic assets, in order to limit the increase in debt over the course of the 2021 financial year.

COMMENTS ON THE OFFICE ACTIVITY

New Immo Holding has offices located in Luxembourg and Romania :

- JBBK and Kennedy in Luxembourg
- Coresi Business Park in Romania

The office business line contributed 5% of rents for the year 2021.

In accordance with its diversification strategy, the Group has also launched property development operations with a focus on offices.

"Wellice" an exceptional location – a place promoting interaction and well-being

In Villeneuve d'Ascq, in northern France, New Immo Holding is building a new office building called "Wellice", with a surface area of over 6,165 sqm across five floors, with a green rooftop space, over 800 sqm of renovated terraces and 166 parking spaces.

In line with the economic development strategy led by the Lille European Metropolis, this building will help to provide new jobs while contributing to the regeneration of the city centre and the development of tertiary activities. Located on the site of a former car park on a retail site, "Wellice" is part of an urban redevelopment operation. It stands out with its high-quality services and its strong environmental approach with BREEAM Excellent and Well Silver certification.

Construction work began in 2020 and completion is scheduled for the third quarter of 2022. The off-plan sale agreement (VEFA) was signed in early July 2020 with MiDi 2i, a fund management company for office and retail buildings.

France - Wellice

Nhood France & Sogeprom Projectim wins the call for tenders launched by the Nord department

In Marcq-en Baroeul, following the completion of deconstruction and decontamination work on the Transpole site, the Département du Nord launched a call for tenders in December 2020 to sell the site. Nhood France and Sogeprom Projectim were chosen as the winners for the construction of a mixed-use property project consisting of a tertiary innovation campus – including the new headquarters of Banque Populaire du Nord and the start-up incubator of the Association Familiale Mulliez (Mobilis, CREADEV, CDE, The Field) –, services and housing, incorporating strong landscaping and environmental ambitions (BREEAM, Biodivercity and low-carbon approach).

Co-designed with the Coldefy architectural firm, the regeneration of the Transpole wasteland in Marcq-en-Barœul will develop 17,900 sqm of office space, of which Batixis Groupe IRD will be one of the partners, approximately 120 housing units with a garden, 1 nursery, 1,400 sqm of shops and services (including restaurants) and mobility services (fleet of electric bicycles, bicycle rooms, car sharing, etc.), all built in a green setting.

France - Transpole

COMMENTS ON RESIDENTIAL ACTIVITY

New Immo Holding is taking part in several residential property development projects in partnership with specialist local companies in the sector :

In Hungary, in 2019, 59 housing units were completed and delivered on the Kecskemét, Boroka Park site near the Auchan shopping centre. 63 additional housing units were built in 2020 with delivery to buyers in 2021. An additional phase of this programme is underway, with the delivery of 63 units scheduled for the 2022-2023 period.

Hungary - Boroka Park

In Romania, on the Coresi site, the Avant Garden residential program is continuing with the sale, completed on 31 December 2021, of 2,206 flats in 42 buildings, out of a total of 2,228 flats under construction, representing a 98% marketing rate.

In Luxembourg, 250 flats spread over two buildings covering a surface areas of 25,000 sqm are under construction on the Cloche d'Or site, in response to strong local demand. The homes are now being marketed, with 192 flats sold as of 31 December 2021.

Luxembourg – La Cloche d'Or

In Saint-André-Lez-Lille, France, "Quai 22" is a co-development project (with "SEM Ville Renouvelée" and Linkcity) for a mixed-use neighbourhood spanning 86,000 sqm on a 10.5-hectare site, eventually comprising 700 housing units. Of these, construction is beginning on the 'Quai des Lys' residence, made up of 48 flats and four houses, the first units of which are scheduled to be delivered in the first quarter of 2023.

France - Quai 22

In Illkirch, not far from Strasbourg in France, on the site of former disused offices, New Immo Holding is co-developing and co-building 170 flats for first-time home buyers with Bouygues Immobilier and Habitation Morderne : "L'inattendu". Made up of three luxury buildings, "L'inattendu" (The Unexpected) has a contemporary feel underlined by harmonious architectural work. To encourage soft transport and mobility, each building is equipped with a secure and convenient bike room. Car parks will be hidden underground or around the buildings. The first deliveries are scheduled for the second half of 2023.

France – L'inattendu

OUTLOOK FOR 2022

Since 2020, the Covid-19 global pandemic has accentuated the trends that have influenced the property market for the past several years. New Immo Holding's development strategy is firmly in line with this transformation, namely the emergence of multi-use community-focused sites and the concept of the "15-minute city".

The initiatives launched by New Immo Holding during this period reflect the mobilisation underway to consolidate its role as a reference player in the market, while at the same time pursuing an ambition aimed at sustainably transforming the property and retail sectors around living better.

The priority construction sites which embody the strategy deployed by New Immo Holding and property company Nhood were continued in 2021, including :

- in Spain, the completion of the transformation of the Vialia-Vigo Station neighbourhood (121,500 sqm), which will be inaugurated on 29 September 2021, and the progress of two remodelling projects for existing shopping centres
- in Luxembourg, with the Cloche d'Or residential construction site
- in France, where the Quai 22 development project in Saint-André-Lez-Lille, La Maillerie and the Wellice office building in Villeneuve d'Ascq are underway
- in Romania, with the progress of the Coresi project in Brasov, which included the inauguration of the QOSMO hotel in May 2021, and the launch of the first phase of the urban regeneration programme on the Resita site (over 100,000 sqm).

The results for 2021 are nevertheless affected by the effects of the pandemic.

New Immo Holding has made prudent decisions to protect the business, and especially its cash flow including limiting and prioritising gross investments in 2021 and postponing non-essential investments and projects to 2022.

New Immo Holding is more determined than ever to revitalise its existing sites, to support the transformation of retail, and to create new community sites. Maintaining the attractiveness of its sites and limiting the rising vacancy level are key objectives for 2022.

After two financial years which have been heavily impacted by the circumstances of the Covid-19 pandemic, 2022 will be a first step towards a return to normality for business, which we hope to achieve in 2023.

Excluding changes in the perimeter, the Group thus forecasts an increase in consolidated gross rental income of nearly 6% in 2022, which should have a positive impact on the consolidated results of New Immo Holding.

In addition to this, the New Immo Holding Group plans to invest €380M (gross) in 2022. These investments are intended to enhance the attractiveness of existing sites, to support the development of pipeline projects, and to facilitate portfolio rotation.

The calibration of investments in 2022 will be subject to short-term management with a focus on agility and prudence, in regard to the evolution of the pandemic and inflationary context that could impact the financial year.

This outlook should be interpreted cautiously given the uncertainty of the sanitary, geopolitical and economic situations at the beginning of 2022.

"*Nhood has established itself as the service operator contracted by our property owner companies to rejuvenate a solid portfolio and to contribute to the urban regeneration of several award-winning sites across France and Europe. The year 2022 should allow for an improvement in profitability, with a return to pre-Covid-19 activity levels on a like-for-like basis, estimated from 2023 onwards, demonstrating our resilience in the face of the pandemic*" Etienne Dupuy, Chief Executive Officer

FINANCIAL RISK MANAGEMENT

New Immo Holding and the companies within its consolidation scope are exposed to liquidity, interest rate, credit and currency risks during the normal course of their business.

They use derivative financial instruments to mitigate these risks. The Group has established an organisation to manage these risks centrally.

On 31 December 2021, these derivatives were recorded on the balance sheet at market value as current and non-current assets and liabilities.

LIQUIDITY RISK

The Group's policy is to constantly have sufficient medium- and long-term financing whilst retaining significant room for manoeuvre. Over this financial year, New Immo Holding continued to be able to access liquidity under favourable condition, whilst benefiting from financing granted by ELO (formerly Auchan Holding).

Covenants and financial ratios

New Immo Holding's ability to raise new debts and to refinance its existing debts with its banking partners or, more generally, to raise funds on the financial markets, depends on many factors, including the rating of ELO (formerly Auchan Holding) and New Immo Holding by rating agencies.

Some of the credit agreements and bond issues concluded between New Immo Holding and its banks or bond-holders are subject to early repayment clauses, mainly linked to compliance with financial ratios or the occurrence of clearly identified events. Failure to comply with these commitments or obligations could lead to an event of default or a potential event of default, the main consequence of which would be the early repayment of all or part of the outstandings. This situation could have an unfavourable impact on the financial situation and the business activity of the Company, and its development.

INTEREST RATE RISK

New Immo Holding's debt and deposits are mostly engaged at floating interest rates, mainly based on Euribor. New Immo Holding applies a prudent debt management policy by maintaining a limited exposure to interest rate risks. This management involves the subscription of interest rate derivatives which have the sole purpose of reducing New Immo Holding's exposure to fluctuations in interest rates. As part of this management, the Group may use various types of financial instruments, including swaps, caps or swaptions.

CREDIT RISK

For New Immo Holding and its subsidiaries, credit risk or counterparty risk mainly concerns the cash and cash equivalents of the banking institutions at which these cash resources are invested. This may also concern the financial instruments subscribed, when the trading conditions lead these institutions to pay flows to New Immo Holding or its subsidiaries. Lastly, the Group is exposed to the risk of defaulting tenants.

Regarding investments, without exception, the policy of New Immo Holding and companies within the scope of consolidation is to place surpluses with authorised counterparties in amounts and decided by the Financial Committee, according to a score sheet. The Group only uses banks which are considered to be sound and reliable.

In the same way, New Immo Holding only works with a list of banks authorised by the Group's senior management in relation to financing and interest rate and exchange rate derivative operations. Wherever possible, signed contracts provide for the termination of transactions and the application of a cleared net balance in the event of a change in the initial contractual balance, including the default of the counterparty. In addition, the Group ensures that risks are sufficiently dispersed by working with several leading banking institutions.

The fair value evaluation of derivatives carried by New Immo Holding and the companies within the consolidation scope includes a "counterparty risk" component and a "clean credit risk" component for derivatives. The credit risk evaluation is determined using standard mathematical models for market participants, taking into account, in particular, historical statistical data. Over the periods presented, the adjustments booked for counterparty risk and own credit risk are not material.

As mentioned elsewhere, trade receivables and other receivables mainly correspond to receivables with regard to tenants. The Group has procedures to ensure the credit quality of clients and third parties before signing contracts with them. The Group believes that it is not significantly exposed to the concentration of credit risk among its tenants, given a diversified exposure across countries and clients.

Impairment losses on receivables are generally estimated on an individual basis.

EXCHANGE RATE RISK

The entities making up New Immo Holding are exposed to exchange rate risk on internal and external financing denominated in a currency other than the euro (balance sheet exchange rate) as well as on the value of the real estate assets and the rental income of its subsidiaries in foreign currencies (Hungarian forint, Polish zloty, Romanian lei, US dollar, Russian ruble). Internal financing denominated in a currency other than the euro is systematically hedged by means of derivative instruments.

RISK MANAGEMENT AND INTERNAL CONTROL

RISK MANAGEMENT AND INTERNAL CONTROL

Risk management and internal control organisation

The risk management and internal control systems structured within New Immo Holding are based on mutually accepted framework systems and on the good practices established by the COSO and the IFACI.

The year 2021 enabled the company to establish a structured risk management system for all of its subsidiaries, and to design a permanent and integrated internal control system capable of covering the major risks. Along with the Group's transformation and the creation of the Nhood service company, these systems continue to be structured and evolved.

Risk Management System :

The risk management system implemented within New Immo Holding aims to :

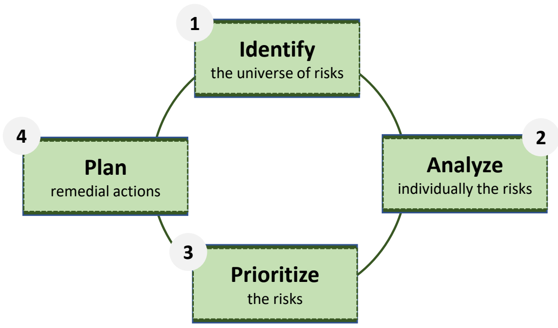
- identify the Group's areas of exposure that could jeopardise the achievement of its strategic, financial and operational objectives
- facilitate informed decision-making
- building the foundations for a resilient organisation
- oversee risk management

The system is based on the identification of major risks which are likely to affect the Group. New Immo Holding's risk universe is shared by all of its subsidiaries.

All risks have been assessed and ranked by country using criteria of impact, probability of occurrence, and room for improvement in existing control measures.

The Group's major risk mapping shows the net risks. All risks identified were analysed and evaluated individually. Action plans have been drawn up and implemented for the most significant risks. These action plans are managed via a centralised system. The development of the actions will continue throughout 2022.

Risk management methodology diagram :



Internal Control System :

The internal control is an integrated and permanent system implemented by New Immo Holding in order to facilitate the control and management of the company's business, as well as the good and proper functioning of its processes. It is tasked with structuring and updating key procedures based on implemented risk analyses for each business line. Its involved parties and processes are described in an Internal Control Policy signed by the Chief Executive of New Immo Holding.

Structured at the New Immo Holding level from 2021, the programme used for the design and deployment of the internal control system is called RISE (Risk Internal Control Efficiency) within New Immo Holding.

The objectives of Internal Control are :

- The reliability of financial and operational information
- The efficacy and efficiency of operations
- Asset protection
- Compliance with laws and regulations and the application of internal rules

The Group's control environment is composed of permanent elements such as :

- Duty segregation principles for key activities ensure that sensitive activities are not combined.
- The identification of key controls for sensitive activities throughout the entire Group. These control activities are formalised by means of a *Golden rules of risk management guide*.
- In addition to the Golden Rules of Risk Management, there are procedure manuals established within countries and structures.

- A network of local internal control frameworks is currently being set up to act as local relays for the implementation of the system.

More broadly, within the company, the control environment has been reinforced with the creation of control committees.

Governance of risk management and internal control within New Immo Holding

The risk management and internal control systems have been structured at the request of the Audit, Compliance and Risk Committee and the shareholder, as of January 2021.

The two systems used by Compliance, Ethics and Internal Control departments are supervised by the Audit, Compliance and Risk Committee and the Board of Directors.

The Audit, Compliance and Risk Committee was created by the Board of Directors, and is a study and instruction body that intervenes upstream of the Board of Directors, and which has the main task of provided information to facilitate the Board's decision-making, and, if necessary, to alert it to any relevant information or events. In this respect, it assists the Board without taking its place.

More specifically, in the context of risk management and internal control, the Audit Compliance Risk Committee is responsible for :

- Ensuring that internal control and risk management systems are well established and that they are deployed, and to make sure that corrective action is taken in the event of inadequacies or anomalies being identified.
- Examine the exposure to risks based on risk mapping drawn up by the company
- Reporting any concerns to the Board of Directors.

The Audit Compliance and Risk Committee produce and review regular reports on the progress of the risk management and internal control systems.

Individually, the General Managers for each country have been provided with a copy of their country's risk mapping between February and June 2021, as well as with documents related to the control environment.

SUMMARY OF SIGNIFICANT NET RISKS

Net Risk Mapping

New Immo Holding has identified all the risks to which it may be exposed and has prioritised them in order to draw up a risk map. This mapping takes into account the current means of controlling the identified risks, i.e., all governance bodies or procedures, training, tools, reporting and communications that contribute to reducing the probability of the risk or its impact in the event whereby one of them materialises.

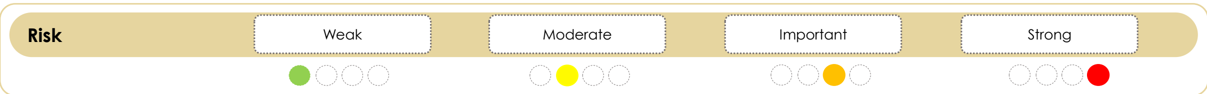
The company's risks are categorised according to :

- Risks related to the external environment
- Risks related to the offering and partners
- Risks related to physical assets
- Risks related to human resources
- Legal and compliance risks
- Risks related to information systems

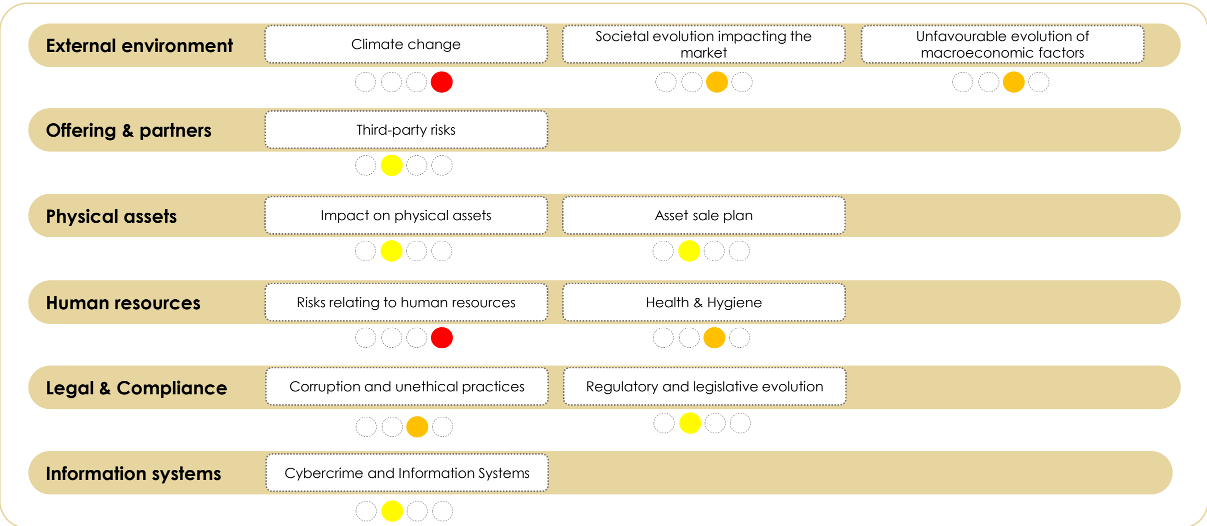
It should be noted that financial risks are covered in a dedicated section (see "Financial risk management")

The risk mapping below shows the risks that are likely to impact the achievement of our objectives. This report does not include risks related to obsolescence or internal organisational changes that are managed by the company on a routine basis.

The rating scale used is as follows :



We present hereunder the Group's most significant net risks :



Risk identification

Category 1 : Risks relating to the Group's external environment

Climate change	Net risk assessment ●
Description of the risk	**Risk mitigation measures established**
Ongoing global climate change is impacting all human activities. The consequences of climate change could also have an impact on the assets included in the New Immo Holding portfolio. This could potentially impact the valuation of Ceetrus Foncière's portfolio, the property owner within New Immo Holding, as the scenarios and models used by the experts take into account the impact of climate change on assets.	The Group integrates the fight against climate change into its promotional projects through : • Choosing the right materials and developing smart tools. • Renovation and reuse. • Reducing the consumption of energy, carbon and water, and minimising waste. • acting to limit the deterioration of land and creating useful and productive green spaces, • the development of local biodiversity and the creation of "fresh air bubbles" in city environments. • Connecting sites to the city and soft mobility and energy flexibility, to limit the carbon footprint of both the site and the neighbourhood. • The certification of our sites with environmental labels for the real estate sector (BREEAM, BBC, etc.) In parallel to this, the Group is in the process of drawing up a Business Plan (BP) for all assets in its portfolio. These BPs enable : • to assess the exposure of each asset, • to identify projects to be undertaken to reduce the risk, • Forecast the amount of CAPEX required to implement the strategy. Finally, as a committed figure on the market, New Immo Holding has developed a broader program of corporate social responsibility, with a focus on tackling global warming. For further information on the Corporate Social Responsibility program, please refer to the "Corporate Social Responsibility" section.

Societal evolution impacting the market	Net risk assessment ●
Description of the risk	**Risk mitigation measures established**
The evolution of society is reflected in new consumer habits and preferences. Many consumers visit local stores, prefer e-commerce or limit their consumption in general. The amplification of these societal evolutions external to the company would result in a drop in traffic within the assets held or managed by the operators of New Immo Holding, and therefore a drop in incomes for tenants. This would result in lower rental revenues and financial results for the company. This dynamic could be aggravated by the effects of the Covid-19 crisis on consumer behaviours, who may not return to pre-pandemic behaviours (maintaining a certain physical distance, less time spent in stores, more digital and online shopping).	As of 31 December 2021, the property assets of Ceetrus Foncière, New Immo Holding's real estate group, included 227 sites with an overall value distribute across various asset types located in France, Western Europe and Eastern Europe, totalling a cumulative value of approximately €7.2 billion. The company's current development strategy, which aims to enhance the value and dynamics of its property assets and to create mixed-use business parks, enables us to limit our exposure in commercial activity centres. These projects tend to boost the portfolio's alignment with current consumer preferences, particularly in terms of the brands and services offered. In addition, the various projects aimed at increasing the diversity of the portfolio in the office and hotel markets also contribute to limiting this risk.

Unfavourable evolution of macroeconomic factors	Net risk assessment ●
Description of the risk	**Risk mitigation measures established**
The Group's business could be affected by adverse changes in the main macroeconomic factors in the countries in which it operates, such as declines in gross domestic product, employment, purchasing power, consumer spending, indices used as a basis for rent adjustments, rising interest rates and difficulties in obtaining financing. Given the global economic instability in which we are operating, the predictions on the impacts of a macroeconomic crisis on our Group must be monitored. Effectively, it could have an impact on the business, financial situation and results by increasing the following risks : - Reduced capacity to rent out spaces; - Difficulty in signing new management contracts - Deterioration in the financial situation of tenants, co-owners or partners (joint ventures); - Decrease in rental income and income from contracts; - Decline in asset valuation; - Late payment; - Reduced capacity to undertake development activity.	• The macroeconomic trends and developments in the countries in which the Group operates are accounted for in the budgeting process so that they are included in result forecasts. • All countries submit monthly performance reports to the Group, which allows for the rapid identification of any shortfalls in performance compared to the estimated budget. • The Group has little exposure to financing risks as external financing is currently limited. • The Group is committed to a verification procedure, ensuring the financial soundness of partners in joint ventures and of tenants when marketing units.

Category 2 : Risks relating to the offering & Partners

Third-party risks	Net risk assessment
Description of the risk	**Risk mitigation measures established**
The visitor numbers in New Immo Holding's shopping centres depend on the presence and attractiveness of key brands and the hypermarkets within the ELO Group (formerly Auchan Holding). New Immo Holding benefits from the presence, and therefore from the image and the reputation, of the Group ELO hypermarkets (formerly Auchan Holding) for a vast majority of the shopping centres which it operates within the framework of the operating and management agreements it is entrusted with. The presence of certain retailers is a major factor in the attractiveness of the adjoining shopping centres and contributes significantly to visitor traffic, which benefits all tenants. A loss of attractiveness of these brands, and particularly the Auchan brand, would likely have a significant negative effect on the visitor numbers of shopping centres managed or owned by New Immo Holding and on the business of its tenants. Consequently, the Group's total rent income and financial situation would also be affected by this negative impact.	The company's ambition is to sustainably transform properties and retail to provide means for better living. For this, we're acting on a local scale in Europe, with and for the inhabitants, to create, develop and animate meaningful living spaces that generate value for the regions. This is why, in order to limit our exposure to and dependence on brands, New Immo Holding is implementing the following actions : • Measurements of site performance indicators and visitor satisfaction indicators (Net Promoter Score (NPS), tenant turnover, traffic, retailer turnover, etc.) • Drafting of a strategy for each site including a commercial target, determined in association with consumer expectations.

Category 3 : Physical assets

Impact on physical assets	Net risk assessment
Description of the risk	**Risk mitigation measure established**
The Group is exposed to crisis situations that may affect its physical assets and activities in an unforeseeable way (terrorist attacks, natural or industrial disasters, site blockages, etc.) Terrorist attacks, strikes and any related preventive measures could result in reduced visitor traffic, difficulties in retailer supply, and even the closure of the Group's shopping centres. More generally, these events can create economic and political uncertainties which could have a negative impact on the company's business, financial situation and operating results. Shopping centres could also be affected by natural disasters such as floods and fires, which could make the sites inaccessible or require major reconstruction. Such events, in particular if New Immo Holding's insurance policies did not cover all related damage, could have a significant negative effect.	The Group has several systems in place to limit the consequences of this risk : • On the sites, security systems provide for the implementation of a coordinated security policy, including the provision of a person specially tasked with prevention and security issues on the site. In addition, communication and alert systems have been established with site merchants. As a supplement to this, each year a simulation exercise is organised, along with a meeting to discuss the risk of an attack and the appropriate actions to take in such a situation. • At the instigation of the Chief Executive, a dedicated project group has been created, tasked with revising the crisis management manual. This manual aims to provide a structured and mutual response to any crisis that the Group may have to manage, at either a local or international level. • There is a centralized insurance management system to ensure uniform coverage and to provide a global view of the company's risk levels. The Group's insurance policy includes

coverage for natural disasters, backed by specific policies for terrorism, popular social movements and political violence.

Asset disposal plan	Net risk assessment
Description of the risk	**Risk mitigation measures established**
The Group may not be able to fulfil its asset disposal plan or maximise its sale prices for various reasons, such as : • Economic recession resulting in difficulties finding, or even the absence of potential buyers for properties. • The inability to produce the documentation required for the sale of the site or property.	The Group has initiated a project to ensure the availability and completeness of the legal and administrative information (Data Room) required for the disposal of assets.

Category 4 : Human Resources

Risks relating to human resources	Net risk assessment
Description of the risk	**Risk mitigation measures established**
New Immo Holding depends on the commitment and the expertise of its management team and employees. The Group's management team is made up of experienced executives and employees, selected for their proven skills and expertise in the management of real estate businesses. The success of the company's transformation depends, in one aspect, on this team's contributions. The loss of members of the Group's management team, as well as the loss of members of the company with key skills, could have a negative impact on its ability to develop and implement an effective business plan, all the more so in the current transformative context. Furthermore, the Group may not be able to find suitable replacements. A loss of key employees from the Group could also lead to losses of technical or specific skills, which could slow down or alter certain activities or projects. Any failure of the Group to retain highly-qualified staff or to attract and train new employees could reduce the effectiveness of its organisation as well as its ability to execute its strategy.	Various actions have been taken to limit the risks related to Human Resources described below, both in terms of attractiveness and recruitment, skills, and retention : • Strengthening the employer brand through a dedicated internal and external communication strategy, as well as the development of collaborations with schools and universities to develop the Group's reputation. • The 2022 training plan is mostly dedicated to business training, including the Hoguet Law for France, and it also focuses on a training program in the basics of management for all employees in managerial positions. • The continuation of the work carried out in 2021 on know-how (Capabilities Project) will make it possible to map out skills and to implement an action plan designed to ensure the transition to key skills. • A Human Resources calendar has been created, including a global talent review and succession plans to identify potential talent and to implement individualised development plans. • As part of the management protocol for consequences of the Covid-19 pandemic, dedicated times for interaction have been ritualised to give employees an outlet to express themselves and to conserve relations. • Implementation procedure for an employee satisfaction barometer to measure commitment, to establish global or local action plans, and to share best practices. • The managerial leadership of the Human Resources team enables skill development,

process harmonisation, sharing best practices and the implementation of global projects.

- Indicators and reports regarding human resources are being established to obtain a global and synoptic view of the organisation.

Health and hygiene	Net risk assessment ●
Description of the risk	**Risk mitigation measures established**
New Immo Holding is a real estate group engaged in property development and the operation of real estate sites that receive the public. For this purpose, the company is particularly involved in the management of the Covid-19 pandemic. Over the course of 2021, and across the entire scope, New Immo Holding was subject to an average of 2.2 months of closure. More generally, the Group would be exposed in the event of widespread local or international health crises and pandemics, such as Covid-19, as such events would require the Group to operate potentially and alternatively with : - limited opening hours - generalised administrative closures - the application of lockdown measures, limiting visitors and traffic in shopping centres - absences and sick leave taken by employees suffering from Covid-19 or related pathologies.	Throughout the entire Covid-19 pandemic period, the Group has been particularly exposed. In all countries, the Group has applied strict principles to prevent and limit the spread of the pandemic in order to protect visitors, employees and service providers : • The strict application of health and hygiene protocols and guidelines issued within the shopping centres, and the implementation of local measures for areas open to the public (closure of all or part of the stores in the centres, implementation of indicators, traffic directions, physical protection systems, etc.) • Application of remote working rules for employees and the roll-out of prevention methods associated with the pandemic In addition to this, as soon as the pandemic emerged, a business continuity plan was implemented and remained active in 2021. It namely includes : • An international crisis management unit. • A back-up plan for employees, enabling the identification of ways to ensure the continuity of business activities through remote working. • A human resources system for the identification of Covid-19 cases within teams.

Category 5 : Legal & Compliance

Corruption and unethical practices	Net risk assessment ●
Description of the risk	**Risk mitigation measures established**
Failure to comply with laws, regulations or standards to which the Group is subject in the different countries in which it operates, may result in significant unforeseen costs, and impair its ability to sell or rent assets or borrow money on acceptable terms. The real estate sector presents a particularly high risk for a series of corrupt practices, insofar as project development requires government authorisations and significant investments in which many property operators are involved. The fact of New Immo Holding operating in countries classified as having high levels of corruption is also concerned. In France, Law No. 2016-1691 of 9 December 2016 pertaining to transparency, the fight against corruption and the modernisation of economic life	The Group has continued to strengthen its ambitious anti-corruption measures and its firm commitment to upholding good ethics. The anti-corruption system is described comprehensively in the following section : Anti-corruption system. It namely includes : • Corruption risk mapping. • Updating the ethical framework by implementing an Employee Code of Ethics and associated procedures. Co-written with employees based in the countries, and the code was also drafted in collaboration with an SRA representative (Staff Representation Authority).

(also known as the "Sapin II Law") requires companies to take measures to prevent and identify acts of corruption or insider trading. This law may also result in administrative or criminal sanctions for the group. In order to ensure the company's compliance with its obligations, the Group has implemented a dedicated compliance program.

- Distribution of data collection procedure alerts which is backed by an online alert platform hosted by a third party.
- The strengthening of the Compliance and Corporate Ethics Department via the recruitment of a new employee in 2021.
- Local referents are being appointed in each country.

Regulatory and legislative evolution	Net risk assessment
Description of the risk	**Risk mitigation measures established**

Regulatory changes could have a negative effect on New Immo Holding's revenues, or could impose higher costs and responsibilities on it.

Failure to comply with laws, regulations or standards to which the Group is subject in the different countries in which it operates, may result in significant unforeseen costs, and impair its ability to sell, rent or develop assets or borrow money on acceptable terms. These may include various domains such as real estate, the environment, anti-corruption and personal data management, or anti-Covid-19 measures.

The Group ensures the application of the laws, regulations and standards to which it is subject within the context of its real estate development, asset management and site operation activities. Furthermore, and in order to guarantee its compliance despite the changing legal environment, New Immo Holding has rolled out the following measures :

- Monitoring of legal developments and participation of the Legal Departments in training sessions on regulatory developments applicable to the sector.
- Centralised coordination of the legal file, ensuring the exchanging and feedback of information on regulatory changes.
- The Group's in-house lawyers are specialists in the jurisdictions in which the Group operates and, as and when necessary, consult external lawyers and experts
- Deployment of the Group's legal policy : a set of internal procedures and master forms designed to secure the contractual framework, reduce exposure to disputes to protect the Group's interests, and ensure compliance with applicable regulations.
- In parallel to this, the Group is undertaking structural projects to reinforce its compliance with the various laws and regulations to which it is subject, and particular the Sapin 2 Law and Duty of Care laws.

Category 6 : Information systems

Cybercrime and Information Systems	Net risk assessment
Description of the risk	**Risk mitigation measures established**

The Group uses a number of information systems which play an essential role in the conduct of its activities. These systems are used for rent invoicing and financial and accounting management, amongst other purposes. Any failure, interruption, or compromise of the information systems, or any loss of data could lead to failures or interruptions in the Group's activities, incurring significant costs.

Managing the risks related to information systems is based around the following elements :

- An Information System Security Policy (ISSP) is currently being rolled out to formalise the Group's security strategy and to inform and raise awareness of the means available to provide protection against risks related to information systems.

The Group may be held liable if the measures implemented to prevent such attacks are deemed insufficient.	• The existence of IT guidelines which define the rights and duties of users in regard to the IT resources provided to employees. The IT guidelines were revised in 2021 and communicated to all employees and external service providers acting on behalf of Nhood. • The deployment of a new anti-malware solution (EDR) in 2021. • An SOC (Security Operation Centre) to process and qualify security alerts. • A review of current privileged accounts • The completion of technical audits of ad-hoc security. • Regular communication to employees of the principles of precautions and attitudes towards various external threats. • Continuous assessment of the level of employee awareness regarding phishing risks.

ANTI-CORRUPTION SYSTEM

In order to ensure the company's compliance with its obligations, Nhood has implemented a dedicated compliance program. Following the self-diagnosis protocol for corruption risks reported in the fourth quarter of 2020 and which continued in 2021 with 100% of employees, Nhood has increased its mapping approach through targeted interviews in each of the countries in which it operates to consolidate the results of this initial approach. These interviews were conducted with senior executives and individuals whose roles may expose them to higher corruption risks under the terms of the Sapin 2 Law : General Managers, Finance Directors, members of the HR and legal departments, positions overseeing promotion and development, and other strategic positions.

The mapping of corruption risks has thus been finalised and constitutes the starting point for a strengthened and ambitious anti-corruption system.

The results have been shared with all Country General Managers, and a formal presentation highlighted the following key points. With a total participation of more than 86% of the employees surveyed, the mapping allowed for the identification of more than 50 possible scenarios of active/passive corruption and influence peddling. In response, an action plan has been drafted for each country, identifying areas for improvement and recommendations to address these areas. A calendar has been associated with it, as well as an exhaustive list of expected actions and their distribution by roles or leadership positions.

In parallel to this, the company has updated its ethical framework by deploying a Code of Ethics for employees. Co-written with employees based in the countries, and the code was also drafted in collaboration with the Staff Representative Bodies.

Nhood has also issued a procedure for collecting alerts, which is supported by its online alert and advice platform.

Various ad-hoc policies have been issued and compliance with the guidelines issued by inspection authorities has been subject to dedicated monitoring.

Lastly, the Compliance and Corporate Ethics Department has been reinforced by the addition of a new team member in 2021, and local contact points are being appointed in each country.

CORPORATE SOCIAL RESPONSIBILITY (CSR)

To have a positive impact on our actions

Our businesses are responsible and we are eager to reduce our environmental footprint.

Optimisation of energy performance, prevention of environmental risks, measurement of our actions, use of international certifications as well as quality of services and intermodality are the basis of our commitment to the environment.

We want to be a useful addition in the regions, satisfying the various figures making up the city.

One year after the creation of the Nhood structure within the New Immo Holding Group, a company harnessing the power of individuals from two real estate companies, these commitments have been honoured.

Sustainably changing neighbourhood life

Nhood has just obtained the building permit for a transformation project on the Auchan Counord site in Bordeaux. Nhood will develop a mixed-use program for Auchan which will serve the city's retailers and residents. This pivotal project for Auchan & Nhood will host green spaces, offices, resilient housing. Awarded the "Bordeaux frugal building" label, this new living space will energise the neighbourhood, improve the quality of life of residents, build the foundations of a more responsible business and become a reference for Nhood, a platform serving its ecosystem.

In Spain, in Vialia Vigo, the transformation of a railway infrastructure into a mixed-use project that has welcomed more than three million visitors over three months since September 2021. This project includes 135 stores, 23,000 sqm of public spaces on the roof, a square animated to the rhythm of local associative and sports calendars... A space with a triple-positive impact :

- Planet : BREEAM Very Good certification in its design phase;
- People : free sports facilities for all ages, a place which is accessible to all and animated by cultural, associative and sporting events, a social and solidarity grocery store, second-hand and fair-trade shops;
- Profit : which allowed us to create 900 non-relocatable jobs during the construction period and 2,000 jobs when it opened.

In 2021, the projects managed by Nhood have received awards, and been recognized and valued :

- Green Solutions Awards in the category "District Project" for La Maillerie site in France
- Asprima Sima Award in the category "Best Urban Regeneration Initiative" for Vialia-Vigo in Spain
- Label: Frugal building in Bordeaux for the regeneration of Auchan Counord

PEOPLE

PUTTING INDIVIDUALS AT THE HEART OF OUR ACTIONS, SITES AND PROJECTS

By the end of December 2021, Nhood has 1,092 employees. Women represent 59% of the total workforce and more than 50% of management

Our company places the individual at the heart of its actions. Each team member takes on a positive-impact goal. The employee shareholding plan associates staff's personal savings with the company's development. We offer a working environment and framework based on autonomy and individual responsibility decisions are made as locally as possible

In Poland, Nhood has been recognised by the United Nations Global Compact Ethics in Business and Equal Opportunities in Business.

The Social Entrepreneur Foundation

Active since 2010, under the aegis of the Fondation de France, the foundation's aim is to make a lasting contribution to the development of social entrepreneurship.

It supports social entrepreneurs or even their support networks, "eligible for corporate sponsorship", with any development issues they may encounter, whether they're in the start-up phase, up-scaling, or working on projects of diversification or expansion to other regions.
It operates in mainland France, in the regions where New Immo Holding is established, working towards the common interest of the inhabitants

around its sites. It thus contributes to the emergence of new services and activities that meet the essential needs of citizens and regions alike.
It is one of the levers which expresses the Nhood values #proximity #empowerment #positiveimpact. It is administered, managed and animated by Nhood employees who want to get involved in positive-impact actions.

In 2021, it supported ten projects with a total amount of €130,000. It has subsidised several projects in the field of social and professional integration, such as the support provided to *La Cravate Solidaire* in Lille. This association combats discrimination in recruitment, especially related to appearance, by giving job seekers the opportunity to attend workshops to help them prepare for job interviews, combining image advice, clothing donations, HR advice and a CV photo. To increase its impact and to consistently and directly support more beneficiaries in isolated regions, it has developed an innovative and ambitious project, "Cravate Solidaire mobile" which will enable it to support 800 candidates in three years across three new regions.

In Italy during the pandemic

During the second wave of the Covid-19 outbreak, we responded to the collective demand for testing at a time when demand significantly exceeded supply by converting our car parks into testing centres in order to contribute to public health.
The immediate conversion of parking spaces allowed us to be the first to create screening "drives", accommodating medical staff and clients, as well as a client pathway to manage car flows.
Citizens can book the test online at the nearest centre, pay in contactless mode and receive the result in a few minutes directly on their smartphone thanks to the smart and digital service.
15 centres across Italy are working with three different technical partners, depending on the area.

PLANET

Physical risk related to climate change

Aware of the physical risks that climate change may pose for assets, Nhood carried out risk mapping for each of its assets and projects in 2021 with the aim of securing the necessary investments for the future to ensure assets are more resilient in the context of thorough renovations.

The specifications have also evolved to include actions during construction : light-coloured façades when exposed to the sun, more greenery in spaces to limit heat island phenomena, heights of technical elements based on projected water levels in the event of flooding, etc.

Reduction of energy consumption

Foncière Ceetrus, which has been committed to reducing its energy consumption for many years, has entrusted Nhood with the implementation of this strategy.

This requires clarification and separation of energy supplies between the hypermarket and the shopping centre in order to clearly identify the volumes consumed by each entity.

Furthermore, actions are carried out on sites to reduce consumption with, first and foremost, the completion of an energy audit. More than 25% of sites have been audited in the last three years and more than 10% will be audited between 2022 and 2023. These audits allow us to visualise malfunctions of the sites in order to take remedial actions, as well as to study equipment replacement. 45% of sites are subject to a multi-year energy investment plan.

More than 50% of sites manage their energy. The current international call for tenders to set up an energy and ESG platform will make it possible to improve this monitoring of all managed sites by 2022, as has been demonstrated in France over the past 10 years, where 100% of sites are monitored and have an Energy Manager.

Investments in equipment control and improvement (BMS) have enabled us to reach nearly 60% of sites to date, more than 50% of sites are 100% LED and 25% are in the process of being deployed with a share of LEDs between 25 and 75%.

All of these actions have reduced the consumption ratio from 270 kWh/sqm in 2015 to 225 kWh/sqm in 2021. It should be noted that there are underwent a significant increase between 2020 (208 kWh/sqm) and 2021 due to the Covid-19 pandemic, resulting in closure days and sanitary protocols requiring shopping centres to be excessively ventilated and for the discontinuation of using air curtains used to limit the entry of cold air.

The supply of renewable energy has been in place for several years, in particular through certification of origin. It represents more than 40% of the total supply of Foncière Ceetrus sites, with just under 80% of the electricity consumption of French sites.

This has enabled us to reduce the carbon impact of the Energy Scope (1 and 2) in France by more than 20% between 2015 and 2021.

Spotlight on a project in Italy

For the 2021-2023 period, Nhood has signed an agreement with energy supplier ENGIE for the supply of electrical energy to its centres. The agreement foresees that 100% of the consumption will be covered by the G.O. certification. (Guarantee of Origin from a renewable source). The objective is to reduce the level of CO2 emissions.

Through the use of G.O. certificates, Nhood is financing electrical energy produced using renewable sources, thus demonstrating its commitment to the environmental cause.
The purchase of electrical energy from a renewable source will allow La Foncière Ceetrus, over the three years from 2021 to 2023, to reduce emissions into the atmosphere by an overall amount equivalent to approximately 35,372 tons of CO2.

Biodiversity

Many sites have an action plan aimed at improving biodiversity. More than 10% of sites have conducted a study with an ecologist to draw up and implement an action plan to promote biodiversity.

Alternatively, 20% of the sites have ecological management in place for green spaces with the planting of wildflower and hay meadows, the planting of native species, the discontinuation of phytosanitary products, the installation of refuge zones and shelter for wildlife, etc. More than 70% of the sites in France have adopted this approach, which Nhood hopes to expand in future years by creating a common document for all countries : biodiversity guide, master agreement, etc.

BREEAM In-Use Asset Certifications

A partnership with the BRE has been signed to develop portfolio certification for all Foncière Ceetrus assets. Following a call for tenders, a consulting firm was selected to manage the certification of more than 95% of the portfolio by the end of 2022.

To date, more than 35% of the valued sites have been certified, and just under 50% of the portfolio value is in the process of being certified, equivalent to a total of 85% which should be certified by the end of 2022.

The BREEAM In-Use certification allows to work on all the environmental issues of a site : biodiversity, energy, climate resilience, etc.

Reuse Booster

Boosting the demand for reused materials in France by consolidating demand through contractor grouping via an online platform. The ambition : reduce the carbon footprint of property operations.

Nhood joined the IFPEB and thus affirmed its ambition to act collectively in favour of the environmental transition and the circular economy. In March 2021, two months after its creation, Nhood, new mixed-use real estate operator, joined the Board of Directors of the French Institute for Building Performance (IFPEB). Nhood plays an active role and shares its expertise within the various initiatives led by the network : the Hub des Prescripteurs Bas Carbone (co-piloted by IFPEB and Carbone 4), and the Booster du Réemploi (IFPEB and A4MT), the largest collective initiative in favour of the circular economy.

"*Nhood's mission, which is to regenerate and transform sites into places of life with a triple positive impact, has been thought out from the start in a dynamic of exchange and enrichment with our stakeholders. Joining the IFPEB means joining a collective of leading economic figures, who are committed and consumer motivators, right at the centre of the transition of the property sector.*"

EVENTS, OPERATIONS, MARKETING

"Our mission is to transform sites from within to create living and social spaces. The sites we run are becoming a hub of services, open to all generations and creating links", Teresa Verdugo, Director of Operations - Spain.

Our teams have more than 40 years of experience in the various trades of the real estate chain and this for any type of problem : owner, tenant, local involved parties. We manage 2.4 million square meters of retail space as well as residential and office space in 10 countries. Of course, we are ensuring exchanges between countries. This way, we are able to innovate, develop and share tools and best practices in order to enhance the value of the places we have been entrusted with operating and animating.

PROMOTION DEVELOPMENT

"In partnership with local authorities, we develop a global urban solution adapted to local

conditions. Every successful project starts with a listening and analysis phase of citizens' needs", Thierry Leconte, Russis General Manager

We are reflecting on sites and facilities as a whole by proposing mixed-use operations that combine homes, shops and offices. This way, we're responding to user needs by developing the range of shops and services in the area. As for the owners, they diversify their assets and therefore also diversify the risks. Our advantage? We share our best practices between countries and we benefit from a perfect knowledge of the region thanks to our local roots and our environmental commitments.

ASSET MANAGEMENT

"Integrating nature and its diversity into our urban projects makes sense, for both the short term and the long term. Creating a green space in the heart of an urban block means that not only can we create bubbles of fresh air in the city, but we can also create spaces where locals can reconnect with nature on a daily basis", Etienne Dupuy, Chief Executive

There can be no economic or financial performance without a positive impact on the region, its inhabitants and the planet. This is why we take an integrated approach to asset management that includes environmental, societal and governance criteria.

ANNUAL FINANCIAL STATEMENTS SUMMARY CONSOLIDATED

ON 31 DECEMBER 2021

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

ASSETS *(in million of euros)*	Notes	31/12/2021	31/12/2020*
Goodwill	4.1	96.2	134.6
Other intangible assets	4.2	30.1	25.2
Property, plant and equipment (PPE)	4.3	59.0	49.9
Investement properties	4.4	7,244.0	7,539.6
Shares and investments in companies accounted for using the equity method	5	447.6	329.9
Non-current derivatives	6.3	14.0	7.9
Other non-current financial asssets	7.2	200.2	273.5
Other non-current financial assets		19.0	6.8
Deferred tax assets	9.2	36.2	59.5
NON-CURRENT ASSETS		**8,146.4**	**8,427.1**
Inventories		5.1	4.4
Client receivables	7.1	193.9	168.7
Current tax receivables	9.2	13.7	35.2
Current derivatives	6.3	4.7	0.2
Other current financial assets	7.2	179.7	124.6
Other current assets		310.1	313.2
Cash and cash equivalents	6.2	141.6	197.6
CURRENT ASSETS		**848.8**	**843.9**
TOTAL ASSETS		**8,995.2**	**9,271.0**

** 31/12/2020 restated (Note 2).*

SHAREHOLDERS' EQUITY AND LIABILITIES (in million of euros)	Notes	31/12/2021	31/12/2020
Share capital	14.1	635.8	635.8
Additional paid-in capital		840.8	840.8
Consolidated reserves		2,468.9	3,017.7
Consolidated result		-62.0	- 583.2
Shareholders' equity - Owners of the parent		**3,883.5**	**3,911.1**
Non-controlling interests		124.3	138.7
TOTAL SHAREHOLDERS' EQUITY		**4,007.8**	**4,049.9**
Non-current provisions	10	3.8	3.9
Non-current loans and borrowings	6.2	2,334.9	2,737.0
Non-current lease liabilities	7.3	88.4	120.0
Non-current derivatives	6.3	11.0	33.6
Other non-current liabilities		66.8	188.0
Deferred tax liabilities	9.2	943.8	955.3
NON-CURRENT LIABILITIES		**3,448.8**	**4,037.6**
Current provisions	10	30.3	29.3
Current loans and borrowings	6.2	951.7	698.1
Current lease liabilities	7.3	20.0	18.2
Current derivatives	6.3	1.0	0.7
Trade payables		148.1	137.6
Tax liabilities		19.3	4.1
Other current liabilities		368.3	295.2
CURRENT LIABILITIES		**1,538.6**	**1,183.3**
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES		**8,995.2**	**9,271.0**

** 31/12/2020 restated (Note 2).*

CONSOLIDATED INCOME STATEMENT

in million of euros	Notes	31/12/2021	31/12/2020
Gross rental income		494.9	453.0
Service charge income		*116.5*	*130.5*
Service charge expenses		*-137.0*	*-156.3*
Non-recovered rental expenses		-20.6	-25.8
Property expenses		-37.2	-37.9
Net rental income	8.1	**437.1**	**389.3**
Revenues from administrative management and other activities	8.2	43.0	40.6
New development margin		1.5	0.0
Other operating income		0.3	2.7
Payroll expenses	11	-83.1	-65.3
Other general expenses	8.3	-97.7	-76.8
Excédent brut opérationnel		**301.1**	**290.5**
Amortization and impairment of intangible assets and PPE	4	-20.8	-30.8
Provisions and reversals	10	-4.3	4.9
Change in value of investment properties	4.4	-20.0	-869.9
Proceeds from disposal of fixed assets		*291.0*	*29.1*
Carrying value of fixed assets		*-283.2*	*-27.6*
Income from disposal of fixed assets		7.8	1.5
Goodwill impairment	4.1	-37.4	-71.4
Operating result		**226.4**	**-675.2**
Financial income		*9.8*	*7.4*
Financial expenses		*-71.0*	*-50.8*
Net cost of financial debt		-61.2	-43.4
Other financial income		*15.7*	*14.2*
Other financial expense		*-133.4*	*-27.8*
Other financial income and expense		-117.8	-13.6
Financial result	6.1	**-178.9**	**-57.0**
Share of the profit or loss of companies accounted for using the equity method	5	1.1	-22.0
Income tax expenses	9.3	-104.9	143.4
NET RESULT OF THE CONSOLIDATED ENTITY		-56.3	-610.8
Of which			
Attributable to owners of the parent		-62.0	-583.2
Non-controlling interests		5.8	-27.7
NET RESULT PER SHARE - Attributable to owners of the parent			
Undiluted	14.3	-1.95	-18.35
Diluted	14.3	-1.95	-18.35

in million of euros	31/12/2021	31/12/2020
Net result of the consolidated entity	**-56.3**	**-610.8**
Other comprehensive income which can be recycled through profit and loss	**5.9**	**-144.6**
of which cash flow hedges	*32.5*	*-17.9*
of which revaluation of financial assets	*-24.2*	*-29.9*
of which foreign currency translation gains and losses	*0.3*	*-106.2*
of which tax effects	*-2.7*	*9.4*
Other comprehensive income which cannot be recycled through profit and loss	**0.1**	**1.2**
of which employee benefits (including actuarial gains and losses)	*0.2*	*1.8*
of which tax effects	*-0.1*	*-0.6*
NET COMPREHENSIVE INCOME OF THE CONSOLIDATED ENTITY	-50.2	-754.3
Of which		
Attributable to owners of the parent	-56.5	-725.2
Non-controlling interests	6.3	-29.1

CONSOLIDATED STATEMENT OF CASH FLOWS

in millions of euros	Notes	31/12/2021	31/12/2020
OPERATING ACTIVITIES			
Net result of the consolidated entity		**-56.3**	**-610.8**
Allowances for amortization, provisions and impairment		170.8	99.2
Change in value of investment properties		20.0	869.9
Change in value of financial instruments		0.3	-5.4
Share of the profit or loss of companies accounted for using the equity method	5.1	-1.1	22.0
Dividends received from companies accounted for using the equity method		0.0	0.0
Income from disposals, net taxes		-5.0	-1.5
Cash flows from operations after cost of financial debt net of taxes		**128.7**	**373.4**
Net cost of financial debt	6.1	61,2	43,4
Income tax expenses (including deferred taxes)		101.8	-143.4
Cash flows from operations after cost of financial debt net of taxes		**291.7**	**273.4**
Taxes collected/paid		-17.6	-34.8
Changes in working capital requirement (operating activities)		-23.4	-53.6
of which property development stocks		*-0.6*	*-1.2*
of which trade receivables		*-31.1*	*9.4*
of which other receivables		*-35.9*	*-37.7*
of which trade payables		*3.1*	*22.8*
of which other debts		*38.9*	*-47.2*
Net cash flows from operating activties		**250.7**	**184.9**
INVESTMENT ACTIVITIES			
Intangible assets. property plant and equipment and investment properties		*-169.8*	*-189.0*
Acquisitions of fixed assets	4.4.1	-289.4	-203.9
Disposals of fixed assets		119.6	14.9
Consolidated securities		*50.4*	*2.8*
Acquisitions of consolidated securities (including cash acquired)		0.0	0.0
Disposals of consolidated securities (including transferred cash)		50.4	2.8
Non-consolidated securities (including investments accounted for using the equity method)		*-67.5*	*-59.5*
Acquisitions and financing of non-consolidated securities	5.1	-67.5	-59.5
Disposals of non-consolidated securities		0.0	0.1
Dividends received from unconsolidated companies	5.1	2.4	2.3
Net cash flows from investment activities		**-184.4**	**-243.5**
FINANCING ACTIVITIES			
Capital increase		0.0	0.0
Buybacks. disposals and other movements of treasury shares and share capital decrease		3.1	-6.8
Dividends paid during the financial year		-2.2	-2.8
New loans and financial borrowings (and premium paid hedging instruments)	6.2.1	1,001.5	70.9
Repayment of loans. financial borrowings and hedging instruments	6.2.1	-815.4	-39.0
Repayment of lease liabilities(1)		-16.6	-20.9
Net financial interest paid		-65.7	-48.1
Change in financial receivables		-12.4	-6.4
Change in current accounts	6.2.1	-216.4	125.1
Other movements related to financing operations		12.1	31.0
Net cash flow from financing activities		**-112.1**	**103.0**
CHANGES IN CASH AND CASH EQUIVALENTS		**-45.8**	**43.2**
Net Cash and Cash equivalents at opening		**183.9**	**140.7**
Effects of exchange rate differences on Cash and Cash equivalents		0.0	-1.2
Net Cash and Cash equivalents at closing		**138.1**	**183.9**
of which Cash and Cash equivalents		*141.6*	*197.6*
of which Bank overdrafts (excluding accrued interests)		*-3.5*	*-13.7*

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

						Shareholders' equity		
in millions of euros	Share capital	Additional paid-in capital	Treasury shares	Cash flow hedge reserves, translation reserves and actuarial gains and losses	Consolidated reserves and result	Attributable to owners of the parent	Non-controlling interests	Total
As of 31/12/2019	**635.8**	**840.8**	**-0.2**	**-59.6**	**3,204.1**	**4,621.0**	**156.7**	**4,777.7**
Net result for the year					-583.2	-583.2	-27.7	-610.8
Foreign currency translation differences				-104.7		-104.7	-1.5	-106.2
Actuarial gains and losses				1.2		1.2		1.2
Gains and losses on cash flow hedging				-14.0		-14.0	0.1	-13.9
Revaluation of financial assets				-24.5		-24.5		-24.5
Net comprehensive income of the period	**635.8**	**840.8**	**-0.2**	**-201.6**	**2,621.0**	**3,895.8**	**127.7**	**4,023.4**
Capital increases								
Capital decreases								
Treasury share transactions								
Dividend distributions							-3.7	-3.7
Changes in scope					-0.9	-0.9	0,9	0,0
Variations in put options granted to non-controlling interests					3.0	3.0		3.0
Other variations				2.0	0.7	2.8	0.1	2.8
As of December 31, 2020	**635.8**	**840.8**	**-0.2**	**-199.6**	**2,623.7**	**3,900.6**	**124.9**	**4,025.5**
Opening balance-sheet correction					10.5	10.5	13.8	24.4
As of December 31, 2020*	**635.8**	**840.8**	**-0.2**	**-199.6**	**2,634.3**	**3,911.1**	**138.7**	**4,049.9**
Net result for the year					-62.0	-62.0	5.8	-56.3
Foreign currency translation differences				0.4		0.4	-0.1	0.3
Actuarial gains and losses				0.1		0.1		0.1
Gains and losses on cash flow hedging				23.4		23.4	0.6	24.0
Revaluation of financial assets				-18.4		-18.4		-18.4
Net comprehensive income of the period				**-194.1**	**2,572.2**	**3,854.6**	**145.0**	**3,999.7**
Capital increases								
Capital decreases								
Treasury share transactions								
Dividend distributions							-3.0	-3.0
Changes in scope					-4.1	-4.1	-57.1	-61.2
Variations in put options granted to non-controlling interests					28.4	28.4	39.3	67.7
Other variations					4.4	4.4	0.1	4.5
As of December 31 2021	**635.8**	**840.8**	**-0.2**	**-194.1**	**2,600.9**	**3,883.3**	**124.3**	**4,007.6**

** 31/12/2020 restated (Note 2).*

NOTES

TO THE CONSOLIDATED FINANCIAL STATEMENTS

SOMMAIRE

NOTE 1 - DESCRIPTION OF THE GROUP AND MAIN EVENTS

1.1 DESCRIPTION OF THE GROUP

New Immo Holding SA, the holding company in the scope of consolidation, is a company incorporated under French law, whose registrated office is located at 243-245 rue Jean Jaurès 59650 VILLENEUVE D'ASCQ. New Immo Holding is a subsidiary of ELO.

Founded in 1976 as a property development subsidiary of ELO, Immochan has been undergoing a transformation project since 2016 to become a global property development operator. The company changed its name in June 2018 and became Ceetrus, moving from a mainly commercial property business to a mixed property developer. In January 2021, the group change its name and structure to strengthen its position of mixed property developer. Ceetrus SA become New Immo Holding SA. The property activities are managed by Ceetrus property and the other activities under Nhood. The group communicate under a new brand « Nhood » highlighted with a manifest signature « New living mood ».

This new identity is built under a conviction: The real estate sector should not stay inactive facing future demographic and climate challenges. With its mission to animate, regenerate and transform new living spaces for a better place to living together, Nhood is responsibly commited and express its ambition to create a sustainable and create value for the sector for and with the world inhabitants.

Nhood is opening to new real estate services and give itself the possibility to act for a wider new client potential. This creation is the first milestone to allow the new entity to become an innovative leader and specialist for a renewal of an urban and property business with a positive impact for the existing sites and futures internals and externals clients.

New Immo Holding S.A. and the companies included in the scope of consolidation own and manage assets in 10 countries as of December 31, 2021.

New Immo Holding SA is controlled by ELO (formerly Auchan Holding SA).

1.2 MAIN EVENTS

Covid-19

Rent reductions

The Covid-19 pandemic is progressing in 2021. European governments have carried on restrictive measures to contain the propagation of Covid-19. Since January 1st, 2021, the stores average closure is 2,2 months. All our countries have been impacted by the different restrictives measures such as the closure of 'non-essential' stores.

In solidarity and support to the tenants, such as in 2020, New Immo Holding has continued to take on some measures:

- Waivers for all rents following the extension of governemental measures in Poland

- Invoice variable rents only depending on previous year revenue following governemental decisions in Portugal for the 2021 year

- Reductions granted for rents and /or charges payments to other countries.

- In France, discounts have been granted on rents for the stores on a case-by-case basis.

The total impact for the rent reductions granted from the Group for 2021 amounts to 39 million euros.

Investment propreties fair value measurement as of December 31, 2021

The New Immo Holding's portfolio is measured twice a year by external appraisers.

Those appraisals have been made on all investment properties portfolio as of December 31, 2021. The Group considers that fair value estimated by appraisers reflect reasonably the fair value of the property portfolio.

The methodology applied in the consolidated financial statements as of 31 December 2020 remains unchanged.

Luxembourg – Cession

KUBIK which owns offices (9,744 m²) was sold on December 17, 2021.

Italie – Restructuration

Ceetrus Italy Spa sold 0.24% of Gallerie Commerciali Sardegna in December 2021, leading to a change in the consolidation method (from the full consolidation method to the equity method).

In addition, Ceetrus Italy Spa has transferred to Merlata Sviluppo the Rescaldina shopping mall with an increase in participation in the beneficiary entity who is staying in equity method after this transaction.

The purpose of this restructuration is to regroup assets into the same structure in order to lead, in partnership, non-strategics developement projects for New Immo Holding Group with the final objective of disposal.

Gare du Nord

On September 21st 2021, SNCF Gares & Connexions announced the end of the concession agreement , leading to the conciliatory liquidation of Gare du Nord 2024, the project company managing the transformation of Gare du Nord, which is being consolidated using the equity method.

New Immo holding hold a receivable with the company Gare du Nord 2024 which amount to 169 million euros (see Note 7.2) and represents the maximal risk supported by the Group. On the basis of the procedures understaken by the end 2021 and beginning 2022, the Group has recorded a provision which corresponds to the most likely estimation of the future risk estimation.

Aditionally, the company has given garantees to SNCF Gares & Connexions related to the works linked to the project Gare du Nord 2024. Those garantees are reflected in the off-balance sheet commitments (see Note 13.1).

New financings

In September 2021, New Immo Holding concluded a new 1 billion euros financing agreement with ELO. Its purpose was principaly for reimbursing two credit lines with banks for a total amount of 580 million of euros.

The main changes in the scope of consolidation as of December 31, 2021 and their impact on the consolidated financial statements are described in Note 2.2.

1.3 POST BALANCE SHEET EVENTS

No post balance sheet events have occurred.

NOTE 2 – GENERAL ACCOUNTING PRINCIPLES AND SCOPE OF CONSOLIDATION

2.1 BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS

2.1.1 Statement of conformity

The consolidated financial statements of New Immo Holding are established in accordance with international accounting standards as approved by the European Union on 31 December 2020 which include IAS (International Accounting Standards), IFRS (International Financial Reporting Standards) and their interpretations published by the IASB (International Accounting Standards Board) and IFRIC (International Financial Reporting Standards Interpretations Committee). These documents are available for consultation on the website of the EU Commission at :

https://ec.europa.eu/info/business-economy-euro/company-reporting-and-auditing/company-reporting/financial-reporting_fr).

2.1.2 Applied framework

The following accounting policies have been applied for the consolidated financial statements as of 31 December 2021 are in line with those used for the financial statements on 31 December 2020, except for the regulatory changes that are applicable since 1 January 2021.

Other standards, amendments and mandatory application interpretation as of of January 1, 2021

Amendement to IFRS 16 – Rent concessions responding to the Covid-19 pandemic from April 1st 2021

This amendment extend for one year the application period for the amendement "Rent concessions responding to the Covid-19 pandemic" published in May 2020. The simplification of this standard can apply to the rent reduction for the payment due until the 30th of June 2022 (whereas it was initially until June 30th 2021). However this amendment has not been adopted by the European Union.

This amendment did not impact the Group consolidated financial statements.

Amendement to IFRS 9, IAS 39, IFRS 7 and IFRS4 – Phase 2, Interest rate benchmarck reform

Since the 1st of January 2021, New Immo Holding Group applied the amendements related to Phase 2 from IFRS 9, IAS 39, IFRS4, et IFRS 7 published by IASB in August 2020 concerning the reference interest rate reform (IBOR rate). The Group has taken a census of all contracts concerned by the reform and is currently negociating with its counterparts in order to contractually apply the index changes. This reform and the amendment application have no significant impacts to the Group consolidated accounts as of December 31, 2021.

Standard related to customer's accounting for cost of configuring or customizing the supplier's application in a 'Software as a Service (SAAS) arrangement

These decisions state that the costs of configuring or customizing customizing the supplier's application in a 'Software as a Service (SAAS) could be recognized as an intangibe asset only if the customer could control the asset resulting from configuration or customisation and if those costs meet the criteria in IAS 38.

These decisions have not significantly impacted the Group consolidated financial statements for the year ended as of 31 December 2021.

Standard related to accounting of employee benefits during the period in which the benefit is earned

These standards establish the principles of accounting the cost of services of employee benefits:

- The benefit is earned subject to the presence of the employee in the company upon his retirement
- The rights depend on seniority and are capped after a certain level of seniority the cap being reached far before the age of retirement

In these conditions, the last sixteen years of the employee's professional life give him rights upon retirement and the cost of services is recognized during the period in which the services rendered have generated rights.

The Group has taken a census of these commitments related to pension plans in France which leads the Groupe to recognize a decrease of the commitment by 0,2 million of euros before deferred taxes.

Other standard, amendements and mandatory application interpretation as per Janruary 1st , 2022

The Group has not applied the following new accounting principles or amendments in advance which are applicable from the year starting from January 1st, 2022 :

Amendements of Standard IFRS 3 – Business Combinations, IAS 16 – Property, Plant and Equipment, IAS 37 - Provisions, Contingent Liabilities and Contingent Assets

2.1.3 Change in presentation of financial information and error correction

Change in presentation

The prepaid expenses and the non-current operating receivables have been restated from the non-current financial assets and classified to the new category "other non-current assets.

The short-term financial assets which do not match to the definition of treasury and the loans granted to external parties or subsidiaries consilidated under the equity method have been restated to the category other current financial assets. The category other current receivables is renamed receivables and other debtors.

Inventories have been restated from the category other current assets to isolate them.

Accounting error correction

Following the review of the parc portfolio perimeter, an asset has been reclassified from tangible assets to investment property. The opening asset and liabilities have been corrected consequently.

The reconciliation with the financial statements published as of December 31, 2020 is as follows :

ASSETS (in millions of euros)	31/12/2020 Published	Restatement	Correction	31/12/2020 restated
Goodwill	134.6			134.6
Other Intangible assets	25.2			25.2
Property, plant and equipment (PPE)	52.4		-2.5	49.9
Investment properties	7,509.7		29.9	7,539.6
Shares and investments in companies accounted for using the equity method	329.9			329.9
Non-current derivatives	7.9			7.9
Other non-current financial assets	280.4	-6.8		273.5
Other non-current assets		6.8		6.8
Deferred tax assets	59.5			59.5
NON-CURRENT ASSETS	**8,399.6**		**27.4**	**8,427.1**
Investments held for sale	-			-
Inventories		4.4		4.4
Client receivables	168.7			168.7
Current tax receivables	35.2			35.2
Current derivatives	0.2			0.2
Other current financial assets	124.6			124.6
Other current assets	317.6	-4.4		313.2
Cash and cash equivalents	197.6			197.6
CURRENT ASSETS	**843.9**		**-**	**843.9**
TOTAL ASSETS	**9,243.5**		**27.4**	**9,271.0**

SHAREHOLDERS'EQUITY AND LIABILITIES (in millions of euros)	31/12/2020 Published	Restatement	Correction	31/12/2020 restated
Share capital	635.8			635.8
Additional paid-in capital	840.8			840.8
Consolidated reserves	3,007.2		10.5	3,017.7
Consolidated result	-583.2			-583.2
Shareholders'equity - Owners of the parent	**3,900.6**		**10.5**	**3,911.1**
Non-controlling interests	124.9		13.8	138.7
TOTAL SHAREHOLDERS'EQUITY	**4,025.5**		**24.4**	**4,049.9**
Non-current provisions	3.9			3.9
Non-current loans and borrowings	2,737.0			2,737.0
Non-current lease liabilities	120.0			120.0
Non-current derivatives	33.6			33.6
Other non-current liabilities	188.0			188.0
Deferred tax liabilities	952.2		3.1	955.3
NON-CURRENT LIABILITIES	**4,034.7**		**3.1**	**4,037.8**
Current provisions	29.3			29.3
Current loans and borrowings	698.1			698.1
Current lease liabilities	18.2			18.2
Current derivatives	0.7			0.7
Trade payables	137.6			137.6
Tax liabilities	4.2			4.2
Other current liabilities	295.2			295.2
CURRENT LIABILITIES	**1,183.3**			**1,183.3**
TOTAL SHAREHOLDERS'EQUITY AND LIABILITIES	**9,243.5**		**27.4**	**9,271.0**

2.1.4 Use of estimates and judgements

The preparation of the consolidated financial statements requires Management to exercise its judgement, make estimates and formulate assumptions that may affect the carrying amount of certain assets, liabilities, income and expenses as well as the information given in the notes.

In the preparation of the consolidated financial statements, significant judgements made by Management in the application of accounting policies and principal estimates include the following:

- The valuation of tangible and intangible assets as well as investment property with the help of independent experts (see note 4);
- The valuation of provisions and evaluation of employee benefits and liabilities (see note 11);
- The valuation of deferred tax assets including those relating to tax loss carry-forwards (see note 9)
- Fair value valuation of identifiable assets and liabilities in business combinations
- Fair value of financial assets excluding derivatives instruments (see note 6);

These estimates are based on a going concern assumption and are based on past experience and other factors that are considered reasonable in light of the circumstances and information available at inception. Estimates may be revised if the circumstances on which they were based change or because of new information. Actual values could be different from estimated values.

Finally, in application of the principle of relevance and in particular the concept of materiality that results from it, only the information considered useful for the users' understanding of the consolidated financial statements is presented.

2.1.5 Foreign currency transactions

New Immo Holding's functional currency and the presentation currency of the consolidated financial statements are Euros.

Conversion of financial statements of foreign companies

Since New Immo Holding does not have a subsidiary operating in hyperinflation economies, the financial statements of all foreign companies whose functional currency is different from the Euro are converted into Euros by applying the following method:

- Balance sheet items, with the exception of shareholders' equity, which are maintained at historical rates, are converted at the exchange rate prevailing on the balance sheet date;
- Income statement items are converted at the average exchange rate for the period;
- The flows are converted at the average exchange rate of the period.

The translation differences resulting from the application of this method are recognised under "Exchange differences" in other comprehensive income in the consolidated statement of comprehensive income and are recognised in the income statement upon the transfer of the net investment.

Accounting for foreign currency transactions

Transactions denominated in foreign currencies are converted into Euros at the exchange rate applicable on the date of the transaction.

Monetary assets and liabilities denominated in foreign currencies, hedged or unhedged, are converted into Euros at the exchange rate applicable at the end of the financial year; the resulting exchange rate differences are recognised in the result of the period.

Non-monetary assets and liabilities denominated in foreign currencies which are measured at fair value are converted at the exchange rate on the date that fair value was determined.

2.1.6 Presentation of financial information

The amounts shown in the consolidated financial statements are rounded to the nearest million Euros and include individually rounded figures. Mathematical calculations on the basis of rounded elements may differ from the aggregates or subtotals displayed.

Statement of financial information

Assets and liabilities included in the normal business cycle are classified as current elements. Other assets and liabilities are classified as current or non-current items depending on whether their expected date of recovery or settlement occurs within 12 months from the accounting date.

Cash flow statement

The cash flow statement is prepared in accordance with IAS7, according to the indirect method using the net result of the consolidated entity using the net result of the consolidated entity and is broken down into three categories :

- Cash flow from operating activities (including taxes);
- Cash flow from investment activities;
- Cash flow from to financing activities

2.2 CONSOLIDATION SCOPE AND METHODS

2.2.1 Principles and methods of consolidation

A subsidiary is an entity controlled by the Group. The Group controls a subsidiary when it is exposed or is entitled to variable returns because of its relationship with the entity and has the ability to influence these returns because of the power it holds over it.

Non-controlling interests represent the portion of interest that is not attributable directly or indirectly to the Group. They are presented on a separate line of shareholders' equity "Non-controlling interests" and in the result of the consolidated entity "Non-controlling interests".

Companies in which New Immo Holding exercises either joint control or has significant direct or indirect influence over management and financial policy without having control are accounted for using the equity method. New Immo Holding ' share of the profits or losses of the companies accounted for using the equity method is recognised in the income statement on the line "Share of the result of companies accounted for using the equity method". If New Immo Holding's share of the losses of an associate is equal to or greater than its stake in it, New Immo Holding, in its consolidated accounts, will no longer recognise its share of losses unless it has a legal or implicit obligation or has to make payments on behalf of the associate.

Closing date

The consolidation is carried out on the basis of the accounts signed off on December 31st for all entities included in the scope of consolidation. The consolidated financial statements include the accounts of companies acquired with effect from the takeover date control and those of the companies disposed of until the date control is lost.

Transactions eliminated in the consolidated financial statements

For fully consolidated companies (FC), all internal transactions and positions are completely eliminated in consolidation. For companies accounted for using the equity method, only internal margins and dividends are eliminated up to the Group's share of interest.

The list of the main companies included in the scope of consolidation is presented in note 15.

2.2.2 Business combinations (IFRS 3)

In the case of an acquisition transaction, an analysis is conducted to determine whether it relates to a business combination or the acquisition of an isolated asset.

The acquisition of securities of legal entities, holding one or more investment properties as their main asset, is accounted for according to the principles described below;

- If the acquired group of assets does not meet the definition of a "business" then the transaction is recognised as an asset acquisition. The acquisition price is then allocated to individual identifiable assets and liabilities based on their fair values at the acquisition date;
- If the group of assets acquired fulfils the definition of a "business" then the transaction is booked as a business combination according to the acquisition method, in accordance with IFRS 3 with effect from the takeover date.

In the latter case, pursuant to the acquisition method, all identifiable elements of assets acquired and liabilities assumed are measured and recognised at fair value on the takeover date (with some exceptions provided for in the standard). The amount transferred in return (acquisition cost) is measured at the fair value of the assets transferred, shareholders' equity issued and liabilities incurred on the date of the exchange. Costs directly related to business combinations are recorded as expenses for the period.

Goodwill corresponds to:

- the fair value of the amount transferred in return;
- plus the amount booked for any non-controlling stake in the acquired business (measured at its fair value or up to its share of net identifiable assets - option exercised on a case-by-case basis);
- less the net amount booked (generally at fair value) for identifiable assets acquired and liabilities assumed;

if the business combination is achieved in stages, the fair value of any previously held stake in the acquired company.

The Goodwill can corresponds to a tax gain to recognize following a property ownership structure that generate fiscal optimization.

When the difference is negative, a profit with regard to the acquisition on favourable terms is booked immediately in the income statement.

Goodwill is determined on the takeover date of the acquired entity and is not subject to any subsequent adjustment beyond the measurement period. Subsequent changes in the shares of interest in a subsidiary that do not result in a loss of control are booked directly in the group's shareholders' equity.

In the case of an acquisition in stages, the share previously held by New Immo Holding and its subsidiaries is remeasured at fair value. The difference between the fair value and the net carrying amount of the stake is recorded in the income statement when one of the stages leads to a takeover. Upon the loss of control of a subsidiary, the share, if any, retained directly or indirectly by New Immo Holding, is remeasured at its fair value in the income statement.

The goodwill related to an associate accounted for using the equity method is booked under "Shares and investments companies accounted for using the equity method".

In the case of negative goodwill, it is immediately recorded in the income statement.

In its financial statements, New Immo Holding has a period of 12 months from the takeover date to refine the initial assessments of identifiable assets and liabilities, of the amount transferred in return and the non-controlling interests provided that the elements used to adjust these amounts correspond to new information brought to the attention of the acquirer and originating from facts and circumstances prior to the acquisition date.

The purchase price adjustments are included in the acquisition cost for their fair value on the takeover date, even if they are contingent and in return for shareholders' equity or debt (depending on the method of settlement). During the measuring period, subsequent revisions to these price additions are recorded as goodwill when they relate to facts and circumstances that existed at the time of the acquisition ; beyond that, purchase price adjustments are recorded through the income statement, unless they are offset by an equity instrument.

2.2.3 Changes in scope as of December 31, 2021

in number of companies	31/12/2020	Acquisitions	Creations	Disposals	Absorption, Dissolution, Deconsolidation	Change in consolidation method	31/12/2021
Full consolidation method	121	1	7	-1	-2	-1	125
Equity method	35	2	3			1	41
TOTAL	**156**	**3**	**10**	**-1**	**-2**	**0**	**166**

The significant changes in the scope of consolidation as of December 31, 2021 are:

Luxembourg – Acquisition of a company

On March 4, 2021, Perf 8 entity acquired buidlings through the company Kennedy 41 SARL.

Luxembourg – Incorporation of a company

On December 17, 2021 the company Like Kirchberg has been created by Soficole with the contribution of PERF 8 participations.

Luxembourg – Sale of a company

On December 21, 2021, the company Kubik was sold by PERF 8.

Luxembourg – Liquidation of a company

On December 17, 2021, Hajosepha Beteiligungsgesellschaft – MBH was liquidated.

Portugal – Liquidation of a company

In April 2021, the company Trapezio was liquidated.

Italy – Incorporation and acquisition of companies consolidated under the equity method

On April 29, 2021, the company Latina Sviluppo was incorporated by Ceetrus Italy (40%) and Runca SRL (60%) as part of a project near Rome. In addition, as part of a project in Torino, Ceetrus Italy has acquired 40% of the company Antea Re SRL with Runca SRL.

Spain – Incorporation of a company

On September 13, 2021, the company C.C VIGO was incorporated.

France – Incorporation of several companies

The companies Quai des Lys, 908 République et L'inattendu de Strasbourg were incoporated on respectively September 7, 22 and 28, 2021.

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In the context of the finalisation of the new organisation, a company has been incorporated in Spain, a company has been incorporated in Portugal and two companies, which were previously non consolidated, are now consolidated in Italy.

NOTE 3 – OPERATING SEGMENTS

Accounting principles

In application of IFRS 8 Operating segments, the operating segments are determined on the basis of the information made available to Management (Principal Operational Decision Maker) to evaluate the performance and activity of the entity constituted by New Immo Holding and its subsidiaries and the different segments that make it up.

An operating segment is a component of the scope of consolidation that engages in activities from which it may derive revenue or incur expenses, including revenues and expenses related to transactions with other components.

New Immo Holding is organised, for management requirements, by site. A site groups together a set of property assets (shopping centres, offices, housing, leisure, etc.) within a defined geographical area. Management monitors operational result and makes strategic decisions about each site separately. Given that no site information monitored by management exceeds the quantitative thresholds in accordance with IFRS 8, the segments presented correspond to a grouping of sites by geographical area. This grouping corresponds to a set of sites with similar characteristics from an economic, regulatory and environmental point of view.

These operating segments are structured as follows:

- **France**;
- **Western Europe** which includes Italy, Spain, Portugal and Luxembourg;
- **Eastern Europe** which includes Poland, Russia, Ukraine, Romania and Hungary

A "**Holding and other activities**" column includes in particular the holding companies as well as the company in charge of financing and monitoring the Treasury on behalf of the Group.

3.1 INCOME STATEMENT BY OPERATING SEGMENTS

31/12/2021 in millions of euros	France	Western Europe	Eastern Europe	Holdings and other activités	TOTAL GROUP 31/12/2021
Net rental income	**203.4**	**136.8**	**97.2**	**-0.2**	**437.1**
Revenues from administrative management and other activities	14.6	24.9	3.4	0.0	43.0
Gross operating income	147.1	100.3	75.4	-21.7	301.1
Operating result	**111.2**	**75.9**	**63.7**	**-24.4**	**226.4**
Financial result					-178.9
Share of result of companies accounted for using the equity method					1.1
Income tax expenses					-104.9
NET RESULT OF THE CONSOLIDATED ENTITY					-56.3

31/12/2020 in millions of euros	France	Western Europe	Eastern Europe	Holdings and other activités	TOTAL GROUP 31/12/2020
Net rental income	**187.0**	**118.3**	**83.9**	**0.1**	**389.3**
Revenues from administrative management and other activities	8.9	26.3	5.5	0.0	40.6
Gross operating income	149.8	94.1	64.8	-18.2	290.5
Operating result	**-360.1**	**-230.0**	**-63.1**	**-22.1**	**-675.2**
Financial result					-57.0
Share of result of companies accounted for using the equity method					-22.0
Income tax expenses					143.4
NET RESULT OF THE CONSOLIDATED ENTITY					-610.8

3.2 SIMPLIFIED BALANCE SHEET BY OPERATING SEGMENTS

31/12/2021

ASSETS *(in millions of euros)*	France	Western Europe	Eastern Europe	Holdings and other activités	TOTAL GROUP 31/12/2021
Goodwill	13.1	82.8	0.3	-	96.2
PPE and intangible assets(1)	46.5	17.9	9.8	14.8	89.1
Investment properties(1)	3,733.1	2,134.6	1,376.3	-	7,244.0
Shares and investments in companies accounted for using the equity method	51.0	378.2	10.3	8.0	447.6
Other non-current assets	1.5	166.3	8.4	93.3	269.5
Other current assets	310.8	301.3	141.8	94.9	848.8
TOTAL ASSETS	4,156.0	3,081.1	1,547.0	211.1	8,995.2

(1) *inclucing 'right-of-use'assets*

31/12/2020*

ASSETS *(in millions of euros)*	France	Western Europe	Eastern Europe	Holdings and other activités	TOTAL GROUP 31/12/2021
Goodwill	13.1	121.1	0.4	-	134.6
PPE and intangible assets(1)	48.6	8.6	8.1	9.8	75.1
Investment properties(1)	3,737.9	2,434.4	1,367.3	-	7,539.6
Shares and investments in companies accounted for using the equity method	47.1	262.0	11.4	9.4	329.9
Other non-current assets	4.2	183.5	17.2	142.9	347.8
Other current assets	331.0	306.2	124.3	82.4	843.9
TOTAL ASSETS	4,181.9	3,315.8	1,528.7	244.6	9,271.0

(1) *including 'right-of-use'assets*

* *31/12/2020 restated (Note 2).*

NOTE 4 - INVESTMENT PROPERTIES, PPE AND INTANGIBLE ASSETS, GOODWILL

4.1 GOODWILL

Accounting principles

The determination of goodwill resulting from business combinations is described in note 2.2.2. Goodwill is not amortized but rather reviewed annually at the end of the financial year using an impairment test and when events or circumstances indicate that a write-down is likely to occur. For this test, fixed assets are grouped into Cash-Generating Units (CGUs). For New Immo Holding, CGUs correspond to the smallest group of assets whose continuous use generates cash flows largely independent of the cash flows generated by other groups of assets.

Goodwill from business combinations is allocated to CGUs or groups of CGUs that can benefit from the synergies of business combinations. On this basis, New Immo Holding's goodwill is tested at the level of each country.

Significant losses in value are recorded on the line "Goodwill impairment" of the income statement.

In the case of goodwill being generated by the recognition of a deferred tax liability for the revaluation at fair value of an investment property, the deferred tax liability is deducted from the carrying amount of goodwill for the purposes of the impairment tests carried out on the cash-generating unit (CGU).

Goodwill impairment

IAS 36 standard defines the procedures that a company must apply to ensure that the net book value of its tangible fixed assets, including rights of use assets, intangible assets including goodwill, does not exceed its recoverable value, that is, the amount that will be recovered through their use or sale.

The recoverable amount of an asset is defined as the highest between its fair value less costs to sell and its value in use. Fair value less costs to sell is the amount that can be obtained from the sale of an asset in an orderly transaction between market participants on the valuation date, minus exit costs. Value in use is the present value of estimated and expected future cash flows from the continued use of an asset and its disposal at the end of its useful life.

For property, plant and equipment (including right-of-use) and intangible assets (including goodwill), the recoverable value is tested as soon as there are any indications impairment. This test is also carried out once a year (in practice as of 31 December 31 take into account the seasonality of the activity) for assets with an indefinite lifespan.

Cash flows after tax are estimated on the basis of updated 3-year plans for the past year. Beyond that, the flows are extrapolated for 6 years by applying a constant growth rate over a period which corresponds to the estimated useful life of the tangible asset. For the tests relating to the assets of a country (including goodwill), the flows are therefore estimated over a period of 9 years with taking into account a terminal value, calculated from the updating to infinity of the Grade 9 data. Perpetual growth rates are determined based on data from the International Monetary Fund.

The flows are discounted at the weighted average cost of capital after tax, plus a risk premium specific to each country.

For this test, fixed assets are grouped into cash generating units (CGUs). CGUs are sets of assets whose continued use generates cash inflows which are largely independent of the cash inflows generated by other groups of assets. New Immo Holding has defined the shopping centre as a CGU. An impairment loss is recognized as soon as the carrying amount of the asset or CGU to which it belongs exceeds its recoverable amount. Goodwill is tested by country and by activity, and the assets of the CGU group then include tangible and intangible assets, goodwill related to the country and the activity and its working capital requirement.

Concerning the Goodwill generated from the recognition of a differed tax liability from the revaluation of the fair value from an investment property, the decrease of this value bringing the deferred tax liability down lead to the depreciation of this Goodwill.

in millions of euros	31/12/2020	Business combination	Disposal	Impairment	Other changes (1)	31/12/2021
Gross value	217.0	0.0	-1.0		0.0	216.0
Impairment	-82.4	0.0	0.0	-37.4	0.0	-119.8
NET VALUE	**134.6**	**0.0**	**-1.0**	**-37.4**	**0.0**	**96.2**

(1) including translation differences and transfers from one post to another

The variations of the Goodwill in 2021 are related to Ceetrus Italy.

in millions of euros	31/12/2020	Business combination	Disposal	Impairment	Other changes (1)	31/12/2021
Gross value	217.0	0.0	0.0		0.0	217.0
Impairment	-10.9	0.0	0.0	-71.4	0.0	-82.4
NET VALUE	**206.1**	**0.0**	**0.0**	**-71.4**	**0.0**	**134.6**

(1) including translation differences and transfers from one post to another

in millions of euros	31/12/2021	31/12/2020
France	13.1	13.1
Western Europe	82.8	121.1
Eastern Europe	0.4	0.4
Holdings and other activities	0.0	0.0
NET VALUE	**96.2**	**134.6**

4.2 INTANGIBLE ASSETS (EXCLUDING GOODWILL)

Accounting principles

An intangible asset is identifiable if it is separable from the acquired entity or if it results from legal or contractual rights. Other intangible assets mainly consist of software acquired or developed internally.

Intangible assets acquired separately from companies within the scope of consolidation are booked at cost and those acquired through business combinations at their fair value. In accordance with the provisions of IAS 38, intangible assets with indefinite useful lives are not amortized and are subject to a review of their valuation if events that may call their value into question occur, and in all cases at least once a year. When their recoverable value is lower than their net carrying amount, an impairment is recorded.

Other intangible assets, classified as intangible assets with finite lives, are amortized on a straight-line basis over periods corresponding to their expected useful lives. Thus, licences and computer software acquired and software developed internally, which fulfil all the criteria imposed by the IAS 38 standard, are capitalized and amortized over a useful life of 3 years. As an exception, ERP type software, which are very structuring for the business and whose functional and technical architecture has a longer probable useful life, are amortized over 5 years. These fixed assets are subject to impairment tests in a potential loss of value is indicated.

in millions of euros	31/12/2020	Acquisitions and investments	Disposals, decommissioning	Change in scope	Amortizatioj n / impairment	Reclassification and other changes (1)	31/12/2021
Gross value	65.4	19.6	-4.1	0.0		2.1	83.0
Amortization and impairment	-40.2		0.2	0.0	-11.9	-1.0	-52.9
NET VALUE	**25.2**	**19.6**	**-3.9**	**0.0**	**-11.9**	**1.1**	**30.1**

(1) including translation differences and transfers from one post to another

in millions of euros	31/12/2019	Acquisitions and investments	Disposals, decommissioning	Change in scope	Amortizatioj n / impairment	Reclassification and other changes (1)	31/12/2020
Gross value	71.2	14.0	-31.1	0.0		11.3	65.4
Amortization and impairment	-51.7	0.0	31.1	0.0	-19.1	-0.3	-40.2
NET VALUE	**19.5**	**14.0**	**0.0**	**0.0**	**-19.1**	**11.0**	**25.2**

(1) including translation differences and transfers from one post to another

The intangible assets item mainly consists of acquired software, software licences, and internally developed software.

Investments in 2021 are mainly attributable to Nhood Holding SAS, Ceetrus France et Ceetrus Italy. They relate to IT department investments.

4.3 PROPERTY, PLANT AND EQUIPMENT

Accounting principles

In accordance with IAS 16, Property, plant and equipment are measured at historical cost less accumulated amortization and any impairment losses. Amortization is calculated using the component method, based on the useful life of the asset. Amortization is thus calculated according to the following durations:

- Constructions (structural work): 30 years
- Roof waterproofing, sanitation and flooring: 20 years
- Fixtures and fittings: 6 and 2/3 years and 8 years
- Technical installations, equipment and tools: 3 to 10 years
- Other fixed assets: 3 to 5 years

Property, plant and equipment include operating assets (sites occupied by the group when the group owns them) such as equipment and other office equipment.

In application of IFRS 16, property, plant and equipment also include "right-of-use" assets, which correspond to the remaining payments for the lease of operating assets (mainly offices), vehicle rental contracts and other office equipment and materials.

The "right of use" asset is initially valued at cost and then amortized on a straight-line basis over the estimated duration of the contract. The value of the asset can also be adjusted to take account of certain revaluations of the lease liabilities and, where applicable, reduced by any impairment losses, in accordance with IAS 36.

The Group has chosen not to recognize "right of use" assets for short-term lease contracts whose duration is less than 12 months and the lease of low-value assets. The Group recognizes the rental charges linked to these lease contracts as expenses.

in millions of euros	31/12/2020	Acquisitions and investments	Disposals, decommissioning	Change in scope	Amortization / Impairment	Reclassification and other changes (1)	31/12/2021
Land, buildings and fixtures	31.5	0.9	-5.5	-1.9		3.9	28.9
Materials and other fixed assets	10.2	1.0	-0.8	0.6		1.2	12.3
Property, plant and equipment in progress (WIP)	30.2	11.3	-0.0	-1.7		-4.6	35.1
Gross value	**72.0**	**13.1**	**-6.3**	**-3.1**		**0.5**	**76.3**
Amortization and impairment of land, buildings and fixtures	-19.0		2.7	-0.1	-0.3	-0.4	-17.1
Amortization and impairment of materials and other fixed assets	-6.6		0.0	-0.4	-1.4	-0.4	-8.8
Impairment of PPE in progress	-12.0				-0.0	-1.4	-13.5
Amortization and impairment	**-37.6**		**2.8**	**-0.5**	**-1.7**	**-2.2**	**-39.4**
Right-of-use PPE	22.3	11.1	-1.0	0.1		-3.4	29.1
Amortization and impairment of right-of-use PPE	-4.3			-0.0	-4.2	1.3	-7.1
Right of use IFRS 16	**18.1**	**11.1**	**-1.0**	**0.1**	**-4.2**	**-2.1**	**22.0**
NET VALUE	**52.4**	**24.2**	**-4.5**	**-3.4**	**-5.9**	**-3.8**	**59.0**

(1) *including translation differences and transfers from one post to another*

The increase in land, building and fictures relates mainly to France for 4,7 million of euros, out of which 2,4 million of euros to Nhood Services France and 2,3 million of euros to Ceetrus France. The decrease in land, buildings and fixtures relates mainly to Ceetrus France for 2,7 million of euros. The increase in right-of-use relates mainly to Ceetrus France for 7,8 millions of euros.

	31/12/2020	Acquisitions and investments	Disposals, decommissioning	Change in scope	Amortization / Impairment	Reclassification and other changes (1)	31/12/2021
Land, buildings and fixtures	31.1	7.2	-1.6			-5.2	31.5
Materials and other fixed assets	14,9	3,7	-9,1			0,8	10,2
Property, plant and equipment in progress (WIP)	41,9	3,1	-0,0			-14,9	30,2
Land, buildings and fixtures	17,8	11,8	-1,1			-6,2	22,3
Gross value	**105.7**	**25.8**	**-11.8**	**0.0**	**0.0**	**-25.5**	**94.2**
Amortization and impairment of land. buildings and fixtures	-19.9		1.6		-1.2	0.4	-19.0
Amortization and impairment of materials and other fixed assets	-9.8		9.0		-5.9	0.0	-6.6
Impairment of PPE in progress	-15.5				-0.1	3.6	-12.0
Amortization and impairment of right-of-use PPE and other assets	-3.2				-4.6	3.6	-4.3
Amortization and impairment	**-48.4**		**10.6**	**0.0**	**-11.8**	**7.6**	**-41.9**
NET VALUE	**57.4**	**25.8**	**-1.2**	**0.0**	**-11.8**	**-17.7**	**52.4**

[1] *including translation differences and transfers from one post to another*

The increase in land, building and fixtures relates mainly to Ceetrus Polska for 5,3 million of euros.

The increase in Right of Use originates mainly from Ceetrus SA for 4,1 million of euros.

The property, plant and equipment in progress has decreased by 15,5 million of euros following the commissioning of some intangible assets at Ceetrus France.

4.4 INVESTMENT PROPERTIES

Accounting principles

Investment properties (excluding 'right-of-use' assets)

An investment property is a property held by an owner for the purposes of earning rent or capital appreciation, or both. Investment properties also include properties that are under construction or developed for future use as investment property. Shopping centres, business parks and land plots held by the group are therefore accounted for as investment properties.

Investment properties, entered on a separate line of assets in the consolidated balance sheet, are initially measured at cost, including the purchase price, the various transaction costs (including non-recoverable taxes, transfer taxes, fees, commissions and legal fees), the costs directly attributable to putting the investment property to the Management's intended use of and, where applicable, the costs of eviction and borrowing costs.

New Immo Holding has opted, in accordance with the option offered by IAS 40, for the fair value accounting of its investment properties. After initial recognition, investment properties are recorded at their fair value, as defined by IFRS 13. Fair value corresponds to the price at which a transfer could be made between knowledgeable, willing parties in an arm's length transaction. The value used in the consolidated financial statements is the value excluding transfer taxes.

The income statement thus records the change in fair value of each property over the year, determined as follows:

Market value y - (market value y - 1 + increase in investment property in period y).

Increases in investment properties consist of capital expenditures, eviction costs, capitalized financial interest and other development costs (certain internal employee expenses and directly attributable identified costs can be capitalized during construction or restructuring phases).

Investment properties under construction are also measured at fair value if this can be reliably determined. When this is not the case, investment properties under construction are measured at cost less impairments, until fair value can be determined reliably. This is done by taking into consideration, among other things, the degree of progress in obtaining administrative, construction and commercial authorisations.

In the event of restructuring for future and ongoing use as an investment property, the asset continues to be recognised as an investment property.

For investment properties measured at cost, an impairment test is carried out as soon as there is an indication of impairment. When this type of indication exists, if the recoverable value is lower than the carrying amount, an impairment is recorded.

In the event of a disposal, the capital gain on disposal is determined by the difference between the income from disposal net of transaction costs and the net carrying amount of the asset. It is stipulated that when an asset is disposed of, the balance of the receivable arising from the spreading of the rent incentives granted to the lessees (mainly rent free periods and step rents) is fully recorded and booked as "Income from disposal of fixed assets". The same treatment is applied to the debts resulting from spreading of key money collected.

In accordance with IAS 40, when determining the fair value of an investment property, the Group should not recognise separate assets and liabilities twice. The fair values provided by property appraisers are analysed and corrected if they take into account elements recognised elsewhere in the balance sheet. In practice the following items are restated:

- the effects of spreading rent free periods and step rents granted to lessees;
- the effects of spreading key money received by the Group;
- the effects of prepaid rents in the context of operating leases.

When the lessor cancels a current lease, he pays eviction indemnities to the lessee. This is booked as a cost of the fixed asset if its payment modifies the performance level of the asset (new lease at higher financial conditions, in case of recovery of the premises for extension works or transfer of former lessees to a new site). In other cases, eviction indemnities are booked as expenses.

Right-of-use of investment properties

The "right-of-use" asset is initially valued at cost (initial amount of lease liability plus all costs incurred, minus lease incentives received) and then amortized on a straight-line basis over the estimated duration of the contract. The value of the asset can also be adjusted to take account of certain revaluations of the lease liabilities and, where applicable, reduced by any impairment losses, in accordance with IAS 36.

The Group has chosen not to recognize "right of use" assets for short-term lease contracts whose duration is less than 12 months and the lease of low-value assets. The Group recognizes the rental charges linked to these lease contracts as expenses.

Investment property held for sale

Assets held for sale are classified as non-current asset held for sale if the asset or group of assets is available for immediate sale and if its sale is highly probable within a period not exceeding one year. These assets are then presented on the line "Investments held for sale" on the balance sheet. Liabilities relating to this asset or group of assets are presented, if applicable, on a separate line in liabilities.

To meet this qualification, the group must have signed a binding promise to sell without any unusual conditions precedent. At the transfer date, the asset (or group of assets) held for sale is measured on the basis of fair value.Evaluation de la juste valeur des immeubles de placement

Evaluation of the fair value of investment properties

A property appraisal process has been put in place to estimate the fair value of investment properties. Two independent property appraisers are involved and divide up the valuation of the investment properties of the entire group. This assignment was entrusted to Cushman et Wakefield & CBRE, after a tender selection process, for a period of three years. Appraisals are carried out according to professional standards, and in particular: the Property valuation charter for France, TEGoVA (The European Group of Valuers' Association) published in the Blue Book, and the Red Book Standards of the Royal Institution of Chartered Surveyors (RICS). These various texts govern, in particular, the qualification of the appraisers, the ethical principles as well as the valuation methodologies. The appraisers are remunerated on a fixed rate basis according to the number of lots and the complexity of the assets valued. The remuneration is completely independent from the valuation of the assets.

Investment properties are mainly valued by appraisers using the discounted cash flow method (or DCF). This method involves projecting the future income generated during the potential holding period and then determining the sale price at the end of the period using an exit rate on revenue in the year of the disposal. Future revenues are then discounted at the value date using a discount rate reflecting the perceived level of risk.

This exercise is conducted according to the best market knowledge by the appraisers, based on comparable transactions but also ongoing transactions not yet finalised but that reflect the appetite of investors to date. However, this estimate requires significant judgements to determine the appropriate assumptions, including rates of return and discount, market leasing values, evaluation of budgets for the work to be completed and the estimated date of completion (particularly for assets in the development phase) and any accompanying measures with benefits to be granted to lessees. Specific information such as the nature of each property and/or its location is also taken into account. Given the estimated nature of this type of valuation, the income from disposal of certain assets may differ from the valuations carried out.

Land plots and properties under development (if they meet the criteria defined above) are also valued at fair value. The methods used by the appraisers mainly include the developer's balance sheet method and/or the discounting of cash flows complemented in certain situations by the comparison method. The developer's balance sheet method consists of drawing up the project's financial balance sheet according to the approach of a property developer to whom the land would be offered. Using the selling price of the building at delivery, the expert deducts all the costs to be incurred, construction costs, fees and margin, financial expenses as well as the amount that could be assigned to land charges. For buildings under development, the remaining work costs to be paid and the carrying cost are deducted from the estimated selling price of the building to determine the fair value. In principle, projects under development are valued on the basis of an identified project

For each survey, the assessments made by the independent property appraisers are reviewed by New Immo Holding. During this review, New Immo Holding ensures the consistency of the methods used to evaluate investment properties by the panel of experts. In addition, the process includes discussions on the assumptions made by the appraisers and the results of the valuations.

Except in particular cases, the principle used is that the New Immo Holding-owned properties are subject to an appraisal, with the exception of:

- properties held for sale, under a promise to sell at the closing date or for which an offer has been received and which are valued on the basis of the proposed price less estimated selling costs.
- properties acquired less than six months before the half-yearly or annual closing date, which are valued at their acquisition cost.

The values communicated by the appraisers are inclusive and exclusive of transfer taxes, with the values exclusive of transfer taxes being determined after deduction of any legal fees and transfer costs calculated by the appraisers.

Fair value measurements of investment properties are considered as a whole to be included in Level 3 as defined by IFRS 13, notwithstanding the consideration of certain observable level 2 data (see note 6.5 for definition). When using a valuation technique based on data of different levels, the fair value level is then constrained by the lowest level. New Immo Holding has not identified an optimal use of an asset different from its current use.

Valuation methods

Assesment of the fair value of properties on December 31, 2020 and 2021

New Immo Holding had expert valuations carried out by independent property valuers for all property assets in France and abroad as of December 31, 2020 and 2021 and used these values for the fair value accounting of investment properties on that date.

4.4.1 Immeubles de placement

in millions of euros	Investment properties at fair value	Investment properties at cost	Right-of-use investment properties	TOTAL Investment properties
As of 31/12/2019	**7,526.8**	**87.0**	**135.4**	**7,749.3**
Entries into scope	-	-	-	-
Investments	168.4	-	-2.8	165.6
Disposals and exits from scope	-8.8	-1.4	0.3	-9.8
Reclassifications and other changes	589.1	35.2	0.0	624.3
Exchange rate differences	-145.9	-0.6	-3.2	-149.7
Change in fair value	-849.1	-	-20.3	-869.9
As of 31/12/2020	**7,280.5**	**120.3**	**108.9**	**7,509.7**
Opening balance sheet corrections	29.9			29.9
As of 31/12/2020 *	**7,310.4**	**120.3**	**108.9**	**7,539.6**
Entries into scope	21.8			21.8
Investments	207.0		0.8	207.8
Disposals and exits from scope	-189.5	-17.3	-21.5	-228.3
Reclassifications and other changes	-336.8	60.3	-6.9	-283.3
Exchange rate differences	5.9	0.1	0.6	6.6
Change in fair value	-5.1		-14.9	-20.0
As of 31/12/2021	**7,013.5**	**163.4**	**67.0**	**7,244.0**

** 31/12/2020 restated (Note 2).*

Changes during the period

The main investments during the period relate mainly to :

- acquisition in Italy of Rescaldina hypermarket for 42 million of euros and Scala hypermarket for 13.7 million of euros;
- acquisition of offices in Luxembourg for 15.5 million of euros ;
- renovations and extensions of shopping centers and retail parks for 21.9 million of euros in France ;
- development works and extension in Spain for 53.7 million of euro and in Romania for 18 million of euros.

Disposals relate mainly to Italy (Rescaldina).

The reclassification and other changes related mainly to Itay. The impact of deconsolidation of the entity Galeria Commerciali Sardegna amounts to -215 million of euros.

in millions of euros		
Investment property at fair value	7,044.8	7,345.4
Investment property at cost	163.4	120.3
INVESTMENT PROPERTIES BEFORE RESTATEMENTS	**7,208.3**	**7,465.7**
Right-of-use investment properties	67.0	108.9
Restatement related to spreadings(1)	-31.3	-35.0
TOTAL INVESTMENT PROPERTIES	**7,244.0**	**7,539.6**

(1) spreading of rent-free periods, step rents, key money and rents paid in advance

** 31/12/2020 restated(Note 2)*

The following table presents the main assumptions used in the assessment of the fair value of the Group's investment properties as of 31 December 2021 :

Shopping centres (weighted average)	Rents in € / m² (1)	Discount rate (%) (2)	Exit yield (%) (3)
France	328 €/m²	7,30 %	5,96 %
Western Europe	274 €/m²	8,42 %	6,79 %
Eastern Europe	159 €/m²	11,56 %	9,19 %

(1) Average annual rent (minimum guaranteed rent and variable rent) per asset and per sqm

(2) Rate used to discount future cash flows

(3) Exit yield used to capitalize revenues of the exit year in order to calculate the terminal value of the asset

Sensitivity of fair values

An increase in rates of return or discount rates would result in a decrease in the total value of investment property, and vice versa.

An increase in rents would increase the fair value of investment properties and vice versa.

NOTE 5 – SHARES AND INVESTMENTS IN COMPANIES ACCOUNTING FOR USING EQUITY MEHTOD

5.1 EVOLUTION OF SHARES AND INVESTMENTS IN COMPANIES ACCOUNTED USING THE EQUITY METHOD

The changes in the value of shares and investments in companies valued by the equity method can be explained as follows:

in millions of euros	Group share
December 31, 2020	**329.9**
Net result of the year (1)	1.1
Dividends received	-1.9
Capital increases and reductions	66.5
Changes in scope	55.4
Other changes (2)	-3.5
December 31, 2021	**447.6**

((1) including change in fair value of investment properties
(2) including the cancellaiton / Reversal of accounting of assets held for sale Ceetrus Luxembourg

The caption increases and decreases in capital mainly consists of the increase in capital in Merlata Sviluppo. The caption changes in scope relates to the change in consolidation method of Galleria Commerciali Sardegna.

As of December 31, 2021, 42 companies were accounted for using the equity method compared to 36 companies as of December 31, 2020.

The main companies accounted for using the equity method are the following:

		% of control		Equity value	
Countries	**Companies**	**31/12/2021**	**31/12/2020**	**31/12/2021**	**31/12/2020**
France					
	Immaucom	20.00%	20.00%	39.0	39.7
	Gare du Nord 2024	66.00%	66.00%	3.2	3.2
Espagne					
	C.C Zenia, Sociedad Limitada	50.00%	50.00%	64.4	63.4
Luxembourg					
	Galerie Commerciale de Kirchberg	20.00%	20.00%	25.2	25.4
Portugal					
	Alegro Alfragide	50.00%	50.00%	38.8	36.7
	Alegro de Setubal	50.00%	50.00%	20.4	19.1
	Neutripromo	50.00%	50.00%	3.4	2.9
Italie					
	Galleria Cinisello SRL	50.00%	50.00%	79.6	76.0
	Patrimonio Real Estate Spa	49.99%	49.99%	22.4	21.6
	Merlata Sviluppo	48.70%	30.00%	47.1	-2.7
	Galleria Commerciali Sardegna	49.99%	0%	55.5	-
	Others	-	-	48.5	44.6
Total value of shares and investments in companies accounted for using the equity method				**447.6**	**329.9**

5.2 SHARES AND INVESTMENTS IN COMPANIES ACCOUNTED FOR USING THE EQUITY MEHTOD

The main balance sheet and income statement positions for companies accounted for using the equity method are presented in the table below.

Information relating to companies accounted for using the equity method is presented in total because they are all subsidiaries with the same activities and with the same risk and return characteristics.

in millions of euros	31/12/2021 100%	31/12/2021 Group Share	31/12/2020 100%	31/12/2020 Group Share
BALANCE SHEET				
Property, plant and equipment (PPE)	55.5	27.6	53.9	27.1
Investment properties	2,028.8	907.0	1,369.7	613.1
Other non-current assets	104.2	31.2	91.7	18.8
Other current assets	596.6	266.9	466.5	199.0
NON-CURRENT AND CURRENT ASSETS	**2,785.1**	**1,232.7**	**1,981.8**	**858.0**
Group financial debts (current and non-current)	404.5	226.9	269.2	145.5
External financial debts (current and non-current)	798.0	394.4	590.5	267.5
Other non-current liabilities	112.8	32.1	90.5	18.9
Other current liabilities	261.0	131.8	193.3	96.1
NON-CURRENT AND CURRENT LIABILITIES	**1,576.3**	**785.1**	**1,143.5**	**528.0**
NET ASSETS	**1,208.8**	**447.6**	**838.3**	**329.9**
INCOME STATEMENT				
Gross operating income	40.8	18.9	46.7	21.0
Amortizations, impairments and provisions	-0.9	-0.8	0.3	-0.3
Change in value of investment properties	12.9	7.4	-78.2	-34.0
Income from disposal	0.0	0.0	0.0	0.0
Other income and expenses	-5.9	-2.9	-2.9	-1.4
Financial result	-7.9	-4.7	-19.9	-14.1
Income tax expenses	-35.0	-16.8	15.5	6.8
NET RESULT	**4.0**	**1.1**	**-38.4**	**-22.0**

NOTE 6 – FINANCING AND FINANCIAL INSTRUMENTS

6.1 FINANCING RESULT

Accounting principles

The net cost of financial debt consists of interest on financial debts and borrowings including the effect of spreading of set-up or issuance costs (under the effective interest rate method), income from loans or receivables related to equity investments, income from the sale of marketable securities and the impact of interest rate swaps in the context of interest rate hedging transactions. It also includes the interest expense attached to any lease financing contracts.

Borrowing costs related to acquisition and construction operations

In accordance with IAS 23, borrowing costs directly attributable to the acquisition or construction of qualifying assets are included in the cost of the corresponding assets. When a loan is not directly affected, New Immo Holding uses the group's average cost of financing applied to the average outstanding amount for work carried out.

Income and expenses of a financial nature that are not part of the "net cost of financial debt" presented on line "other financial income and expenses", include dividends received from non-consolidated companies, disposal result of non-cash financial assets and any discount or currency effects.

in millions of euros	31/12/2021	31/12/2020
Interest expenses on financial debts	-65.3	-47.7
Interest income and expenses on derivatives	-5.6	-3.1
Financial expenses	**-71.0**	**-50.8**
Interest income from cash and cash equivalents	1.9	0.0
Financial income on advances granted to non-consolidated entities	7.9	7.4
Financial income	**9.8**	**7.4**
Net cost of financial debt	**-61.2**	**-43.4**
Other financial income and expenses including:	-117.8	-13.6
Income from guarantee commissions	-1.6	3.9
Income from financing commissions	9.4	10.2
Income/Expenses on Cross Currency Swaps	-1.2	-10.7
Financial expenses - IFRS 16	-6.6	-10.1
Other financial income/expenses	-117.7	-6.9
FINANCIAL RESULT	**-178.9**	**-57.0**

Financial result 2021

As a result of the diversification of New Immo Holding's financial ressources, the 'interest expenses on financial debts' item consist of interest expenses in 2021 related ELO's entities (previously Auchan Holding) for 37.2 million of euros and of 28.1 million of euros to external companies.

Other financial incomes and expenses mainly consist of :

- Amortization for 107.6 million of euros on Ceetrus Italie and New Immo Holding.
- Financing commissions for 9.4 million of euros, mainly received from Gare du Nord 2024.
- Application of IFRS 16 standard for 6.6 millions of euros (financial expenses).

Financial result 2020

As a result of the diversification of New Immo Holding's financial resources, the "interest expenses on financial debts" item was composed of interest expenses related to ELO's entities for 16.6 million of euros and 31.2 million of euros to external counterparties.

"Other financial income and expenses" consist of financial expenses of 10.7 million of euros corresponding mainly to hedging transactions implemented (cross-currency swaps and foreign exchange swaps) on foreign currency financing issued by Ceetrus Finance to property companies outside the Euro zone, 3.9 million of euros of financial income related to counter guarantee Granato on Ceetrus Italy with Auchan Holding's treasury central financing. In addition, 10.1 million of euros of financial expenses are linked to the application of IFRS 16.

6.2 NET FINANCIAL DEBT

Accounting principles

The net financial debt of New Immo Holding consists of current and non-current loans and borrowings, accrued interest on these items, less net cash position of bank overdrafts and loans and advances granted to non-consolidated interests (mainly companies accounted for using the equity method).

6.2.1 Change in net financial debt

Change in net financial debt between December 31, 2020 and December 31, 2021

in millions of euros	31/12/2020	Cash movement	Fair value through P&L	Fair value through OCI (1)	Changes in the scope of consolidation	Other changes	Exchange rate differences	31/12/2021
Loans and borrowings	**3,437.1**	**-57.6**	**-**	**-**	**-95.5**	**-2.0**	**0.7**	**3,286.7**
non-current	*2,739.1*	*-99,1*	-	-	1.7	*-306.2*	*-0.5*	*2,334.9*
current	*698.0*	*41.5*	-	-	-97.2	*308.2*	*1.2*	*951.7*
Group cash advances	-24.9	16.6	-	-	-	7.1	-	-1.2
Cash and cash equivalents	-197.6	36.7	-	-	13.7	5.4	0.1	-141.6
Derivative assets and liabilities	26.1	-	0.3	-33.1	-	-	-	-6.8
NET FINANCIAL DEBT	**3,240.8**	**-4.3**	**0.3**	**-33.1**	**-81.9**	**14.5**	**0.8**	**3,137.1**

[(1)] *other comprehensive income*

The decrease in the net financial debt mainly relates to the change in the consolidation perimeter method of Galllerie Commerciali Sardegna as of December 31, 2021 which leads to a decrease by 97.2 million of euros of the debt and the variance of derivatives by 33.1 million of euros throught other comprehensive income.

Change in net financial debt between December 31, 2019 and December 31, 2020

In millions of euros	31/12/2019	Cash movement	Fair value through P&L	Fair value through OCI (1)	Changes in the scope of consolidation	Other changes	Exchange rate differences	31/12/2020
Loans and borrowings	**3,277.8**	**165.5**	**-**	**-**	**-**	**0.0**	**-6.2**	**3,437.1**
non-current	2,349.4	*-15.2*	-	-	-	*405.4*	*-0.5*	*2,739.1*
current	928.4	*180.7*	-	-	-	*-405.4*	*-5.7*	*698.0*
Group cash advances	-42.1	2.2	-	-	-	14.4	0.7	-24.9
Cash and cash equivalents	-146.3	-54.1	-	-	-	-	2.9	-197.6
Derivative assets and liabilities	17.6	-	-5.4	14.0	-	-	-	26.1
NET FINANCIAL DEBT	**3,106.9**	**113.6**	**-5.4**	**14.0**	**-**	**14.4**	**-2.7**	**3,240.8**

[(1)] *other comprehensive income*

The change in the item 'Loans and borrowings' mainly relate to the increase in financings granted by ELO through the cash pool mechanism and credit lines granted.

6.2.2 Components of financial debt

Accounting principles

Financial debts mainly consist of loans and advances granted by Auchan Holding to New Immo Holding and its subsidiaries, bank loans and bank overdrafts. These interest-bearing elements are initially recognised at fair value less directly attributable transaction costs.

After initial recognition, loans are recognized at amortized cost using the "effective interest rate method", which incorporates an actuarial amortization of premiums and issuing costs.

Finance lease agreements, which transfer to the Group almost all the risks and rewards of ownership of the leased asset, are recognised in the balance sheet at the beginning of the lease period at the fair value of the leased asset, or, if this is lower, at the discounted value of the minimum lease payments.

Lease expenses are divided between financial expenses and amortization of the loan. Future payments under the terms of finance lease agreements are recorded in the Group's balance sheet as financial liabilities.

Breakdown of loans and financial debts

in millions of euros	31/12/2021	31/12/2020
Bonds and private placements	357.8	357.3
Loans and borrowings with credit institutions	365.2	1,015.8
Loans and borrowings with related parties (1)	1,611.0	1,365.0
Other financial borrowings	0.9	1.0
Non-current loans and borrowings	**2,334.9**	**2,739.1**
Loans and borrowings with credit institutions	24.7	100.2
Loans and borrowings with related parties (1)	707.0	136.5
Current accounts with related parties (1)	205.0	440.9
Other financial borrowings	11.5	6.7
Bank overdrafts	3.5	13.7
Current loans and borrowings	**951.7**	**698.0**
GROSS FINANCIAL DEBT	**3,286.6**	**3,437.1**

(1) *mainly covers current accounts and advances granted by ELO*

In 2021, the group entered into a 1 billion euros financing 5-years agreement with ELO which allowed it to reimburse external financings for 626 million of euros and decrease the amount of funds brought by ELO through cash pool.

Gross financial debt – Paymentt schedule by interest rate type

in millions ofeuros	Balance-sheet value 31/12/2021	CURRENT	NON-CURRENT	
		Less that one year	From 1 to 5 years	More than 5 years
Bonds and private placements	357.8	-	357.8	-
Loans and borrowings with credit institutions	135.0	-	135.0	-
Loans and borrowings with related parties (1)	3.0	3.0	0.0	-
Other financial borrowings	12.4	11.5	0.9	-
Commercial papers	-	-	-	-
Fixed rate debt	**508.2**	**14.5**	**493.7**	**-**
Bonds and private placements	-	-	-	-
Loans and borrowings with credit institutions	254.9	24.7	230.2	-
Loans and borrowings with related parties (1)	2,315.0	704.0	1,611.0	-
Current accounts with related parties (1)	205.0	205.0	-	-
Borrowings on financial lease contracts	-	-	-	-
Other financial borrowings	-	-	-	-
Bank overdrafts	3.5	3.5	-	-
Variable rate debt	**2,778.4**	**937.2**	**1,841.2**	**-**
GROSS FINANCIAL DEBT	**3,286.6**	**951.7**	**2,334.9**	**-**

[(1)] *mainly consist of loans and current account advances granted by ELO*

in millions ofeuros	Balance sheet value 31/12/2020	CURRENT	NON-CURRENT	
		Less than one year	From 1 to 5 years	More than 5 years
Bonds and private placements	357.3	-	57.3	300.0
Loans and borrowings with credit institutions	135.0	-	135.0	-
Loans and borrowings with related parties (1)	1.5	1.5	-	-
Other financial borrowings	7.7	6.7	1.0	-
Commercial papers	0.0	0.0	-	-
Fixed rate debt	**501.5**	**8.2**	**193.3**	**300.0**
Bonds and private placements	-	-	-	-
Loans and borrowings with credit institutions	981.0	100.2	734.8	146.0
Loans and borrowings with related parties (1)	1 500.0	135.0	1,365.0	-
Current accounts with related parties (1)	440.9	440.9	-	-
Borrowings on financial lease contracts	-	-	-	-
Other financial borrowings	-	-	-	-
Bank overdrafts	13.7	13.7	-	-
Variable rate debt	**2,935.6**	**689.8**	**2,099.8**	**146.0**
GROSS FIANCIAL DEBT	**3,437.1**	**698.0**	**2,293.1**	**446.0**

[(1)] *consist mainly of loans and current account advances granted by ELO*

Main characteristics of laons and financial debts

Borrowing company	Date of issue	Maturity Date	Rate	Type	Initial amount	Nominal value 31/12/2020	Nominal value 31/12/2021
New Immo Holding	déc.-18	déc.-25	3,000%	Euro PP	60.0	60.0	60.0
New Immo Holding	nov.-19	nov.-26	2,750%	Greenbond	300.0	300.0	300.0
Bond and private placements					**360,0**	**360,0**	**360,0**
Gallerie Commerciali Sardegna	déc.-16	jan.-22	Euribor + Marge	Emprunt	118.0	97.2	0.0
SCI Petit Menin	sept.-16	sept.-23	Euribor + Marge	Emprunt	60.0	46.1	0.0
LCO1	nov.-18	nov.-26	Euribor + Marge	Emprunt	168.0	165.9	162.6
New Immo Holding	juil.-18	juil.-23	Euribor + Marge	Emprunt	500.0	500.0	0.0
New Immo Holding	juin-19	juin-22	Euribor + Marge	Emprunt	80.0	80.0	0.0
Ceetrus Russie	juin-19	juin-24	Key Rate + Margin	Ligne de Crédit	21.4	16.4	17.6
Coresi Business Park	juil.-19	juin-24	Euribor + Marge	Emprunt	31.0	29.2	27.2
Glorirequinte, Brafero, Multi 25, Forum Montijo	déc.-18	déc.-25	2,350%	Emprunt	135.0	135.0	135.0
Glorirequinte, Brafero, Multi 25, Forum Montijo	déc.-18	déc.-25	Euribor + Marge	Emprunt	45.0	45.0	45.0
Others						2.2	2.2
Loans and borrowings with credit institutions					**1,158.4**	**1,117.0**	**389.6**

During the year ended December 31, 2021, New Immo Holding and SCI Petit Menin have repaid in advance the loans granted by external credit institutions for a total amount of 626 million of euros. The company Gallerie Commerciali Sardegna has changed its consolidation method and is accounted for using the equity method as at December 31, 2021.

The maturity dates correspond to the maturity dates of the loans and credit lines. Drawdowns on credit lines are generally made over a period of 3 months and are renewed.

Maturity	Borrowing company	Nominal value 31/12/2020	Nominal value 31/12/2021
Less than 1 year	Holding	135.0	704.0
	France	-	3.2
	Europe de l'Ouest hors France	-	-
	Europe Centrale et de l'Est	-	-
1 year and +	Holding	1,365.0	1,611.0
	France	-	-
	Europe de l'Ouest hors France	-	-
	Europe Centrale et de l'Est	-	-
Loans and borrowings with related parties		**1,500.0**	**2,318.2**

Laons and financial debts from related parties bear interest based on the relevant currency plus a margin between 0,50 % et 2,32%.

Cash and cash equivalents

Accounting principles

Cash and cash equivalents include cash, current bank accounts, deposits and UCITS with maturities of 3 months or less from the date of acquisition which are subject to an insignificant risk of value change and that are used by the Group in the management of short-term commitments.

In accordance with IFRS 9, UCITS are booked at fair value through the income statement to the extent that their contractual terms give rise to cash flows that are not solely reflective of repayments of the principal and interest payments on the principal.

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in millions of euros	31/12/2021	31/12/2020
Marketable securities, term deposits	8.0	3.3
Cash	133.7	194.2
Cash and cash equivalents	**141.6**	**197.6**
Bank overdrafts	3.5	13.7
Net cash	**138.1**	**183.9**

6.3 FINANCIAL RISK MAANGEMENT AND DERIVATIVES

Accounting principLes

The Group has adopted the new IFRS 9 hedge accounting model which requires it to ensure that its hedging relationships are consistent with its objectives and risk management strategy. and to adopt a more qualitative approach to assessing its hedging.

In the case of cash flow hedging and net investment hedging relationships, derivatives are measured and booked at fair value on the balance sheet and their changes are recorded in shareholders' equity.

Hedge accounting is applicable if the following three criteria are met:

1. the hedging instruments and the hedged elements constituting the hedging relationship are all eligible for this relationship;
2. a formal designation and structured documentation of the hedging relationship, as well as the objective and strategy of setting up the hedge, are formally established at the start of the hedging relationship;
3. the hedging relationship meets all of the following effectiveness criteria:
   - there is an economic link between the hedged item and the hedging instrument;
   - the effect of credit risk is not the dominant factor in the value changes that result from this economic relationship; and
   - the hedging ratio between the hedged item and the hedging instrument is appropriate

Most of the derivatives used by New Immo Holding are eligible for hedge accounting.

For derivatives eligible for hedge accounting, recognition as hedging instruments reduces the volatility of the income related to the change in value of the derivatives concerned.

There are 3 models of hedge accounting according to IFRS 9: the fair value hedge, the cash flow hedge and the net investment hedge.

- For derivatives documented as hedges of assets or liabilities recorded in the balance sheet (fair value hedge), hedge accounting allows the recognition in the income statement of the change in the fair value of the derivative; this is offset by the impact of the change in fair value of the hedged item as a result of the hedged risk. These two valuations offset each other in the same columns in the income statement and neutralise each other perfectly if the hedging is totally effective.
- For derivatives that are documented as highly probable cash flow hedges, changes in the value of the derivative are recognised in "Other comprehensive income" (cash flow hedge reserve) for the effective part of the hedge. These reserves are recycled in the income statement when the hedged transaction impacts the result or are included in the non-financial asset or liability when this is recognised in the balance sheet. Changes in value of the portion deemed ineffective are booked in the income statement.
- For derivatives documented as net investment hedges, the change in value of the hedging instruments is recorded in "Other comprehensive income", the objective of these hedges being to neutralise the change in the value in euros of a part of the net assets of subsidiaries in foreign currencies.

Most of the derivatives used by New Immo Holding are eligible for hedge accounting. For derivatives documented as cash flow hedges, changes in the value of the derivative are recorded in "Other comprehensive income" for the effective part. These reserves can be reclassified to the income statement symmetrically to the hedged item. Changes in value corresponding to the ineffective part of the hedging relationship are booked through the income statement within changes in value of financial instruments.

For derivative financial instruments that are not documented as hedge accounting instruments, changes in fair value are booked in financial result as changes in the value of financial instruments, excluding the cost of net debt.

Derivatives whose maturity is greater than one year are presented in the balance sheet as non-current assets or liabilities. Other derivatives are classified as current assets or liabilities. For derivatives, the accounting date is the transaction date.

Derivatives: fair value

In millions of euros	Fair value 31/12/20	Acquisition / Subscription	Change in scope/ disposal	Change in fair value through P&L	Change in faire value in OCI [1]	Other/ Reclassification	Fair value 31/12/21
Interest Rate Swaps - Payer	-30.2				32.8		2.6
Swaptions	0.0						-
CAP	0.1			-0.4	0.3		0.1
Tunnels	-						-
Currency Swaps	-						-
Instruments qualified for hedge accounting	**-30.1**			**-0.4**	**33.1**		**2.7**
Interest Rate Swaps - Payer	-1.3			3.1			1.8
Swaptions	-						-
CAP	-						-
Tunnels	-0.1			0.1			-
Currency Swaps	5.3			-3.0			2.3
Instruments not qualified for hedge accounting	**3.9**			**0.2**			**4.1**
TOTAL DERIVATIVES	**-26.1**	**-**	**-**	**-0.2**	**33.1**	**-**	**6.8**

[1] *other comprehensive income*

Derivatives: notional amounts by maturity

Portfolio breakdown as of December 31, 2021 – Interest rate risk hedging

in millions of euros	Less than one year	From 1 to 5 years	More than 5 years	TOTAL
Interest Rate Swaps - payer		1,138.9	650.0	1,788.9
Swaptions				-
CAP	150.0	250.0		400.0
Tunnels				-
Instruments qualified for hedge accounting	**150.0**	**1,388,9**	**650,0**	**2,188,9**
Interest Rate Swaps - payer	73.1			73.1
Swaptions				-
CAP				-
Tunnels				-
Instruments not qualified for hedge accounting	**73.1**			**73.1**
TOTAL INSTRUMENTS DERIVES	**223.1**	**1,388.9**	**650.0**	**2,261.9**

Portfolio breakdown as of December 31, 2020 – Interest rate risk hedging

in millions of euros	Less than one year	From 1 to 5 years	More than 5 years	TOTAL
Interest Rate Swaps - payer	97.2	1,061.0	776.0	1 934.2
Swaptions				-
CAP		400.0		400.0
Tunnels				-
Instruments qualified for hedge accounting	**97.2**	**1,461.0**	**776.0**	**2,334.2**
Interest Rate Swaps - payer		72.6		72.6
Swaptions				-
CAP				-
Tunnels	21.9			21.9
Instruments not qualified for hedge accounting	**21.9**	**72.6**	**-**	**94.5**
TOTAL INSTRUMENTS DERIVES	**119.1**	**1,533.6**	**776.0**	**2,428.7**

The table below includes derivatives with a starting date “forward” for a nominal value of €650 million.

Portfolio detail as of December 31, 2021 - Foreign exchange risk hedging

As of December 31, 2021

in millions of euros	HUF	PLN	RON	RUB	USD
Intercompany financing	27.1	112.0	88.9	75.3	-
Gross balance sheet exposure	**27.1**	**112.0**	**88.9**	**75.3**	**-**
Currency swaps	(27.1)	(112.0)	(88.9)	(75.3)	-
NET EXPOSURE	-	-	-	-	-

AS of December 31, 2020

en millions d'euros	HUF	PLN	RON	RUB	USD
Intercompany financing	36.3	92.4	96.5	68.5	-
Gross balance sheet exposure	**36.3**	**92.4**	**96.5**	**68.5**	**-**
Currency swaps	(36.3)	(92.4)	(96.5)	(68.5)	-
NET EXPOSURE	**-**	**-**	**-**	**-**	**-**

6.4 FINANCIAL RISK MANAGEMENT

New Immo Holding and the companies in the scope of consolidation are exposed to liquidity, interest rate, credit and currency risks during the normal course of their business.

They use derivative financial instruments to mitigate these risks. The Group has set up an organisation to manage these risks centrally.

As of December 31, 2021, these derivatives are recorded on the balance sheet at market value in current and non-current assets and liabilities.

Market risk management is controlled and monitored by a specialised committee that meets at least twice a year. General Management is represented in this body, which is responsible for assessing compliance with the hedging policy and therefore the level of the hedges put in place, their adequacy to the underlying financial instruments and the quality of the various counterparties..

6.4.1 Liquidity risk

The Group's policy is to permanently dispose of sufficient medium and long-term financing while having a significant margin for manoeuvre. During this financial year, the Group continued to access liquidity under favourable conditions, while benefiting from financing granted by ELO.

Covenants and financial ratios

Loans contracted by New Immo Holding may be subject to covenants based on financial ratios, the main ones of which are presented below. In particular, the LTV ratio (Loan to Value) expresses the ratio of net financial debt to the fair value of investment properties. The hedging ratio of financial expenses expresses the ratio of EBITDA to the cost of financial debt. Generally, the contracts subscribed to also include a limitation of the securities granted to other lenders. Depending on the case, these ratios can be assessed differently at Group level, at the level of the company that contracts the loan or at the level of the investment properties. The ratios presented below are respected as of December 31, 2021.

In addition, certain financing lines may include a change of control clause, which may entail a repayment obligation in the event of ELO's loss of control of New Immo Holding. Generally, the contracts have crossed default clauses.

		Covenants	31/12/2021
LTV Bancaire	Maximum	< 50 %	Respected
ICR	Minimum	>2	Respected

Debts guarantees bu real securities	Maximum	< 20 %	Respected

Establishment of covenants from 2018

Exposure to liquidity risk

The remaining maturities of the financial liabililties are analysed as follows (including interest payments).

in millions of euros	Balance sheet value 31/12/2021	Expected cash flow			
		Total	< 1 year	1 to 5 years	> 5 years
Bonds and private placements	357,8	406,9	10,1	396,9	-
Loans and borrowings with credit institutions	389,9	417,6	30,3	387,3	-
Loans and borrowings with related parties	2,318,0	2,434,9	737,6	1,697,3	-
Current accounts with related parties	205,0	205,1	205,1	-	-
Lease liabilities	12,2	12,2	11,3	0,9	-
Other financial borrowings	3,5	3,5	3,5	-	-
Bank overdrafts	148,1	148,1	148,1	-	-
Trade payables	19,3	19,3	19,3	-	-
TOTAL FINANCIAL LIABILITIES : EXCLUDING DERIVATIVES	**3,453,9**	**3,647,7**	**1,165,3**	**2,482,4**	**-**
Current derivatives	1,0	1,0	1,0	-	-
Non-current derivatives	11,0	11,0	6,7	4,3	-
TOTAL FINANCIAL LIABILITIES : DERIVATIVES	**12,0**	**12,0**	**7,7**	**4,3**	**-**

6.4.2 Interest rate risk

The resulting changes in financial markets and interest rates expose the Group to a possible increase in the cost of financing and refinancing.

In this context, the Group applies a policy of prudent management of its debt by maintaining a limited exposure to interest rate risk. This management involves the subscription of interest rate derivatives whose sole purpose is to reduce the Group's exposure to interest rate fluctuations on its debt with a strict objective of hedging (notwithstanding the possibility that certain transactions, particularly macro-hedges, are not eligible for hedge accounting as defined by IFRS). As part of this management, the Group may use different types of instruments, including swaps, caps or swaptions.

The Group determines the existence of an economic link between the hedging instrument and the hedged instrument according to the reference interest rates, the durations for which they are established, the dates of determination, the maturity date, as well as notional or nominal amounts. It uses a hypothetical derivative to determine whether the designated derivative in each hedging relationship is expected to be effective in offsetting changes in the cash flows of the hedged item.

The main sources of inefficiency in the hedging relationships are Les principales sources d'inefficacité de ces relations de couverture sont :

- The effect of the credit risk of the counterparty and the Group on the fair value of the swaps, which is not reflected in the change in fair value of the hedged cash flows attributable to changes in interest rates; and
- Differences in repricing dates between swaps and loans.

in million of euros	31/12/2021	31/12/2020
Financial assets		
fixed rate	141.6	197.6
Floating rate	1.2	24.9
Financial liabilities		
fixed rate	(508.2)	(501.6)
Floating rate	(2,778.4)	(2,935.6)
NET EXPOSURE BEFORE HEDGING		
FIXED RATE	(366.6)	(304.0)
FLOATING RATE	(2,777.2)	(2,910.7)
Interest rate hedging instruments		
Fixed rate	-	-
Floating rate	(1,611.9)	(1 778.7)
NET EXPOSURE AFTER HEDGING		
FIXED RATE	(366.6)	(304.0)
FLOATING RATE	(1,165.3)	(1,132.0)

SENSITIVITY ANALYSIS

The cash flow sensitivity analysis for variable rate instruments was determined taking into account all variable flows of non-derivative instruments and derivative instruments. The analysis is prepared on the assumption that the amount of financial debts and derivatives on 31 December remains constant over a year. For the purposes of this analysis, all other variables, especially exchange rates, are assumed to remain constant. New Immmo Holding has modified the curve of the Euro and other currencies at -1.0%/+1.0%.

Impact on the profit and loss account and shareholders' equity

A 1.0% rise in the interest rate curve would result in:

On the basis of the financial position on 31 December 2021, an increase in the cost of debt of 14.6 million of euros until the maturity of the loans, including 0.1 million of euros of additions costs until 31 December 2022. Shareholders' equity would be impacted upwards by 54.4 million of euros.

A 1.0% drop in the interest rate curve would result in:

On the basis of the financial position on 31 December 2021, an increase in the cost of debt of 26,3 million of euros until the maturity of the loans, including 1.8 million of euros until 31 December 2022. Shareholders' equity would be impacted downwards by 52.6 million of euros.

6.4.3 Credit risk

For New Immo Holding and its subsidiaries, credit risk or counterparty risk mainly concerns cash and cash equivalents of the banking institutions at which these cash resources are invested. This may also concern the financial instruments subscribed, when the trading conditions lead these institutions to pay flows to New Immo Holding or its subsidiaries. Lastly, the Group is exposed to the risk of default by its lessees.

Regarding investments, with some exceptions, the policy of New Immo Holding and companies in the scope of consolidation is to place surpluses with authorised counterparties in amounts and decided by the Financial Committee, according to a score sheet. The Group only uses banks considered to be robust, giving preference to institutions with a minimum rating of A-.

In the same way, New Immo Group only works with a list of banks authorised by the Group's Management in relation to financing and interest rate and exchange rate derivative operations. Wherever possible, signed contracts provide for the termination of transactions and the application of a cleared net balance in the event of a change in the initial contractual balance, including the default of the counterparty. In addition, the Group ensures that risk is sufficiently dispersed by working with several leading banking institutions.

The fair value measurement of derivatives carried by New Immo Holding and the companies in the scope of consolidation includes a "counterparty risk" component and a "clean credit risk" component for derivatives. The credit risk measurement is determined using standard mathematical models for market participants, taking into account, in particular, historical statistical data. Over the periods presented, the adjustments booked for counterparty risk and own credit risk are not material.

As mentioned elsewhere, trade receivables and other receivables mainly correspond to receivables with regard to lessees. The Group has procedures to ensure the credit quality of clients and third parties before signing contracts with them. The Group believes that it is not significantly exposed to the concentration of credit risk among its lessees, given a diversified exposure across countries and clients. Impairment losses on receivables are generally estimated on an individual basis. Losses on leases are historically low, since the existence of deposits ensures proper management of any outstanding payments. The risk related to the rent recovery is followed up with specific caution this year due to the health crisis linked to Covid-19.

6.4.4 Exchange rate risk

The entity made up of New Immo Holding and its subsidiaries is exposed to exchange rate risk on internal and external financing denominated in a currency other than the Euro (balance sheet exchange rate) as well as on the value of property assets and lease income of its subsidiaries in currencies. The hedged currencies are the Hungarian forint, the Polish zloty, the Romanian leu, the US dollar and the Russian rouble. Although these transactions are carried out for hedging purposes, they are not documented in the hedge as a natural compensation is recognised in profit and loss by the symmetrical effect of the revaluation of derivatives and intra-group financing.

In addition, given the organisation of the Group, the subsidiaries are instructed to pay the expenses incurred using revenues generated in the corresponding currency to limit volatility effects and exposure to the currency concerned.

6.5 FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES

Hierarchy of fair values

Financial assets and liabilities are treated and presented in the financial statements in accordance with IAS 39, IAS 32, IFRS 7, IFRS 13 et IFRS9.

IFRS 13 defines fair value levels and distinguishes three categories based on valuation methods.

Level 1: financial instruments quoted in an active market

Level 2: financial instruments measured at fair value using valuation techniques based on observable market parameters

Level 3: financial instruments of which all or part of the fair value is not based on observable parameters.

The carrying amount of trade receivables, trade payables and other current assets and liabilities is considered a reasonable approximation of their fair value given their short-term nature.

The following tables present the financial assets and liabilities booked at fair value by fair value levels as defined by the applicable IFRS standard:

in millions of euros	**IFRS 9 category**	**Carrying amount/Fair Value 31/12/2021**	**Level 1**	**Level 2**	**Level 3**
CURRENT ET NON-CURRENT ASSETS					
Receivables	Amortized cost	193.9		193.9	
Derivatives	Fair value through P&L	18.7		18.7	
Other financial assets	Fair value through OCI	77.4		77.4	
Other financial assets	Amortized cost	142.7		142.7	
Cash equivalents	Fair value through P&L	141.6		141.6	
CURRENT AND NON-CURRENT LAIBILITIES					
Bonds and private placements	Amortized cost	357.8		357.8	
Loans and debts with credit institutions	Amortized cost	389.9		389.9	
Loans, debts and current accounts with related parties	Amortized cost	2,523.0		2,523.0	
Derivatives	Fair value	12.0		12.0	
Trade payables	through P&L or OCI(1)	148.1		148.1	
Other financial debts	Amortized cost	13.1		13.1	
Bank overdrafts	Amortized cost	3.5		3.5	

in millions of euros	**IFRS 9 category**	**Carrying amount/Fair Value 31/12/2020**	**Level 1**	**Level 2**	**Level 3**
CURRENT ET NON-CURRENT ASSETS					
Receivables	Amortized cost	168.7		168.7	
Derivatives	Fair value through P&L	8.2		8.2	
Other financial assets	Fair value through OCI	103.9		103.9	
Other financial assets	Amortized cost	301.1		301.1	
Cash equivalents	Fair value through P&	197.6		197.6	
CURRENT AND NON-CURRENT LAIBILITIES					
Bonds and private placements	Amortized cost	357.3		357.3	
Loans and debts with credit institutions	Amortized cost	1,116.0		1,116.0	
Loans, debts and current accounts with related parties	Amortized cost	, 942.4		1,942.4	
Derivatives	Fair value	34.3		34.3	
Trade payables	through P&L or OCI(1)	137.6		137.6	
Other financial debts	Amortized cost	7.7		7.7	
Bank overdrafts	Amortized cost	13.7		13.7	

NOTE 7 – OTHER BALANCE SHEET ITEMS

7.1 CLIENT RECEIVABLES AND OTHER RECEIVABLES

Accounting principleS

Client receivables and other receivables are valued at their nominal value (considered to be a reasonable approximation of their fair value and amortized cost) less any impairment calculated in accordance with the terms of IFRS 9, in accordance with a model of expected losses.

In the context of accounting property development contracts using the percentage-of-completion method, contract assets are booked when the revenues booked on a percentage-of-completion basis exceed the amount invoiced or which the Group is entitled to invoice. Contract liabilities are booked when the invoiced amount or that which the Group has the right to invoice is higher than the revenue booked on a percentage-of-completion basis.

in millions of euros	31/12/2020	Change during the period	Change in scope	Other changes	31/12/2021
Gross Value	232.7	53.4	-11.3	-0.0	274.7
Impairment	64.0	22.3	-5.4	-0.1	80.9
NET VALUE	**168.7**	**31.1**	**-6.0**	**0.0**	**193.9**

in millions of euros	31/12/2019	Change during the period	Change in scope	Other changes	31/12/2020
Gross Value	214.4	19.5	0.0	-1.2	232.7
Impairment	35.4	28.9	0.0	-0.3	64.0
NET VALUE	**179.0**	**-9.4**	**0.0**	**-0.9**	**168.7**

The increase in the client receivables' depreciation is mainly due to the Covid-19 crisis.

7.2 OTHER FINANCIAL ASSETS

in millions of euros **Asset balance sheet itemf**	**IFRS 9 category**	31/12/2020	Change during the period	Change in scope	Other changes	31/12/2021
Equity and other securities	Non-consolidated securities at fair value	105.7	-0.9	0.0	-23.6	81,3
Loans and receivables issued by the company	Amortized cost	167.8	-44.1	0.0	-4.8	118,9
NON-CURRENT FINANCIAL ASSETS		**273.5***	**-44.9**	**0.0**	**-28.4**	**200.2**
Current financial receivables	Amortized cost	99.8	71.5	0.0	7.2	178,6
Short-term loans and receivables issued by the company	Amortized cost	24.9	-16.6	0.0	-7.1	1,2
CURRENT FINANCIAL ASSETS		**124.6**	**54.9**	**0.0**	**0.2**	**179.7**

**Further to a change in the balance sheet presentation, the amount of €280,4m publishedd as of 31/12/2020 is equal to other non-current financial assets (€273,5m) in addition to other non-current assets (€6,8m). (see Note 2).*

As of December 31, 2021 the total amount of loans granted to SEMOP amounts to 169 millions of euros.

in millions of euros Poste bilan actif	Catégorie IFRS 9	31/12/2019	Change during the period	Change in scope	Other changes	31/12/2020
Equity and other securities	Non-consolidated securities at fair value	135.8	-0.5	0.0	-29.6	105.7
Loans and receivables issued by the company	Amortized cost	133.1	42.2	0.0	-0.6	174.7
NON-CURRENT FINANCIAL ASSETS		**268,9**	**41.7**	**0.0**	**-30.2**	**280.4**
Current financial receivables	Amortized cost	88.2	12.2	0.0	-0.7	99.8
Short-term loans and receivables issued by the company	Amortized cost	42.1	-2.2	0.0	-15.0	24.9
CURRENT FINANCIAL ASSETS		**130,3**	**10.0**	**0.0**	**-15.7**	**124.6**

7.3 LEASE LIABILITIES

Accounting principles

In application of IFRS 16, the Group recognizes a lease liability at the commencement date of the lease.

The lease liability is initially measured at the discounted value of the rents that are due, but not yet paid at the commencement date. For discounting purposes, the Group uses the incremental borrowing rate that would be obtained for a duration equivalent to that of the estimated rental period.

The lease liability is then increased by the interest expense minus the rent amounts paid.

The lease liability is revalued in the event of a change in future rents resulting from a change in indexation or discount rate or if the Group changes its assessment of the rental period in case of a significant event, in accordance with IFRS 16.

When the lease liability is revalued, an adjustment is made to the carrying amount of the right-of-use asset or the adjustment is recognized in the income statement if the amount of the right-of-use asset has been reduced to zero..

in millions ofeuros	31/12/2020	Change during the period	Change in scope	Other changes	Exchange rate differences	31/12/2021
Non-current lease liabilities	118.0	-14.8	0.0	-15.4	0.6	88.4
Current lease liabilities	18.2	-13.5	0.0	15.4	0.0	20.0
LEASE LIABILITIES	**136.2**	**-28.4**	**0.0**	**0.0**	**0.5**	**108.4**

in millions ofeuros	31/12/2019	Change during the period	Change in scope	Other changes	Exchange rate differences	31/12/2020
Non-current lease liabilities	135.5	2.7	0.0	-16.8	-3.4	118.0
Current lease liabilities	19.2	-17.7	0.0	16.8	-0.2	18.2
LEASE LIABILITIES	**154.8**	**-15.0**	**0.0**	**0.0**	**-3.6**	**136.2**

7.4 TAX LIABILITIES

in millions of euros	31/12/2020	Change during the period	Change in scope	Other changes	Exchange rate differences	31/12/2021
Tax liabilities	4.1	16.8	-1.7	0.0	0.0	19.3
NET VALUE	**4.1**	**16.8**	**-1.7**	**0.0**	**0.0**	**19.3**

in millions of euros	31/12/2019	Change during the period	Change in scope	Other changes	Exchange rate differences	31/12/2020
Tax liabilities	32.5	-28.2	0.0	-0.1	0.0	4.1
NET VALUE	**32.5**	**-28.2**	**0.0**	**-0.1**	**0.0**	**4.1**

7.5 TRADE PAYABLES

in millions of euros	31/12/2020	Change during the period	Change in scope	Other changes	Exchange rate differences	31/12/2021
Trade payables	137.6	10.1	-1.6	0.0	2.0	148.1
NET VALUE	**137.6**	**10.1**	**-1.6**	**0.0**	**2.0**	**148.1**

in millions of euros	31/12/2019	Change during the period	Change in scope	Other changes	Exchange rate differences	31/12/2020
Trade payables	144.9	-0.5	0.0	0.2	-7.0	137.6
NET VALUE	**144.9**	**-0.5**	**0.0**	**0.2**	**-7.0**	**137.6**

NOTE 8 – GROSS OPERATING INCOME

8.1 NET RENTAL INCOME

Accounting principles

IFRS 16 "Leases" replaces IAS 17 from 1 January 2019. The standard has no significant impact on the treatment of lease contracts by the lessor.

Leases in which the Group is a lessor correspond to operating leases in accordance with IFRS 16. The leasing of investment properties held by the Group generates leasing revenues; the invoiced amounts are booked on a straight-line basis over the lease term.

Net rental income

Net rental income corresponds to the difference between gross rental income and related expenses. These expenses directly attributable to the assets include property taxes and leasing expenses not re-invoiced to lessees, as well as expenses on buildings that are not recoverable by nature. These expenses do not include expenses booked by the Group as "Other general expenses" and "Payroll expenses". On the other hand, they include lease expenses or fees for investment properties for which the group does not own the land or the building

Treatment of rent-free periods, step rents and other rent incentives

In application of IFRS 16, rent-free periods, step rents and other lease incentives granted to lessees are spread in a linear basis. The reference period used for the spreading is the first firm period of the lease plus reasonably certain renewal periods.

Key money

In accordance with IFRS 16, the financial consequences of all the provisions defined in a lease contract are spread, from the availability of the premises, over the fixed term of the lease taking into account reasonably certain renewals. This is the case with any key money payments collected.

Minimum guaranteed rnet and variable rent

In some leases, the rent corresponds to a percentage of the turnover realized by the lessee. The rate applied differs according to the activity and results from negotiations between the lessee and the lessor. This rent cannot generally be less than a minimum guaranteed rent. The accounting rules do not differ from those of fixed rents.

Assets received as collateral

Entities within the scope of consolidation receive security deposits for real estate properties that they lease. The historical value of these deposits is a good estimate of the fair value and subsequent amortized cost of the security deposits. It is kept by the lessor until the departure of the lessee.

Non-recovered rental expenses

According to IFRS 15, revenue is recognized when control of goods or services is transferred to a client for the amount that the company expects to receive. Since rental income is excluded from the scope of IFRS 15, only rental charges re-invoiced to lessees and income from management, administration and other activities are recognized in accordance with IFRS 15.

The Group acts on its own account as the owner of the building (and not as an agent) and reinvoices charges to lessees based on the contractual clauses of commercial leases. The Group is identified responsible to provide services and is able to determine the price of the services provided. Consequently, the income and expenses related to the re-invoicing of rental expenses are presented on separate lines of the income statement.

Detail of non-recovered rental expenses

In millions of euros	31/12/2021	31/12/2020
Service charge income	116.5	130.5
Service charge expense	-137.0	-156.3
NON-RECOVERED RENTAL EXPENSES	**-20.6**	**-25.8**

8.2 REVENUES FROM ADMNISTRATIVE MANAGEMENT AND OTHER ACTIVITIES

These revenues essentially include the fees related to the services provided under property management contracts. They can also, at the margin, represent turnover on divers other activities, drawn, for example, from the developing digital activities or catering at some shopping centres. Revenue from services is booked in the period during which the service is provided.

8.3 OTHER GENERAL EXPENSES

Structural costs consist mainly of head office costs, operating expenses of the company and maintenance expenses and costs related to non-capitalized projectS.

NOTE 9 – INCOME TAXES

9.1 CURRENT TAX EXPENSE

The current tax expense is determined on the basis of the applicable provisions (and in particular the approved or quasi-approved tax rates) in each country where the Group's subsidiaries are established for the period to which the results relate to.

9.2 TAX ASSETS AND LIABILITIES

Accounting principles

Deferred taxes are booked in order to record the tax on all temporary differences between the tax base of assets and liabilities and their carrying amount, with the exception of temporary differences related to the initial recognition of non-tax-deductible goodwill, the initial recognition of an asset or liability outside business combinations that does not affect either accounting profit or taxable profit, and stakes in subsidiaries, joint ventures or associates insofar as the group is able to control the reversal date of the temporary differences and it is likely that they will not be reversed in the foreseeable future.

Current and deferred taxes are calculated at the tax rates adopted or virtually adopted at the closing date of the consolidated accounts. They are booked in the income statement unless they relate to business combinations, elements booked directly in shareholders' equity or in other comprehensive income.

Deferred tax assets and liabilities are offset when an enforceable legal right of compensation exists and when these fall under the same tax authority. They are not discounted and are classified in the balance sheet as non-current assets and liabilities. Tax losses and other temporary differences give rise to the recognition of a deferred tax asset only when their allocation to future tax benefits is likely within a reasonable period taking into account the reversal of taxable temporary differences.

Deferred tax assets and liabilities are measured at the tax rate expected to apply in the period in which the asset is realized and the liability settled. The valuation of the deferred tax must reflect the tax consequences that would result from the way the Group expects, on the closing date, to collect or settle the carrying amount of its assets and liabilities. For these purposes, the assumption that the carrying amount of investment properties measured at fair value will be settled through a sale has not been refuted.

CVAE [Contribution on the Added Value of Companies] and CFE [Companies' Real Estate Tax]

Examination of the accounting treatment of this tax in France under IFRS leads to separate recognition of these two contributions:

- the CFE, the amount of which depends on property rental values, is booked in operating expenses;
- in accordance with IAS 12, the CVAE has been classified as an income tax and is booked as such. This also leads to deferred taxes being booked in relation to temporary differences. The deferred tax expense is presented on the line "Tax expense". In addition, the total amount of the current and deferred expense related to the CVAE is presented on this same line.

A deferred tax liability is recorded on the basis of the net value of the depreciable assets of the entities subject to CVAE, the impairment allowances not being allowed as a deduction from the added value on which the CVAE is based.

Acquisitions of fixed assets made outside of business combinations benefit, as of 2010, from the exemption provided for by IAS 12 for the initial recognition of a deferred tax asset or liability. In addition, a deferred tax asset is booked on impairment of current assets.

Non recognised deferred taxes

Deferred tax assets for 98,8 million of euros as of December 31, 2021 (74,2 million of euros as of December 31, 2020) relating to tax loss carry-forwards, tax credits and other temporary differences are not booked because their recovery is not deemed probable under the terms of IAS 12.

in millions of euros	31/12/2020	Recorded through P&L	Recorded through OCI	Reclassifications and others (1)	Changes in scope	31/12/2021
Fixed assets	943.4					968.3
Tax losses carried forward	-19.7	-3.9	0.0	1.2	-0.0	-22.3
Other	-31.3	-9.3	2.5	-2.0	1.7	-38.1
DEFERRED TAX ASSETS/LIABILITIES	**892.7**	**39.5**	**2.5**	**0.2**	**-27.1**	**907.6**

(1) including €0,2m translation differences

9.3 INCOME TAX EXPENSES

In million of euros	31/12/2021	31/12/2020
Expenses/income		
Current tax	-65.2	-37.7
Adjustments ot current taxes and tax adjustments related to previous years	-0.1	3.3
Current tax on other operating income and expenses	0.0	0.6
Current tax	**-65.3**	**-33.8**
Variation of temporary differences	-39.2	169.9
Impact of rate changes	-4.1	-5.9
Deferred tax on losses carried forward	0.1	6.7
Deferred tax on other operating income and expenses	3.6	6.5
Deferred tax	**-39.6**	**177.2**
TAX EXPENSES	**-104.9**	**143.4**

Effective tax rate (ETR)

The difference between the level of tax resulting from the application of the theoretical tax rate in France and the amount of tax actually recorded during the year is broken down as follows:

in millions of euros	31/12/2021	31/12/2020
Net result of companies before tax	47.5	-73.2
Theoretical rate (current French rate)	*28.41%*	*32.02%*
Theoretical tax expenses	**13.50**	**-234.5**
Difference of rates between parent companies and subsidiaries	-7.1	19.2
Difference of deferred tax rate at opening	3.0	1.8
Tax reduction, tax credits and taxes	-6.2	0.0
at reduced rates	24.7	15.7
Non-recognised tax losses in the financial year	-8.9	-2.6
Use of non-recognised losses carried forwards	0.0	0.0
Activation of previous losses	5.7	0.6
Tax adjustments and adjustments of previous years	1.0	0.9
Contribution on the added value of companies (CVAE)	79.3	55.4
Actual tax expense	**104.9**	**-143.4**
Tax expense	**104.9**	**-143.4**

NOTE 10 – PROVISIONS AND CONTINGENT LIABILITIES

10.1 PROVISIONS

Accounting principles

In accordance with IAS 37, provisions are booked when, at the end of the financial year, New Immo Holding or one of its subsidiaries has an obligation with respect to a third party that results from a past event and for which it is probable or certain that it will cause an outflow of resources for the benefit of this third party, representative of economic benefits and the amount of which can be reliably estimated. This obligation may be legal, regulatory or contractual. These provisions are estimated according to their type taking into account the most probable assumptions.

Provisions in the normal business cycle and the share of other provisions at less than one year are classified as current liabilities. Provisions that do not meet these criteria are classified as non-current liabilities.

10.1.1 Non-current provisions

in millions of euros	Provisions for litigations	Provisions for employee benefits	Other provisions	TOTAL
TOTAL AS OF 31/12/2019	**1.1**	**4.2**	**0.4**	**5.6**
Provisions	0.0	1.5	0.0	1.5
Reversals of used provisions	-0.8	-0.4	-0.2	-1.5
Reversals of non-used provisions	-0.1	0.0	0.0	-0.1
Actuarial differences booked through other	0.0	-1.8	0.0	-1.8
comprehensive income	0.0	0.0	0.0	0.0
TOTAL AS OF 31/12/2020	**0.2**	**3.5**	**0.2**	**3.9**
Provisions	0.0	0.5	0.0	0.5
Reversals of used provisions	0.0	0.0	-0.5	-0.6
Reversals of non-used provisions	0.0	-0.1	-0.1	-0.2
Actuarial differences booked through other	0.0	-0.2	0.0	-0.2
comprehensive income	0.0	0.0	0.5	0.5
TOTAL AS OF 31/12/2021	**0.2**	**3.6**	**0.0**	**3.8**

(1) *includes notably impacts of changes in scope*

10.1.2 Current provisions

in millions of euros	Provisions for litigations	Provisions for employee benefits	Other provisions	TOTAL
TOTAL AS OF 31/12/2019	**2.9**	**0.0**	**30.7**	**33.7**
Provisions	0.5		0.5	1.0
Reversals of used provisions	-0.6		-2.4	-3.0
Reversals of non-used provisions	-0.4		-2.4	-2.8
Actuarial differences booked through other	0.0		0.0	0.0
comprehensive income	-0.2		0.8	0.6
TOTAL AS OF 31/12/2020	**2.2**	**0.0**	**27.1**	**29.4**
Provisions	2.0		4.2	6.3
Reversals of used provisions	-0.5		-1.7	-2.2
Reversals of non-used provisions	0.0		0.0	0.0
Actuarial differences booked through other	0.0		0.0	0.0
comprehensive income	0.0		-3.1	-3.1
TOTAL AS OF 31/12/2021	**3.8**	**0.0**	**26.4**	**30.3**

The reversals of provisions mainly relate to Ceetrus France.

10.2 CONTINGENT LIABILITIES

The companies in the scope of consolidation are involved in a number of lawsuits or litigation in the normal course of operations, including litigation with the tax authorities. The resulting expenses, deemed as probable by New Immo Holding and/or its subsidiaries and their experts, have been the subject of provisions. Contingent liabilities are not booked and information in the appendix is given unless the amounts at stake can reasonably be estimated to be low. To the best of the knowledge of New Immo Holding and its subsidiaries, no other exceptional event or litigation exists that is likely to significantly affect the activity, results, assets or financial position of New Immo Holding and/or its subsidiaries that has not been the subject of provisions deemed necessary at the end of the financial year.

NOTE 11 – PAYROLL EXPENSES AND EMPLOYEE BENEFITS

11.1 PAYROLL EXPENSES

In millions of euros	31/12/2021	31/12/2020
Employee remuneration including social security contributions	-78.1	-61.1
Employee profit-sharing and incentives	-4.6	-2.7
Employee benefits and share-based payments	-0.5	-1.5
NET AMOUNT IN THE STATEMENT OF COMPREHENSIVE INCOME	**-83.1**	**-65.3**

Number of employees	31/12/2021	31/12/2020
France	359	310
Western Europe	278	266
Eastern Europe	327	285
Holdings and other activities	95	106
TOTAL GROUP	**1,059**	**967**

The average number of employees on a "full time equivalent" basis in the Group is 1,059 in 2021, compared to 967 in 2020.

11.2 EMPLOYEE BENEFITS

Accounting principles

In accordance with IAS19 - Employee benefits, all entities within the scope of consolidation identify and record all the benefits granted to employees. Thus, New Immo Holding and its subsidiaries, according to the laws and practices of each country, are involved in constituting the pensions of its employees.

Depending on country-specific rules and practices, company employees benefit from long-term or post-employment benefits.

These additional benefits take the form of either defined contribution plans or defined benefit plans.

Defined contribution plans

Defined contribution plans are characterised by periodic contributions to external bodies that provide them with administrative and financial management. These contributions are recorded as expenses when they are incurred.

Defined contributions amount to 4,7 million of eurs in 2021 (6,2 million of euros in 2020).

Defined benefit plans

. Commitments arising from defined benefit plans are determined using the projected credit unit method. Valuations, carried out by external actuaries, take place each year for the largest plans and at regular intervals for other plans. The actuarial assumptions used to determine the commitments vary according to the specific characteristics of each company (turnover rate, salary increase) and according to the conditions prevailing in the country in which the plan is based (discount rate, inflation).

Plans can be either financed, with their assets then managed separately and independently from those of the group, or non-financed.

For non-financed defined benefit plans, the liability booked in the balance sheet corresponds to the present value of the obligations. The cost of past services, which is the change in an obligation as a result of a plan amendment or curtailment, is booked immediately as an expense on the date of the change.

For financed defined benefit plans, the shortfall or excess of the fair value of the assets over the present value of the obligations is booked as a liability or as an asset in the balance sheet. However, a surplus of assets can only be booked in the balance sheet to the extent that it represents future economic advantages that are actually available to New Immo Holding and/or one of its subsidiaries. If such a surplus of assets is not available or does not represent future economic advantages, the amount of assets booked in the balance sheet is capped.

Revaluations of the net liability with regard to the benefits defined include actuarial gains and losses, the return from the plan assets (excluding the amounts included in the calculation of net interest on the net liability) and the change in the effect of the cap on assets (excluding amounts included in the calculation of net interest on net liabilities, where appropriate). In the consolidated accounts, New Immo Holding books these immediately in "Other comprehensive income" and all other expenses for defined benefit plans are recorded in the income statement as payroll expenses.

The expense booked in the income statement for the defined benefit plans includes the cost of services provided during the year (booked as employee expenses), net finance cost (booked in other financial income and expenses) and the cost of past services from the year. In the consolidated accounts, New Immo Holding and its subsidiaries determine the net interest expense on the net defined benefit liability for the period, applying the discount rate used at the beginning of the year to measure the net liability obligation.

Defined benefit plans mainly concern retirement benefits in France (IFC) and severance benefits in Italy (TFR).

In France, the plans are financed; the assets are managed by the AG2R La Mondiale Group, a French insurance mutual, rated A-. AG2R La Mondiale has set up a dual system to protect its customers from counterparty risk. Firstly, by isolating the retirement part in Arial Assurance, a dedicated insurance subsidiary, and, secondly, by granting Arial Assurance the collateral of the securities held within the general assets of La Mondiale to the level of the commitments.

The commitments of companies included in the scope of consolidation in Italy mainly concern legal end-of-career indemnities, known as "TFR" (Trattemento di Fine Rapporto). This plan was the subject of a major reform in 2007: since that date, the employer has been obliged to pay a releasing contribution to an independent pension fund; the commitment that remains for New Immo Holding's subsidiaries in Italy therefore only concerns rights acquired before that date.

Provisions (non-current and current) for employee benefits amount to 3.6 million of euros on December 31, 2021 (compared with 3.5 million of euros on 31 December, 2020), for post-employment benefits.

The main actuarial assumptions used to estimate the obligations are as follows:

Actuarial assumptions	31/12/2021 France	31/12/2020 France	31/12/2019 France	31/12/2019 Italie
Discount rate on January 1	0.60 %	1.10 %	1.80 %	1.80 %
Discount rate on December 31	0.60 %	0.60 %	1.10 %	1.80 %
Expected salary increase rate	2.00 %	2.00 %	2.00 %	3.00 %

In France and Italy, the discount rate was defined on the basis of the main AA-rated bond benchmarks with a duration equivalent to that of existing commitments.

The salary rate increase assumptions correspond, for each country, to the sum of inflation assumptions and forecasts of individual increases.

The assumptions about mortality and employee turnover take into account the economic conditions specific to each country or company within the scope of consolidation.

Sensitivity to assumptions

Lowering the discount rate by 30 base points would increase the value of the obligation by 2,8% in France (impact in other comprehensive income).

The change in the present value of the defined benefit obligation is as follows:

Variation (in millions of euros)	31/12/2021	31/12/2020
Updated value of the obligation on January 1st	**6.1**	**5.8**
Financial cost	0.0	0.1
Cost of services provided	0.4	0.4
Cost of past services	0.0	1.1
Reductions liquidations	0.0	0.0
Services paid	-0.4	-0.3
Actuarial gains and losses	0.2	-0.9
Exchange rate differences	0.0	0.0
Other	-0.2	0.0
Changes in scope	0.0	0.0
UPDATED VALUE OF THE OBLIGATION ON DECEMBER 31	**6.2**	**6.1**

The estimate of the contributions to be paid in respect of 2022 amounts to 0,708 million of euros.

The change in the fair value of defined benefit plan assets is as follows:

in millions of euros	31/12/2021	31/12/2020
Fair value of assets on January 1st	2.6	1.8
Expected returns on assets	0.1	0.0
Contributions paid	0.0	0.0
Services paid	-0.4	0.0
Actuarial gains and losses	0.4	0.8
FAIR VALUE OF ASSETS	**2.7**	**2.6**

The breakdown of the assets of defined benefit plans in France by broad categories is as follows:

in millions of euros	2021	2020
Assets in euros	60%	60%
Fonds Club 3	39%	39%
Shares	1%	1%

Assets in euros represent 60% of the total hedging assets. Assets in euros are invested mainly in government bonds or quality issuers 76%), in international shares (19 %) as well as office real estate (3 %). The breakdown of assets are as of October 31, 2021.

In the context of the financial management of its end-of-career indemnity contract, the Group has used asset-backed management in euros with a floor rate guarantee for general and capital assets for the Fonds Club 3, and units of share accounts valued at fair value. Gross returns attributed for 2021 have been fixed at 2.60% for euro. The expected gross floor rate for the year 2022 is 0.50%.

The reconciliation of balance sheet data with the actuarial obligation of defined benefit plans is broken down as follows:

Actuarial assumptions	2021	2020
Updated value obligations	6.2	6.1
Fair value of assets	-2.7	-2.6
Déficit /(Excess)	3.5	3.5
NET LIABILITIES RECOGNISED IN THE BALANCE SHEET	**3.5**	**3.5**

The net provision booked in the balance sheet has changed as follows:

in millions of euros	2021	2020
Provision on balance sheet on January 1st	3.5	4.2
Actuarial differences booked in other comprehensive income	-0.2	-1.7
of which actuarial differences on plan liabilities	0.2	-0.9
of which actuarial differences on plan assets	-0.4	-0.8
of which return on plan assets	0.0	0.0
Net expenses	0.4	1.6
Contributions paid	0.0	0.0
Services paid	0.0	-0.3
Other	-0.2	-0.3
Changes in the scope of consolidation	0.0	0.0
TOTAL PROVISIONS	**3.5**	**3.5**

Expenses booked as defined benefit plans are broken down as follows:

in millions of euros	2021	2020
Cost of services provided	0.4	0.4
Net financial cost	0.0	0.1
Cost of past services	0.0	1.1
Reductions, liquidations	0.0	0.0
TOTAL EXPENSES BOOKED	**0.4**	**1.6**
of which employee expenses	0.4	1.6
of which other financial income and expenses	0.0	0.0

11.3 SHARE-BASED PAYMENTS

Principes Comptables

In return for the services provided, the Group has granted certain employees share purchase option plans, free share plans or long-term profit-sharing plans settled in cash.

Share purchase optionn plans and free shares plans

In accordance with IFRS 2 - Share-based payments. an employee expense is booked in respect of these benefits. This expense is spread over the period during which the beneficiaries acquire the rights. The counterpart of the employee expense is recognised in shareholders' equity.

The amount of this expense is determined as follows:

- determination of the fair value of the options at the closing date through the application of a valuation model;
- application of a probability coefficient according to the specific conditions of presence.

The fair value of the options corresponds to the fair value of the services provided by the beneficiaries. It is equivalent to the value of a call determined by the application of the binomial model on the basis of the following elements:

- remaining term of the option;
- strike price of the option;
  interest rate (risk-free interest rate);
- annual valuation of the security by a panel of independent experts;
- historical volatility observed.

The value of the underlying asset has been used by including the impact of the dividends paid.

Free share plans are subject to a presence condition and sometimes to a performance condition. This performance condition is based on the annualized average change in ELO's equity, New Immo Holding's parent company. The valuation of Elo's equity is carried out each year by a panel of independent experts.

In order to be a definitive beneficiary of all or part of the free shares granted, the performance condition must first reach a minimum threshold. When the minimum threshold is reached, the step change, established in percentages of the average annualized change over the period of acquisition of the rights, determines the number of shares definitely awarded.

The valuation of the services provided by the beneficiaries of free share plans is carried out using an extension of the Black and Scholes model (Merton formula).

Long-term profit-sharing plans

ELO has set up two types of long-term profit-sharing plans for some employees, including those of New Immo Holding:

- long-term profit-sharing on a condition of presence;
- long-term profit-sharing on a condition of presence and performance.

Long-term profit-sharing, settled in cash, gives rise to the recognition of an employee expense spread over the period of acquisition of the rights in return for a debt.

The fair value of the plans, with a duration of 4 years, corresponds to the fair value of the services provided by the beneficiaries. It is valued on the assignment date by an independent actuary and reviewed annually, using separate mathematical models:

long-term profit-sharing on a condition of presence: application of the binomial model integrating a probability coefficient according to the specific conditions of presence;

long-term profit-sharing on a condition of presence and performance: application of a Black & Scholes model (Merton formula). The performance condition is a function of the annual change in the value of a scope whose profit each beneficiary is sharing, taking into account a profit-sharing "floor" and "ceiling". The valuation of the reference scope is carried out each year by a panel of independent experts.

11.3.1 Share-option purchase plans granted by ELO

There is not any share-option purchase plan since 2019.

11.3.2 Free allocation plans by ELO

There is not any free allocation plan since 2019.

11.3.3 Long-term profit-sharing plans

Since 2012, most share-based payment plans take place through long-term profit-sharing plans, which have been settled in cash and no longer in the form of shares.

There is not any further plan since 2019.

Profit-sharing plans

Plan name	Condition	Plan	Date set up	Underlying asset	Date of assignment	Duration
RCV*	Presence	2018/2022	01/10/2018	Value of each reference scope by a panel of independent experts	30/04/2022	43 monhts

** RCV: Rémunération création de valeur (Value Creation Remuneration)*

The performance conditions are a function of the annual change in the value of a scope whose profit each beneficiary is sharing. A profit-sharing "floor" and "ceiling" has been defined.

Impact on shareholders' equity and the income statement of share-based payments (employee expenses)

For ILT (long-term profit-sharing) and RCV (Value Creation Remuneration) plans:

- the expenses relating to the plans set out above are not significant in 2021

NOTE 12 – RELATED PARTIES

12.1 MAIN TRANSACTIONS

The main transactions carried out with related parties are those carried out:

- ith the member companies of ELO. They relate in particular to financing transactions (presented at New Immo Holding level as external financing), any leases granted to ELO's brands, service provision agreements and a set of contractual relations with the same counterparties. Property development transactions may also be concluded with these counterparties (generally in the form of CPIs or VEFA contracts), and in this context the Group generally undertakes to deliver buildings or sales areas within shopping centres or business parks. Finally, acquisitions or disposals of assets or portfolios of property assets may be concluded between New Immo Holding and ELO, particularly with a view to streamlining ELO's property management, with New Immo Holding being responsible for any property not directly operated by ELO.

- with companies accounted for under the equity method. These are mainly loans, current account advances and interest paid or received in this context, as well as the fees received by New Immo Holding in the framework of the assignments entrusted to it, mainly for the lease and facility management of shopping centres held by these companies accounted for under the equity method.

Service agreement with ELO

The Company has entered into a service agreement with ELO, the purpose of which is to organise, particularly in certain countries, the supply to New Immo Holding or its subsidiaries of services representative of the support functions necessary for its operation, in particular in administrative, accounting and IT domains.

In this context, New Immo Holding or its subsidiaries paid an amount of €5.9 million as of 31 December 2021 (compared to €4.9 million on 31 December 2020).

Property management agreement with ELO

New Immo Holding is currently responsible for, on behalf of ELO and mainly on the sites jointly operated by ELO and New Immmo Holding, the lease management and facility management of the surfaces held by ELO.

New Immmo Holding received a fee of €0.7 million for this mission on 31 December 2021 (compared to €0.4 million on 31 December 2020).

Loans and current account advances with ELO

New Immo Holding has entered into various loan agreements and current account advances with ELO. These agreements are concluded under normal conditions. The principal amounts of these loans and current account advances are presented in note 6.2.

Acquisition and sale of assets or portfolios of investment properties. Property development operations.

Various acquisition transactions have been concluded with ELO companies. These transactions may concern either acquisitions of assets or direct sales, or acquisition or disposal transactions via securities transactions. These transactions may be paid in cash or through capital transactions.

in millions ofeuros	31/12/2021	31/12/2020
Income and expenses		
with ELO		
Rents paid to ELO	1.4	11.0
Property management fees received by New Immo Holding	0.7	0.4
Service fees paid to ELO	5.9	4.9
Income from disposal with ELO	-0.0	-1.6
Net financial expenses of loans. current accounts and advances	36.7	13.7
Payroll expenses	1.6	1.4
Miscellaneous costs	7.1	5.7
with subsidiaries under equity method		
Financial income from loans and current accounts	13.4	0.3
Property management fees received by New Immo Holding	-	1.7
Miscellaneous costs	2.1	0.0
Assets and liabilities		
with ELO		
Assets		
Trade receivables	12.4	6.3
Other receivables	25.7	42.5
Loans and current accounts granted	40.1	17.8
Liabilities		
Loans and current accounts received	2 530.7	1 929.9
Trade payables	40.1	21.6
Other debts	9.3	11.5
with subsidiaries under equity method		
Assets		
Loans and current accounts granted to EM companies	364.3	251.3
Receivables	16.2	16.5
Liabilities		
Loans and current accounts received	1.5	1.5
Other debts	0.0	0.0

12.2 REMUNERATION OF CORPORATE OFFICERS

A limited company under French law, New Immo Holding opted for the structure with a Board of Directors. As of December 31, 2021, its board comprised five members including the chairman.

The remuneration shown below is that of the corporate officers as defined by IAS 24, which for the Group correspond to the board of directors and the members of the management committee.

in millions of euros	2021	2020
Short-term benefits (Salaries, bonuses, etc.)	1.5	1.5
Share-based payments	0.0	0.0
Attendance fees	0.1	0.2
TOTAL	**1.6**	**1.7**

NOTE 13 – OFF-BALANCE SHEET COMMITMENTS

13.1 Off-balance sheet commitments given and received

in millions of euros	31/12/2021	31/12/2020
Off-balance sheet commitments related to operating activities	***11.4***	***14.2***
Land and buildings purchase options	*11.4*	*14.2*
Purchases conditional on future fixed assets	*0.0*	*0.0*
Off balance sheet commitments related to financing	***1,083.0***	***900.0***
Off balance sheet commitments received related to financing	*0.0*	*0.0*
Off balance sheet commitments given related to financing	*556.2*	*399.1*
Debts with guarantees	*526.8*	*501.0*
Off balance sheet commitments related to scope	***18.7***	***16.2***
Firm commitments to purchase securities	*0.0*	*0.0*
Share purchase options	*18.7*	*16.2*

Commitments related to the scope of consolidation

Ceetrus Luxembourg has share purchase option commitments with respect to the minority interests held in one of its subsidiaries.

Commitments related to financing

The off-balance sheet commitments are mainly composed of undrawn credit lines..

Commitments related to operational activities

The Group may, as part of its real estate activity (especially housing), have to sign contracts of reservations (or promises of sale) with its clients, whose regularization is subject to the lifting or not of conditions precedent. In addition, the constitution of the land portfolio in this same activity can lead to the signature of purchase commitments on the targeted land, promises which can themselves be subject to the fulfilment of conditions precedent.

13.2 Minimum rent to be paid and received

In millions of euros	2021	2020
Minimum rents to receive		
Less than one year	281.5	343.2
Between 1 and 5 years	917.6	1,021.7
More than 5 years	463.7	702.9
TOTAL	**1,662.8**	**2,067.8**

The rents presented above correspond to the minimum rents to be received over the firm term of the leases, or to be paid under simple leasing contracts. For variable rents, the minimum guaranteed rent is used.

NOTE 14 – OTHER INFORMATION

14.1 CAPITAL

	Number of ordinary shares	SHARE CAPITAL (in million of euros)
SHARE CAPITAL AS OF 31/12/2021	31,790,080	635.8

The capital of New Immo Holding is 99,99 % owned by ELO.

14.2 DIVIDEND DISTRIBUTION

The General Assembly of Shareholders held on 17 May 2021 decided not to distribute any dividend.

14.3 RESULTAT PAR ACTION

Net result per share is determined by dividing net result for the period attributable to common shareholders by the weighted average number of outstanding ordinary shares excluding treasury shares during the period.

Diluted net result per share is calculated by dividing net result for the period attributable to ordinary shareholders by the weighted average number of outstanding ordinary shares excluding treasury shares during the period adjusted for the effects of dilutive options.

Calculation of the weighted average number of shares

	31/12/2021	31/12/2020
Number of shares in circulation on January 1	31,790,080	31,790,080
Weighted average of capital increases		
Weighted average of capital redemptions		
Weighted average number of shares in circulation (excluding treasury shares) used to calculate basic earnings per share	**31,790,080**	**31,790,080**
Weighted average number of shares in circulation (excluding treasury shares) used to calculate diluted earnings per share	**31,790,080**	**31,790,080**

Calcul des résultats par action

Net earnings per share of the consolidated entity	**31/12/2021**	**31/12/2020**
Weighted average number of shares in circulation:	31,790,080	31,790,080
Net result of the consolidated entity - attributable to owners of the parent (in € million)	-62.0	-583.2
Per share (in €)	*-1.95*	*-18.35*
Diluted earnings per share	**31/12/2021**	**31/12/2020**
Weighted average number of shares in circulation:	31,790,080	31,790,080
Net result of the consolidated entity - attributable to owners of the parent (in € million)	-62.0	-583.2
Per share (in €)	*-1.95*	*-18.35*

14.4 AUDIT FEES

The following table shows the amount, excluding taxes, of the fees (excluding disbursements) paid by New Immo Holding and its fully consolidated subsidiaries to statutory auditors:

in millions of euros	KPMG 2021	PWC 2021	TOTAL 2021
Certification. examination of individual and consolidated accounts			
Issuer	0.1	0.1	**0.2**

Fully consolidated subsidiaries	0.2	0.7	**0.9**
Services other than certification of accounts			
Issuer	0.0	0.0	**0.0**
Fully consolidated subsidiaries	0.1	0.2	**0.3**
TOTAL	**0.4**	**1.0**	**1.4**

Services other than certification of accounts include fees for work required by law, in particular the authorisation of awards of bonus shares, capital increases reserved for employees, capital decreases, as well as certificates, comfort letters and agreed procedures and due diligence.

NOTE 15 –SCOPE OF CONSOLIDATION

List of the main subsidiaries in the consolidation scope:

		% of shares		% control		Consolidaiton method (1)	
Countries	Subsidiaries	12/2021	12/2020	12/2021	12/2020	12/2021	12/2020
France							
	New Immo Holding - SA	100.00	**100.00**	100.00	**100.00**	FC	**FC**
	Ceetrus France -SA	98.31	**98.50**	98.31	**98.50**	FC	**FC**
	Du Petit Menin - SCI	98.31	**98.50**	100.00	**100.00**	FC	**FC**
	Grand Fontenay - SCI	61.07	**61.19**	62.12	**62.12**	FC	**FC**
	Gare du Nord 2024 - SA	64.89	**65.01**	66.00	**66.00**	EM	**EM**
	Immaucom - SA	20.00	**20.00**	20.00	**20.00**	EM	**EM**
	Les Saisons de Meaux - SASU	98.31	**98.50**	100.00	**100.0**	FC	**FC**
Belgique							
	Ceetrus Finance - SA	100.00	**100.00**	100.00	**100.00**	FC	**FC**
Espagne							
	C.C Zenia, Sociedad Limitada - SARL	48.25	**48.50**	50.00	**50.00**	EM	**EM**
	Ceetrus Urban Player Spain S.A.U. - SA	96.51	**97.00**	100.00	**100.00**	FC	**FC**
Hongrie							
	Ceetrus Hungary - KFT	98.72	**98.72**	98.72	**98.72**	FC	**FC**
Italie							
	Galleria Cinisello - SRL	50.00	**50.00**	50.00	**50.00**	EM	**EM**
	Ceetrus Italy - Spa	100.00	**100.00**	100.00	**100.00**	FC	**FC**
	Patrimonio Real Estate - Spa	49.99	**49.99**	49.99	**49.99**	EM	**EM**
	Galleria Commerciali Sardegna – SRL	49.99	**50.23**	49.99	**50.23**	EM	**FC**
Luxembourg							
	Galerie Commerciale de Kirchberg - SA	20.00	**20.00**	20.00	**20.00**	EM	**EM**
	Joseph Bech Building Kirchberg S.N.C	100.00	**100.00**	100.00	**100.00**	FC	**FC**
	Kubik Kirchberg – SA	-	**100.00**	-	**100.00**	Exit	**FC**
	LCO1 - SA	85.00	**85.00**	85.00	**85.00**	FC	**FC**
Pologne							
	Ceetrus Polska - sp z.o.o.	99.49	**99.49**	99.49	**99.49**	FC	**FC**
Portugal							
	Alegro Alfragide - SA	49.26	**49.30**	50.00	**50.00**	EM	**EM**
	Alegro de Setubal - SA	49.26	**49.30**	50.00	**50.00**	EM	**EM**
	Brafero - SA	98.16	**98.24**	100.00	**100.00**	FC	**FC**
	Ceetrus Portugal - SA	98.16	**98.24**	100.00	**100.00**	FC	**FC**
	Alegro Montijo - SA	98.16	**98.24**	100.00	**100.00**	FC	**FC**
	Alegro Sintra - SA	98.16	**98.24**	100.00	**100.00**	FC	**FC**
	Neutripromo - SA	49.08	**49.12**	50.00	**50.00**	EM	**EM**
	Sintra Retail Park - SA	98.16	**98.24**	100.00	**100.00**	FC	**FCC**
Roumanie							
	Ceetrus Romania - SARL	100.00	**100.00**	100.00	**100.00**	FC	**FC**
	Coresi Business Park - SA	100.00	**100.00**	100.00	**100.00**	FC	**FC**
Russie							
	Ceetrus LLC - SARL	98.28	**98.79**	100.00	**100.00**	FC	**FC**
Ukraine							
	Ceetrus Ukraine - LLC	100.00	**100.00**	100.00	**100.00**	FC	**FC**

(1) FC: Full Consolidation; EM: Equity Method

This is a translation into English of the statutory auditors' report on the consolidated financial statements of the Company issued in French and it is provided solely for the convenience of English speaking users.
This statutory auditors' report includes information required by European regulation and French law, such as information about the appointment of the statutory auditors or verification of the information concerning the Group presented in the management report and other documents provided to shareholders.
This report should be read in conjunction with, and construed in accordance with, French law and professional auditing standards applicable in France.

NEW IMMO HOLDING
STATUTORY AUDITORS' REPORT ON THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended December 31, 2021

To annual general meeting of NEW IMMO HOLDING

Opinion

In compliance with the engagement entrusted to us by your annual general meeting, we have audited the accompanying consolidated financial statements of NEW IMMO HOLDING ("the Group") for the year ended December 31, 2021.

In our opinion, the consolidated financial statements give a true and fair view of the assets and liabilities and of the financial position of the Group as at 31 December 2021 and of the results of its operations for the year then ended in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union.

The audit opinion expressed above is consistent with our report to the Audit Committee.

Basis for Opinion

Audit Framework

We conducted our audit in accordance with professional standards applicable in France. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Our responsibilities under those standards are further described in the Statutory Auditors' Responsibilities for the Audit of the Consolidated Financial Statements section of our report.

Independence

We conducted our audit engagement in compliance with independence rules applicable to us, for the period from January 1st, 2021 to the date of our report and specifically we did not provide any prohibited non-audit services referred to in Article 5(1) of Regulation (EU) No 537/2014 or in the French Code of ethics (code de déontologie) for statutory auditors.

Justification of assessments – Key audit matters

Due to the global crisis related to the Covid-19 pandemic, the financial statements of this period have been prepared and audited under specific conditions. Indeed, this crisis and the exceptional measures taken in the context of the state of sanitary emergency have had numerous consequences for

companies, particularly on their operations and their financing, and have led to greater uncertainties on their future prospects. Those measures, such as travel restrictions and remote working, have also had an impact on the companies' internal organisation and the performance of the audits.
It is in this complex and evolving context that, in accordance with the requirements of articles L.823-9 and R.823-7 of the French Commercial Code relating to the justification of our assessments, we inform you of the key audit matters relating to the risks of material misstatement that, in our professional judgement, were the most significant in our audit of the consolidated financial statements, as well as how we addressed those risks.
These matters were addressed as part of our audit of the consolidated financial statements as a whole, and therefore contributed to the opinion we formed as expressed above. We do not provide a separate opinion on specific items of the consolidated financial statements.

Fair value measurement of investment properties

Description of risk

At 31 December 2021, the value of the Group's investment properties amounted to €7,244 million, with total assets amounting to €8,995 million.
As described in note 4.4 to the consolidated financial statements, investment properties are booked at fair value in accordance with IAS 40 “Investment Property”, with changes in fair values being recognised in the income statement for the period. Fair value is determined by Management by reference to valuations made by independent appraisers.
These valuations are therefore based on estimates. As part of the valuation of investment property, the property appraisers take into account specific information, such as the nature of each property, its location, rental income, its return and discount rates, and capital expenditures relating to comparable transactions performed on the market.
The valuation of investment property is deemed to be a key audit matter due to the significance of the fair value of these assets in the consolidated financial statements of NEW IMMO HOLDING, its impact on profit and loss, and its sensitivity to the assumptions used by Management.

How our audit addressed this risk

The main procedures implemented consisted in:

- obtaining engagement letters signed with property appraisers, and gaining an understanding of the nature and extent of their work;
- assessing the competence, independence and integrity of the independent appraisers appointed by the Company;
- gaining an understanding of the process set up by Management to transfer data to the property appraisers and to perform its critical review of the values determined by the appraisers;
- establishing a dialogue with Management and the property appraisers to verify whether the overall valuation of the property and the appraisal values of assets with the greatest or most unusual changes in value are consistent with our market knowledge;
- obtaining the property appraisal reports, assessing the consistency of the inputs (return and discount rates, market rental values) used with available observable market data and assessing the consistency of assumptions used in relation to specific assets (particularly for renovation/extension projects) with our knowledge of the matter;
- reconciling, using sampling techniques, the information provided by Management to the independent appraisers, and used by them in their appraisals, with the relevant documentation, such as leases;
- comparing the final values determined by the property appraisers with the values used in the consolidated financial statements;
- assessing the impact of the health crisis on valuation assumptions;
- evaluating the appropriateness of the disclosures provided in the notes to the consolidated financial statements.

Specific verifications

We have also performed, in accordance with professional standards applicable in France, the specific verification required by laws and regulations of the Group's information given in the management report of the board.

We have no matters to report as to their fair presentation and their consistency with the consolidated financial statements.

Report on Other Legal and Regulatory Requirements

Appointment of the Statutory Auditors

We were appointed as statutory auditors of NEW IMMO HOLDING by the annual general meeting held on April 14, 2011 for KPMG and on May 16, 2017 for PricewaterhouseCoopers Audit.

As at December 31, 2021, KPMG was in the 11th year of total uninterrupted engagement and PricewaterhouseCoopers Audit was in the 5th year of total uninterrupted engagement including 3 years since securities of the Company were admitted to trading on a regulated market.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless it is expected to liquidate the Company or to cease operations.

The Audit Committee is responsible for monitoring the financial reporting process and the effectiveness of internal control and risks management systems and where applicable, its internal audit, regarding the accounting and financial reporting procedures.

The consolidated financial statements were approved by the Board of Directors.

Statutory Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

Objectives and audit approach

Our role is to issue a report on the consolidated financial statements. Our objective is to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with professional standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As specified in Article L.823-10-1 of the French Commercial Code (code de commerce), our statutory audit does not include assurance on the viability of the Company or the quality of management of the affairs of the Company.

As part of an audit conducted in accordance with professional standards applicable in France, the statutory auditor exercises professional judgment throughout the audit and furthermore:

- Identifies and assesses the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, designs and performs audit procedures responsive to those risks, and obtains audit evidence considered to be sufficient and appropriate to provide a basis for his opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtains an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.

- Evaluates the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management in the consolidated financial statements.

- Assesses the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. This assessment is based on the audit evidence obtained up to the date of his audit report. However, future events or conditions may cause the Company to cease to continue as a going concern. If the statutory auditor concludes that a material uncertainty exists, there is a requirement to draw attention in the audit report to the related disclosures in the consolidated financial statements or, if such disclosures are not provided or inadequate, to modify the opinion expressed therein.

- Evaluates the overall presentation of the consolidated financial statements and assesses whether these statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtains sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. The statutory auditor is responsible for the direction, supervision and performance of the audit of the consolidated financial statements and for the opinion expressed on these consolidated financial statements.

Report to the Audit Committee

We submit a report to the Audit Committee which includes in particular a description of the scope of the audit and the audit program implemented, as well as the results of our audit. We also report, if any, significant deficiencies in internal control regarding the accounting and financial reporting procedures that we have identified.

Our report to the Audit Committee includes the risks of material misstatement that, in our professional judgment, were of most significance in the audit of the consolidated financial statements of the current period and which are therefore the key audit matters that we are required to describe in this report.

We also provide the Audit Committee with the declaration provided for in Article 6 of Regulation (EU) N° 537/2014, confirming our independence within the meaning of the rules applicable in France such as they are set in particular by Articles L.822-10 to L.822-14 of the French Commercial Code (code de commerce) and in the French Code of Ethics *(code de déontologie)* for statutory auditors. Where appropriate, we discuss with the Audit the risks that may reasonably be thought to bear on our independence, and the related safeguards.

Neuilly-sur-Seine and Paris-La-Défense, April 4, 2022

The statutory auditors

French original signed by

PeicewaterhouseCoopers Audit, SAS	KPMG SA
Jean-Baptiste Deschryver	Sandie Tzinmann