

**EPP N.V.**

(Incorporated in The Netherlands)

(Company number 64965945)

JSE share code: EPP

ISIN: NL0011983374

LEI Code: 7245003P7O9N5BN8C098

("EPP" or "the company")



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**TRADING STATEMENT**

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Shareholders are referred to the previous announcements released on SENS and published on the Luxembourg Stock Exchange ("**LuxSE**") website on 16 March, 23 March, 30 April and 25 May 2020 in response to the impact of the COVID-19 pandemic and the trading restrictions placed on Polish shopping centres and retail locations. Shareholders are further referred to the COVID-19 and pre-close update released on SENS and published on the LuxSE website on 29 June 2020 wherein, *inter alia*, shareholders were advised that full year earnings are expected to be between 4 and 5 euro cents per share for the year ended 31 December 2020 and that the board would assess the payment of an interim dividend when finalising its half year results in September 2020.

EPP's dividend of 5.80000 euro cents per share for the six months ended 30 June 2019 (the "**prior period**") is used as the base for purposes of this trading statement.

Shareholders are advised that EPP expects that distributable income per share for the six months ended 30 June 2020 will decrease by 57% - 66% to 2.0 - 2.5 euro cents per share compared to the distributable income per share for the prior period.

EPP remains focused on initiatives to strengthen its balance sheet and to retain maximum liquidity, to ensure that the company is well positioned to navigate through the current COVID-19 challenges and emerge a stronger and more resilient business. As part of this process, the Board will assess the payment of a dividend when finalising its half year results in September 2020.

EPP expects to release its results for the six months ended 30 June 2020 on 29 September 2020.

The financial information contained in this announcement has not been reviewed or reported on by EPP's auditors.

18 September 2020

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JSE Sponsor



Luxembourg Stock Exchange Listing Agent

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