

UNAUDITED CONDENSED CONSOLIDATED FINANCIAL RESULTS FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2015

The Company is required to publish financial results for the nine months ended 30 September 2015 in terms of the rules of the Romanian Financial Supervisory Authority ('RFSA') and the Rule Book of the Bucharest Stock Exchange ('BVB'). Accordingly, this announcement presents the unaudited condensed consolidated financial results of the Group in respect of the financial period from 1 January 2015 to 30 September 2015 in a form compliant with the requirements of the RFSA and the BVB.

Management Accounts

All amounts in € '000 unless otherwise stated

Management Accounts				, And	anounts in € (JOU UNIESS OU	ier wise stated
CONSOLIDATED STATEMENT OF INCOME	30 Sep 2015	31 Dec 2014	30 Sep 2014	RECONCILIATION OF PROFIT FOR THE PERIOD TO DISTRIBUTABLE EARNINGS	30 Sep 2015	31 Dec 2014	30 Sep 2014
Gross rental income	79 105	67 459	47 107	Profit for the period attributable to equity holders	119 464	99 195	45 354
Net service charge and operating expenses	(2 544)	(1 733)	(1 234)	Unrealised foreign exchange loss	(131)	350	37
Service charge and other recoveries	30 417	25 619	17 403	Acquisition fees	743	2 357	826
Property operating expenses	(32 961)	(27 352)	(18 637)	Share-based payment expense	670	675	665
Net operating income	76 561	65 726	45 873	Accrued interest on share-based payments	103	542	425
Corporate expenses	(5 758)	(4 538)	(2 939)	Fair value adjustments of investment property	(78 419)	(35 227)	-
Property management net result	2 251	1 498	1 011	Fair value gains of financial investments at fair value through profit or loss	-	(1 299)	(2 307)
EBITDA	73 054	62 686	43 945	Fair value adjustment of financial assets and liabilities	(1 330)	2 882	2 850
Net finance (expense)	(1 373)	(1 677)	(1 572)	Amortisation of financial assets	(1874)	(708)	(550)
Finance expenses	(11 880)	(15 676)	(12 653)	Dividends received from financial investments	-	(2 417)	(2 417)
Finance income	3 338	6 374	5 306	Accrued dividend for financial investments	-	2 304	2 041
Interest capitalised on development costs	7 169	7 625	5 775	Gain on disposal of investment property	-	(619)	-
Non-controlling interest	(9 449)	4 920	3 097	Gain on acquisition of subsidiaries	-	(1 400)	(1 400)
Direct investment result	62 232	65 929	45 470	Deferred tax expense	21 178	1 567	1 840
Indirect investment result	57 232	33 266	(116)	Shares issued <i>cum</i> distribution	500	6 870	2 445
Profit for the period attributable to equity holders	119 464	99 195	45 354	Adjustments related to non-controlling interest			
Reverse indirect result	(57 232)	(33 266)	116	Fair value adjustment of Investment property	19 353	-	-
Company specific adjustments	13 983	2 273	1894	Deferred tax expense	(3 542)	-	-
Distributable earnings before issue <i>cum</i> distribution	76 215	68 202	47 364	Distributable earnings for the period	76 715	75 072	49 809
Issue <i>cum</i> distribution adjustment	500	6 870	2 445	Distribution from reserves	-	6 659	1 593
Distributable earnings	76 715	75 072	49 809	Less: distribution declared	(51 304)	(81 731)	(33 475)
Distributable earnings per share (euro cents)	27.03	29.69	21.63	Interim distribution	(51 304)	(33 475)	(33 475)
of which recurring distributable earnings per share (euro cents)	26.45	29.69	21.63	Final distribution	-	(48 256)	-
Distribution per share (euro cents)	18.17	32.22	14.87				
				Earnings not distributed	25 411	-	17 927
CONSOLIDATED STATEMENT OF FINANCIAL POSITION	30 Sep 2015	31 Dec 2014	30 Sep 2014	Number of shares entitled to distribution	283 775 750	278 138 240	240 161 543
ASSETS				Distributable earnings per share for the period (euro cents)	27.03	29.69	21.63
Non-current assets	1 792 252	1 389 772	1 019 856	Distribution from reserves per share (euro cents)	-	2.53	0.71
Investment property	1 735 265	1 334 512	965 779	Less: Distribution declared per share (euro cents)	(18.17)	(32.22)	(14.87)
Investment property at fair value	1 559 116	1 038 545	794 355	Interim distribution per share (euro cents)	(18.17)	(14.87)	(14.87)
Developments at cost	176 149	213 894	171 424	Final distribution per share (euro cents)	-	(17.35)	-
Advances paid for investment property	-	82 073	-				
Goodwill	25 240	17 639	16 218	Earnings not distributed (euro cents)	8.86	-	7.46
Other long-term assets	31 633	37 446	37 519				
Financial assets at fair value through profit or loss	114	175	340	LEASE EXPIRY PROFILE 2015 2016 2017 2018 2019 2020) 2021 202	2 2023 ≥2	2024 Total
				Total based on rental income 0.7% 4.2% 10.4% 13.4% 14.3% 17.6%	6 11.6% 3.79	% 2.9% 2	1.2% 100%
Current assets	151 271	180 526	256 207	Total based on rented area 0.3% 2.4% 7.7% 13.2% 12.9% 14.6%	6 10.6% 4.39	% 5.5% 28	8.5% 100%
Investment property held for sale	27 143	27 360	35 018				
Trade and other receivables	57 014	41 199	40 528	BASIS OF PREPARATION			
Financial investments at fair value through profit or loss	-	-	32 937				
Cash and cash equivalents	67 114	111 967	147 724	These unaudited condensed consolidated financial results for the nine months ende	ed 30 September	2015 have be	en prepared

These unaudited condensed consolidated financial results for the nine months ended 30 September 2015 have been prepared in accordance with the recognition and measurement criteria of the International Financial Reporting Standards ("IFRS"), its interpretations adopted by the International Accounting Standards Board ("IASB"), the presentation and the disclosure requirements of IAS 34 Interim Financial Reporting and the JSE Listings Requirements. The accounting policies which have been applied are consistent with those used in the preparation of the annual financial statements for the year ended 31 December 2014.

As the Group is focusing on being consistent in those areas of reporting that are seen to be of most relevance to investors and on providing a meaningful basis of comparison for users of the financial information, it has prepared unaudited management accounts. The main difference between the management accounts and the financial statements is that the management accounts statements are prepared using the proportionate consolidation method for investments in joint-ventures, which is not in accordance with IFRS (but consistent with financial statements prepared in accordance with IFRS reported before 1 January 2013), while the IFRS financial statements use the equity method for accounting for these investments (following the adoption of IFRS 11 'Joint Arrangements' effective 1 January 2013). The management accounts have been prepared by and are the responsibility of the Directors of NEPI. Due to their nature, the management accounts may not fairly reflect the financial position and results of the Group after the differences set out above.

The condensed consolidated financial results for the nine months ended 30 September 2015, prepared in accordance with IFRS and the management accounts have not been reviewed or reported on by the Group's external auditors.

By order of the Board of Directors Alex Morar (Chief Executive Officer), Mirela Covasa (Finance Director)

2 November 2015

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147 724

1 276 063

52 001

7 386

5 480

4.12

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58 896 40 153 39 876 Trade and other payables Equity attributable to equity holders 1 329 813 1 241 289 944 155 1 943 523 1 276 063 Total liabilities and equity attributable to equity holders 1 570 298

LIABILITIES 613 710 331 908 329 009 227 165 Loans and borrowings 442 952 218 399

Cash and cash equivalents

Deferred tax liabilities

Other long-term liabilities

Financial liabilities at fair value through profit or loss

Adjusted net asset value per share (euro)

Total assets

67 114

1 943 523

93 180

14 969

3 713

4.93

111 967

1 570 298

55 907

9 446

5 104

4.63



UNAUDITED CONDENSED CONSOLIDATED FINANCIAL RESULTS FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2015

Incorporated and registered in the Isle of Man with registered number 001211V Registered as an external company with limited liability under the laws of South Africa registration number 2009/000025/10 Registered office: 2nd Floor, Anglo International House, Lord Street, Douglas, Isle of Man, IM1 4LN AIM share code: NEPL_BVB share code: NEP__ISE share code: NEP__ISIN: IM00B23XCH02__(NEPL') the Group' or 'the Company'

IFRS Accounts

Share-based payment reserve

Currency translation reserve

CONSOLIDATED STATEMENT OF INCOME	Unaudited 30 Sep 2015	Audited 31 Dec 2014	Unaudited 30 Sep 2014
Net rental and related income	73 339	61 749	42 935
Contractual rental income and expense recoveries	104 993	87 017	60 052
Property operating expenses	(31 654)	(25 268)	(17 117)
Administrative expenses	(3 499)	(2 839)	(1897)
Acquisition fees	(743)	(2 357)	(826)
Fair value adjustments of investment property	77 167	27 980	-
Fair value gains on financial investments at fair value through profit or loss	-	1 299	2 307
Dividends received from financial investments	-	2 417	2 417
Share-based payment expense	(670)	(675)	(665)
Foreign exchange gain/(loss)	53	(241)	(72)
Gain on acquisition of subsidiaries	-	1 400	1 400
Gain on disposal of investment property	-	619	-
Profit before net finance income/(expense)	145 647	89 352	45 599
Net finance income/(expense)	3 211	1 412	(168)
Finance income	7 179	7 315	5 283
Finance expense	(3 968)	(5 903)	(5 451)
Share of (loss)/profit of joint ventures	(3 414)	4 148	(1 447)
Profit before tax	145 444	94 912	43 984
Deferred tax expense	(16 531)	(637)	(1 727)
Profit after tax	128 913	94 275	42 257
Non-controlling interest	(9 449)	4 920	3 097
Profit for the period attributable to equity holders	119 464	99 195	45 354
Weighted average number of shares in issue	279 252 882	225 426 685	214 793 968
Diluted weighted average number of shares in issue	281 047 360	229 775 959	219 392 598
Basic earnings per share (euro cents)	42.78	44.00	21.12
Diluted earnings per share (euro cents)	42.51	43.17	20.67

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY	Share capital	Share premium	Share-based payment reserve	Currency translation reserve	Accumulated profit	Non- controlling interest	Total
Balance at 1 January 2014	1 999	632 296	3 453	(1 229)	76 595	(878)	712 236
Transactions with owners	747	442 014	674		(8 657)		434 778
- Issue of shares	715	427 289	-	-	-	-	428 004
- Share-based payment reserve	-	-	11 882	-	-	-	11 882
 Sale of shares issued under the Current Share Scheme 	12	3 293	(431)	-	-	-	2 874
 Vesting of shares issued under the Initial Share Scheme 	-	-	675	-	-	-	675
- Vesting of shares issued under Current Share Scheme	13	4 791	(4 804)	-	-	-	-
- Reclassification of Current Share Scheme	7	6 641	(6 648)	-	-	-	-
- Earnings distribution	_	-	-		(8 657)	-	(8 657)
Total comprehensive income		_	_		99 195	(4 920)	94 275
- Profit for the period	_				99 195	(4 920)	94 275
Balance at 31 December 2014	2 746	1 074 310	4 127	(1 229)	167 133	(5 798)	1 241 289
Balance at 1 January 2015	2 746	1 074 310	4 127	(1 229)	167 133	(5 798)	1 241 289
Transactions with owners	91	9 383	670	-	(50 533)	-	(40 389)
- Issue of shares	56	200	-	-	-	-	256
 Sale of shares issued under the Initial Share Scheme 	35	9 183	-	-	-	-	9 218
 Vesting of shares issued under the Initial Share Scheme 	-	-	670	-	-	-	670
- Earnings distribution	_	_	-		(50 533)		(50 533)
Total comprehensive income		-	-		119 464	9 4 4 9	128 913
- Profit for the period					119 464	9 4 4 9	128 913
Balance at 30 September 2015	2 837	1 083 693	4 797	(1 229)	236 064	3 651	1 329 813

CONSOLIDATED STATEMENT OF FINANCIAL POSITION	Unaudited 30 Sep 2015	Audited 31 Dec 2014	Unaudited 30 Sep 2014
ASSETS			
Non-current assets	1 764 821	1 368 193	991 708
Investment property	1 663 399	1 269 299	894 219
Investment property at fair value	1 497 501	978 980	726 396
Investment property under development	165 898	208 246	167 823
Advances paid for investment property	-	82 073	-
Goodwill	25 240	17 639	16 218
Investments in joint ventures	9 826	13 241	4 046
Long-term loans granted to joint ventures	34 612	30 395	39 368
Other long-term assets	31 630	37 444	37 517
Financial assets at fair value through profit or loss	114	175	340
Current assets	120 167	148 705	216 368
Trade and other receivables	56 440	40 469	38 996
Financial investments at fair value through profit or loss	-	-	32 937
Cash and cash equivalents	63 727	108 236	144 435
Investment property held for sale	27 143	27 360	35 018
Total assets	1 912 131	1 544 258	1 243 094
EQUITY AND LIABILITIES			
Total equity attributable to equity holders	1 329 813	1 241 289	944 155
Share capital	2 837	2 746	2 306
Share premium	1 083 693	1 074 310	797 975

ABRIDGED CONSOLIDATED	Unaudited	Audited	Unaudited
STATEMENT OF CASH FLOWS	30 Sep 2015	31 Dec 2014	30 Sep 2014
Cash flows from operating activities	83 449	50 295	38 895
Cash flows from financing activities	100 579	378 517	135 989
Cash flows used in investing activities	(228 537)	(373 068)	(82 941)
Net (decrease)/increase in cash and cash equivalents	(44 509)	55 744	91 943
Cash and cash equivalents brought forward	108 236	52 492	52 492
Cash and cash equivalents carried forward	63 727	108 236	144 435

RECONCILIATION OF NET ASSET VALUE TO ADJUSTED NET ASSET VALUE	Unaudited 30 Sep 2015	Audited 31 Dec 2014	Unaudited 30 Sep 2014
Net Asset Value per the Statement of financial position	1 329 813	1 241 289	944 155
Loans in respect of the Initial Share Scheme	145	9 132	9 132
Deferred tax liabilities	90 143	57 517	52 405
Goodwill	(25 240)	(17 639)	(16 218)
Deferred tax liabilities/(assets) for joint ventures	3 037	(1 610)	(404)
Adjusted Net Asset Value	1 397 898	1 288 689	989 070
Net Asset Value per share (euro)	4.69	4.52	3.99
Adjusted Net Asset Value per share (euro)	4.93	4.63	4.12
Number of shares for Net Asset Value per share purposes	283 719 502	274 526 188	236 549 491
Number of shares for adjusted Net Asset Value per share purposes	283 775 750	278 138 240	240 161 543

All amounts in € '000 unless otherwise stated

Accumulated profit	236 064	167 133	117 202
Non-controlling interest	3 651	(5 798)	(3 975)
Total liabilities	582 318	302 969	298 939
Non-current liabilities	346 785	241 345	237 364
Loans and borrowings	239 502	171 071	173 718
Deferred tax liabilities	90 143	57 517	52 405
Other long-term liabilities	14 675	9 171	7 115
Financial liabilities at fair value through profit or loss	2 465	3 586	4 126
Current liabilities	235 533	61 624	61 575
Trade and other payables	57 176	38 365	38 385
Loans and borrowings	178 357	23 259	23 190
Total equity and liabilities	1 912 131	1 544 258	1 243 094

4 797

(1 229)

4 127

(1 229)

31 876

(1229)

RECONCILIATION OF PROFIT FOR THE PERIOD TO HEADLINE EARNINGS	Unaudited 30 Sep 2015	Audited 31 Dec 2014	Unaudited 30 Sep 2014
Profit for the period attributable to equity holders	119 464	99 195	45 354
Fair value adjustments of investment property	(77 167)	(27 980)	-
Gain on sale of investment property	-	(619)	-
Gain on acquisition of subsidiaries	-	(1 400)	(1 400)
Total tax effects of adjustments	12 578	4 952	-
Fair value adjustment of investment property for joint ventures	(1 252)	(7 247)	-
Total tax effects of adjustments for joint ventures	200	1 160	_
Headline earnings	53 823	68 061	43 954
Weighted average number of shares in issue	279 252 882	225 426 685	214 793 968
Diluted weighted average number of shares in issue	281 047 360	229 775 959	219 392 598
Headline earnings per share (euro cents)	19.27	30.19	20.46
Diluted headline earnings per share (euro cents)	19.15	29.62	20.03

KEY PERFORMANCE INDICATORS	30 Sep 2015
Current liquidity ratio*	0.78
Gearing ratio**	21.3%
Tenant's receivable turnover	25 days
Return on investment property	7.1% p.a.

LOANS AND BORROWINGS REPAYMENT PROFILE	Secured/Unsecured	Ownership	Outstanding amount	Available for drawdown	2015	2016	2017	2018	2019 and beyond
NE Property Cooperatief	Unsecured	100%	143 800	_	-	_	143 800	-	-
Aupark Kosice Mall	Secured	100%	80 839	-	80 839	-	-	-	-
Floreasca Business Park	Secured	100%	48 767	-	980	3 920	3 920	39 947	-
Aupark Zilina	Secured	100%	47 925	-	510	47 415	-	-	-
NE Property Cooperatief (revolving)	Unsecured	100%	30 000	50 000	-	30 000	-	-	-
The Lakeview	Secured	100%	26 131	-	528	2 110	2 110	21 383	-
Shopping City Galati	Secured	100%	17 855	-	339	1 355	1 355	1 355	13 451
Ploiesti Shopping City (joint venture)	Secured	50%	16 608	-	274	1095	1 0 9 5	1 0 9 5	13 049
Pitesti Retail Park	Secured	100%	10 181	-	317	9864	-	-	-
The Office, Cluj-Napoca (joint venture)	Secured	50%	8 768	-	113	524	450	450	7 231
City Business Centre	Secured	100%	6 874	-	73	299	313	328	5 861
Regional value centres (loan I)	Secured	100%	5 003	-	93	373	373	373	3 791
Regional value centres (loan II)	Secured	100%	2 700	3 000	63	2 637	-	-	-
Rasnov Industrial Facility and Otopeni Warehouse	Secured	100%	-	9 500	-	-	-	-	-
Total			445 451	62 500	84 129	99 592	153 416	64 931	43 383

* Current liquidity ratio=(Current assets+Unused Revolving Facilities)/ Current liabilities.

** Gearing ratio=(Loans and borrowings-Cash and cash equivalents)/(Investment property+Financial investments at fair value through profit or loss).

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