

## ANNUAL FINANCIAL REPORT 2007

The narrative annual financial report is prepared in accordance with the position of the French Financial Markets Authority - AMF (Press Release of October 16, 2006 and February 14, 2007)

The merger between Unibail and Rodamco was the main event of 2007.

Following the Public Share Exchange Offer, jointly announced by Unibail and Rodamco in April 2007, Unibail-Rodamco SA owned 98.52% of Rodamco Europe at December 31, 2007.

Rodamco Europe pursued its strategy of creating wealth for shareholders through the ownership and management of premium shopping centres in major European cities.

The merger with Unibail has generated synergies that will further increase the potential for value creation, notably through application of best practice in shopping centre management and development.

In 2007, Rodamco's net asset value increased 14.6% to €12,126 million.

Gross rental income amounted to €684.9 million in 2007, up 5% from the previous year.

The occupancy rate was 98.6% for all real estate assets and 99% for commercial property.

Like-for-like growth in net rental income amounted to 5.8% against a weighted average indexation of 2.6%. This growth exceeds the 4.5% like-for-like net rental growth in 2006 due to strong income growth as a result of rent renewals/re-lettings and a higher average indexation.

Revenue from continuing operations (excluding results on disposals and the impact of fair-value adjustments for investment property) amounted to €321 million, compared to €369 million in 2006. This figure incorporates €31 million in costs relating to the Unibail merger.

After taking into account changes in asset value (€1,300 million), overall income amounted to €1,495 million in 2007, compared to €1,529 million in 2006.

This annual financial report is based on Rodamco's financial statements audited as at December 31, 2007.

Please note that the 2007 Annual Report of Rodamco Europe N.V. was published and filed with the French Financial Markets Authority (*Autorité des Marchés Financiers* - AMF) on April, 30 2008.

This annual report is available on the company's website, [www.rodamco.com](http://www.rodamco.com) and covers :

- Key figures (p. 02) ;
- Consolidated financial statements (p. 28-85) ;
- Company financial statements (p. 86-93) ;
- Auditor's report (p. 95).