NEW EUROPE PROPERTY INVESTMENTS PLC

UNAUDITED CONDENSED CONSOLIDATED FINANCIAL RESULTS
FOR THE SIX MONTHS ENDED 30 JUNE 2013

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: NEPI   BVB share code: NEP   JSE share code: NEP   ISIN: IM00B23XCH02   ("NEPI", "the Group" or "the Company")

DIRECTORS' COMMENTARY

DISTRIBUTABLE EARNINGS
The Group achieved distributable earnings of 11.87 euro cents per share for the six months ended 30 June 2013 which represents a 17.27% improvement in recurring distributable earnings per share compared to the prior interim period. This excellent financial result was due to the continuing strong performance of the Group's assets, the acquisition of The Lakeview in February 2013 and additional rental income generated through the completion of Ploiesti Shopping City during the last quarter of 2012.

DISTRIBUTION
The Board of Directors declared a distribution of 12.93 euro cents per share in respect of the six months ended 30 June 2013, an improvement of 15% over the 11.24 euro cents per share distribution declared in relation to the comparable prior interim period. This includes an amount of €1.69 million of retained distributable earnings carried forward from prior financial periods.

As of 30 June 2013 the balance of retained distributable earnings carried forward from prior financial periods, after the interim period distribution in relation to 2013, amounts to €6.5 million. The Board will consider distributing the retained distributable earnings during forthcoming financial periods as the Group pursues various property developments. Once completed, these developments are expected to have a positive impact on per share distributions. However, during the construction period distributable earnings are diluted as interest in relation to property under construction is capitalised at the Group's average cost of finance and any cash balances retained to finance such developments yield low returns.

OPTION TO RECEIVE CAPITAL RETURN
Consistent with prior practice and given the ongoing development and acquisition programme, the Board resolved to offer shareholders the option to receive the distribution as a cash settlement or a return of capital by way of an issue of new shares credited as fully paid up at a ratio of 2.694 new shares for each 100 shares held.

A circular that contains details of the election, accompanied by announcements on the Stock Exchange News Service (SENS) of the Johannesburg Stock Exchange (JSE), the Regulatory News Service (RNS) of the London Stock Exchange (LSE) and the Bucharest Stock Exchange (BVB), will be issued in due course.

ACQUISITION AND DEVELOPMENT PIPELINE
The Group made significant progress in expanding its acquisition and development pipeline during the interim period. As of 30 June 2013 the Group had secured several additional earnings enhancing acquisitions and a number of attractive new development opportunities.

Subsequent to the interim period the Group has acquired two shopping centres and has committed to acquire a third shopping centre for an aggregate pre-debt value of €150 million. As of 30 June 2013 this cost had not been incurred. The Group also decided not to proceed with the acquisition of a 50% interest in a shopping centre in Budapest.

At the date of this report the Group's development pipeline (including redevelopment opportunities and extensions in relation to secured acquisitions) has increased to €350 million of which €52 million had been incurred as at 30 June 2013. This includes the purchase of a 70% interest in a new shopping mall development in Bucharest and other development opportunities detailed below.

RETAIL PROPERTY ACQUISITIONS, EXTENSIONS AND DEVELOPMENTS
Mega Mall As announced on 2 August 2013 the Group has concluded a framework agreement to acquire a 70% interest in a permitted development site named Mega Mall (otherwise known as the former Electroaparataj factory site) in Bucharest, Romania. NEPI intends to develop a 70,000m² GLA shopping mall in conjunction with Austrian development group Real4You. The 5.1ha site is located in a very densely populated area of eastern Bucharest, close to the Romanian national football stadium, which is currently lacking retail space. The site has good visibility from a major vehicle artery and has access to public transport, including trams, buses and trolley buses. A metro station is planned in front of the site and the shopping mall is expected to connect to it. Approximately 30% of the planned GLA is already subject to tenant commitments, including international clients such as Carrefour, C&A and H&M. Construction will start in 2013 and the shopping mall will open mid-2015. The agreement with Real4You is subject to various conditions precedent to be fulfilled or waived by the end of August 2013. This includes NEPI's right to perform its payment obligations fully, or partially, by means of vendor consideration placement.

Aupark Zilina As announced on 25 April 2013, and subsequent to the interim period that ended on 30 June 2013, the Group completed the acquisition of Aupark Zilina, a regional mall with approximately 22,000m² of retail GLA, situated in the city centre of Zilina, in Slovakia. Major tenants in the mall include international brands such as Billa, C&A, Deichmann, H&M and New Yorker. The effective date of the acquisition is 31 July 2013.

Deva Shopping Centre Subsequent to the interim period that ended on 30 June 2013 the Group has committed to the acquisition of a regional shopping centre with approximately 42,000m² of retail GLA in Deva, Romania. Deva is the capital of the Hunedoara county, located in western central part of Romania. In addition to Deva's approximately 56,000 residents the catchment area includes roughly 220,000 residents in a number of smaller surrounding towns all within 45 minutes' drive from the Centre. Major tenants include Metro Cash & Carry, Real Hypermarket (in due course this will probably become an Auchan Hypermarket as Real has been acquired by Auchan in Romania), Praktiker DIY, DM, Domo, Jysk and Takko. The acquisition includes approximately 2.9ha of additional land intended for extensions. The effective date of the acquisition is 31 July 2013. The transaction is subject to approval by the Romanian Competition Council.

Galati Shopping City The Group obtained a building permit for its shopping mall development in Galati, Romania, and commenced construction. The first phase of the development will consist of approximately 27,000m² of GLA and will open at the end of this year. At the date of this report 62% of the planned first phase GLA has been secured *via* signed lease agreements with tenants including Altex, Benvenuti, Carrefour, DM, KFC, Noriel, Orange, Otter, Puma, Sabon, Sensiblu and Vodafone. Commercial terms for a further 25% of the planned GLA have been agreed in principle with prospective tenants.

Kaufland value extensions Further to the announcement made on 25 April 2013 the Group has completed and opened the first of the Kaufland strip mall extensions in Alexandria, Romania, started construction on two further sites and obtained a building permit for a fourth development. Four strip malls are expected to be open by the end of the 2013 financial year.

Severin Shopping Center Further to the announcement made on 25 April 2013, and subsequent to the interim period that ended on 30 June 2013, the Group finalised the acquisition of the Severin Shopping Center, which has approximately 16,000m² of GLA and approximately 2.3ha of additional land for extension purposes. Major tenants include Carrefour, Altex, Takko, Deichmann, New Yorker and Lee Cooper. The effective date of the acquisition is 1 May 2013.

Targu Jiu Shopping City Further to the announcement made on 25 April 2013 the Group has obtained zoning approval for a regional shopping mall of approximately 27,000m² of GLA from the authorities in Targu Jiu, Romania. The Group is currently engaged in the process of compiling and submitting documentation for obtaining the building permit.

Vulcan Value Centre As announced on 6 June 2012 the Group entered into a shareholders' agreement with Mr Michael Topolinski to jointly acquire the Vulcan land site in Bucharest, *via* a company named Zircon Properties, with the intention of developing a value centre. As previously reported there have been unforeseen delays with permitting. In addition, various disagreements emerged between NEPI and Mr Topolinski, which make the completion of the development as a joint project improbable. NEPI and Mr Topolinski are currently discussing an amicable separation in relation to the Vulcan Value Centre transaction. If this dialogue is unsuccessful the joint venture may fail and NEPI may pursue the opportunity alone. NEPI's net exposure to the joint venture is limited to €2.6 million, consequently failure of the joint venture will not have a material impact on NEPI's financial standing.

OFFICE PROPERTY ACQUISITIONS, EXTENSIONS AND DEVELOPMENTS
City Business Centre Further to the forward sale-purchase agreement entered into in relation to the acquisition of Buildings D and E of City Business Centre in Timisoara, Romania, the Group has made an initial early payment to the vendor in February 2013 by means of a secured loan of approximately €8 million.

The Office Cluj-Napoca The Group and its development partner Mr Ovidiu Sandor have obtained a building permit in relation to the development of the office building in Cluj, Romania. Construction has started and the first phase of approximately 19,000m² of GLA is expected to be completed on schedule in April 2014. Heads of terms have been entered into with a number of prospective tenants including Deloitte and Three Pillar Global Romania.

The Lakeview Further to the announcement of the 2012 financial results, transfer of ownership of The Lakeview and payment of the purchase price occurred in April 2013 with the effective date of the acquisition being 1 January 2013.

Piata Victoriei Office development The Group has obtained a planning certificate enabling it to apply for a building permit in relation to the planned office development in Piata Victoriei, Bucharest.

LEGAL PROCEEDINGS REGARDING SIBIU SHOPPING CITY DEBT ACQUISITION
Further to the announcement made by NEPI on 11 July 2013, regarding the information released *via* the RNS of the LSE on 9 July 2013 that Argo Real Estate Opportunities Fund Limited (Argo), an Alternative Investment Market (AIM) listed company with a market capitalisation of approximately £10 million, had commenced legal proceedings against NEPI and Volksbank in relation to the Sibiu Shopping City debt acquisition by the Group, the Group confirms that there is no change in status regarding the potential debt acquisition. In addition, NEPI's counsel has reviewed the Argo claim and shareholders of NEPI are advised that the Board of Directors not only remains of the view that the Company has at all times acted lawfully but considers Argo's action to be void of substance and vexatious in nature.

DISPOSALS
Retail Park Pitesti As announced during August 2012 the Group entered into an agreement with the Auchan Group to sell the hypermarket section of Retail Park Pitesti for a total consideration of approximately €29.4 million. The transaction concluded on 29 April 2013.

OTHER HIGHLIGHTS
Adjusted Net Asset Value (NAV) as of 30 June 2013 is 18% higher compared to the comparable prior interim period. Vacancy is down for this period: the vacancy calculated as a portion of available rentable area (excluding those under earn-out arrangements in City Business Centre, Timisoara) is 4.08% compared to 4.8% at the 2012 year end. Non-recoverable tenant income amounted to €77,000 in respect of the six months ended on 30 June 2013, equivalent to 0.29% of the contractual rental income and expense recoveries for the interim period.

CASH MANAGEMENT AND DEBT
During the interim period that ended on 30 June 2013 the Company raised €59 million via the issue of new ordinary shares on the South African register in an over-subscribed private placing and ended the period with €130 million in cash and listed property shares. The total investment exposure to listed securities amounted to €55 million, while the listed securities traded at a premium to their initial acquisition cost and accrued income.

The Group raised €100 million in a rights issue that was completed after the end of the interim period.

In addition to the cash balances the Group has an undrawn secured revolving facility with UniCredit Tiriac Bank for €9.5 million and a €10 million undrawn facility with Morgan Stanley against its portfolio of listed securities. The Group is expected to be in a position to drawdown a further €2.85 million as the construction loan with BRD (a subsidiary of Groupe Société Générale) in relation to Ploiesti Shopping City is converted into an investment loan.

The Group had €177 million of third-party debt finance in place as at 30 June 2013 and acquired a further €55 million of third-party debt finance due to the acquisition of Aupark Zilina.

The Group is in the process of raising €30 million of third-party debt finance secured against The Lakeview office building. The Group and its development partner are in the process of implementing a development loan facility of €13 million in relation to the development of the first phase of The Office Cluj-Napoca. The Group has also received and is considering a non-binding term sheet from Raiffeisen Bank International to extend the loan that is due for repayment in October 2013 secured over the Floreasca Business Park offices in Bucharest.

At 30 June 2013 the Group's gearing ratio (interest bearing debt less cash divided by investment property and listed property shares) decreased to 19%. The average interest rate (including interest rate hedging costs) in relation to the debt was approximately 4.6% during the interim period.

PROSPECTS
The Board is confident that recurring distributable earnings per share for the second half of the 2013 financial year will range from 13.5 to 14 euro cents per share (compared to 10.75 euro cents per share for the half year ended on 31 December 2012). Consequently, growth in distributions of approximately 15% is expected to be achieved for the 2013 financial year. The growth is based on the assumptions that a stable macro-economic environment will prevail, no major corporate failures will occur and that the developments reported on above will progress in accordance with expectations. Budgeted rental income was based on contractual escalations and market related renewals. This forecast has not been audited or reviewed by NEPI's auditors.

NEPI will continue to pursue profitable growth through further acquisition and development opportunities in its markets. Further announcements will be made as appropriate.

By order of the Board of Directors

Martin Slabbert — *Chief Executive Officer*
Victor Semionov — *Finance Director*

6 August 2013

Transfer secretaries and settlement agent
Computershare Investor Services (Proprietary) Limited, 70 Marshall Street, Johannesburg, 2001, South Africa (PO Box 61051, Marshalltown, 2107, South Africa)
Computershare Investor Services (Jersey) Limited, 2nd floor, Queensway House, Hilgrove Street, St Helier, JE1 1ES, Jersey

Directors
Dan Pascariu (Chairman)*, Desmond de Beer#, Michael Mills*, Dewald Joubert*, Jeffrey Zidel*, Victor Semionov (Finance Director), Martin Slabbert (Chief Executive Officer) **Independent non-executive director #Non-executive director*

For further information please contact
New Europe Property Investments plc   Martin Slabbert   +40 74 432 8882

Nominated Adviser and Broker
Smith & Williamson Corporate Finance Limited
Azhic Basirov/Siobhan Sergeant   +44 20 7131 4000

JSE Sponsor
Java Capital   +27 11 283 0042

Romanian Advisor
SSIF Intercapital Invest SA   Razvan Pasol   +40 21 222 8731

All amounts in € unless otherwise stated

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	Pro forma Unaudited 30 Jun 2013	IFRS Reported Audited 31 Dec 2012	IFRS Reported Unaudited 30 Jun 2012	IFRS Unaudited 30 Jun 2013	IFRS Restated Unaudited 31 Dec 2012	IFRS Restated Unaudited 30 Jun 2012
ASSETS						
Non-current assets	**548 768 124**	444 666 197	435 824 057	**524 179 725**	418 853 914	424 255 381
Investment property	**509 878 958**	416 674 175	407 185 213	**447 778 261**	356 732 724	372 652 039
Investment property at fair value	**459 635 666**	393 966 226	385 810 319	**405 226 433**	339 851 226	359 163 495
Investment property under development	**50 243 292**	22 707 949	21 374 894	**42 551 828**	16 881 498	13 488 544
Goodwill	**17 325 704**	13 188 795	13 938 637	**17 271 518**	13 134 609	13 884 506
Investments in joint ventures	–	–	–	**3 989 080**	3 546 212	(895 235)
Long term loans granted to joint ventures	–	–	–	**32 651 168**	30 368 931	24 554 795
Other long-term assets	**21 401 663**	14 727 635	14 387 551	**22 327 899**	14 995 846	13 746 620
Financial assets at fair value through profit or loss	**161 799**	75 592	312 656	**161 799**	75 592	312 656
Current assets	**151 899 484**	185 176 059	96 417 479	**145 732 685**	176 894 494	90 761 684
Trade and other receivables	**21 749 805**	15 798 975	9 557 392	**18 382 234**	9 748 620	7 964 542
Financial investments at fair value through profit or loss	**60 833 180**	81 865 443	37 111 662	**60 833 180**	81 865 443	37 111 662
Cash and cash equivalents	**69 316 499**	87 511 641	49 748 425	**66 517 271**	85 280 431	45 685 480
Investment property held for sale	–	28 665 158	–	–	28 665 158	–
Total assets	**700 667 608**	658 507 414	532 241 536	**669 912 410**	624 413 566	515 017 065
EQUITY AND LIABILITIES						
Equity attributable to equity holders	**473 426 120**	393 622 378	311 905 776	**473 426 120**	393 622 378	311 905 776
Share capital	**1 510 380**	1 352 629	1 166 048	**1 510 380**	1 352 629	1 166 048
Share premium	**416 163 768**	355 026 520	293 035 978	**416 163 768**	355 026 520	293 035 978
Share-based payment reserve	**13 659 756**	15 491 810	14 004 458	**13 659 756**	15 491 810	14 004 458
Currency translation reserve	**(1 228 783)**	(1 228 783)	(2 276 952)	**(1 228 783)**	(1 228 783)	(2 276 952)
Accumulated profit	**43 320 999**	22 980 202	5 976 244	**43 320 999**	22 980 202	5 976 244
Total liabilities	**227 241 488**	264 885 036	220 335 760	**196 486 290**	230 791 188	203 111 289
Non-current liabilities	**133 513 882**	147 151 095	196 379 106	**107 833 907**	120 605 636	181 515 406
Loans and borrowings	**101 931 266**	117 100 152	171 837 475	**77 865 129**	92 935 525	158 815 143
Deferred tax liabilities	**24 750 041**	22 321 189	18 937 397	**24 178 306**	21 567 836	18 315 567
Other long term liabilities	**1 608 904**	–	–	**1 608 904**	–	–
Financial liabilities at fair value through profit or loss	**5 223 671**	7 729 754	5 604 234	**4 181 568**	6 102 275	4 384 696
Current liabilities	**93 727 606**	117 733 941	23 956 654	**88 652 383**	110 185 552	21 595 883
Trade and other payables	**15 537 551**	12 985 200	5 202 296	**14 166 675**	9 773 420	3 531 071
Loans and borrowings	**75 119 212**	102 048 042	16 023 948	**71 518 953**	97 781 406	15 367 469
Tenant deposits	**3 070 843**	2 700 699	2 730 410	**2 966 755**	2 630 726	2 697 343
Total equity and liabilities	**700 667 608**	658 507 414	532 241 536	**669 912 410**	624 413 566	515 017 065
Net asset value per share	**3.07**	2.83	2.59	**3.07**	2.83	2.59
Adjusted net asset value per share	**3.10**	2.88	2.63	**3.10**	2.88	2.63

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Share capital	Share premium	Share-based payments reserve	Currency translation reserve	Accumulated profit	Total
Balance at 1 January 2012	955 693	227 844 770	7 456 257	(2 650 522)	1 652 742	235 258 940
Transactions with owners	210 355	65 191 208	6 548 201	–	(10 054 366)	61 895 398
– Issue of shares	210 355	65 296 116	–	–	–	65 506 471
– Issue cost recognised to equity	–	(104 908)	–	–	–	(104 908)
– Share-based payment reserve	–	–	6 548 201	–	–	6 548 201
– Earnings distribution	–	–	–	–	(10 054 366)	(10 054 366)
Total comprehensive income	–	–	–	373 570	14 377 868	14 751 438
– Other comprehensive income	–	–	–	373 570	–	373 570
– Profit for the period	–	–	–	–	14 377 868	14 377 868
Balance at 30 June 2012 – unaudited	1 166 048	293 035 978	14 004 458	(2 276 952)	5 976 244	311 905 776
Balance at 1 July 2012	1 166 048	293 035 978	14 004 458	(2 276 952)	5 976 244	311 905 776
Transactions with owners	186 581	61 990 542	1 487 352	–	(1 721 623)	61 942 852
– Issue of shares	181 380	60 647 180	–	–	–	60 828 560
– Issue cost recognised to equity	–	(227 209)	–	–	–	(227 209)
– Share-based payment reserve	–	–	2 710 588	–	–	2 710 588
– Sale of shares issued under the Initial Share Scheme	1 110	326 324	–	–	–	327 434
– Sale of shares issued under the Current Share Scheme	530	183 367	(158 795)	–	–	25 102
– Vesting of shares issued under the Current Share Scheme	3 561	1 060 880	(1 064 441)	–	–	–
– Earnings distribution	–	–	–	–	(1 721 623)	(1 721 623)
Total comprehensive income	–	–	–	1 048 169	18 725 581	19 773 750
– Other comprehensive income	–	–	–	1 048 169	–	1 048 169
– Profit for the period	–	–	–	–	18 725 581	18 725 581
Balance at 31 December 2012 – audited	1 352 629	355 026 520	15 491 810	(1 228 783)	22 980 202	393 622 378
Balance at 1 January 2013	**1 352 629**	**355 026 520**	**15 491 810**	**(1 228 783)**	**22 980 202**	**393 622 378**
Transactions with owners	**157 751**	**61 137 248**	**(1 832 054)**	–	**(1 380 259)**	**58 082 686**
– Issue of shares	**149 156**	**58 860 846**	–	–	–	**59 010 002**
– Issue cost recognised to equity	–	**(598 533)**	–	–	–	**(598 533)**
– Share-based payment reserve	–	–	**868 986**	–	–	**868 986**
– Sale of shares issued under the Initial Share Scheme	**23**	**182 467**	–	–	–	**182 490**
– Sale of shares issued under the Current Share Scheme	**1 070**	**343 184**	**(344 254)**	–	–	–
– Vesting of shares issued under the Current Share Scheme	**7 502**	**2 349 284**	**(2 356 786)**	–	–	–
– Earnings distribution	–	–	–	–	**(1 380 259)**	**(1 380 259)**
Total comprehensive income	–	–	–	–	**21 721 056**	**21 721 056**
– Profit for the period	–	–	–	–	**21 721 056**	**21 721 056**
Balance at 30 June 2013 – unaudited	**1 510 380**	**416 163 768**	**13 659 756**	**(1 228 783)**	**43 320 999**	**473 426 120**

BANK LOANS AND BORROWINGS AS AT 30 JUNE 2013

Borrower	Facility amount	Outstanding amount	Available for drawdown	Interest rate	Hedge
Nepi Bucharest One SRL	6 200 000	6 200 000	–	1M Euribor+4.5%	1M Euribor capped at 2%
General Investment SRL	15 000 000	7 238 885	–	Fixed at 6.23%	–
Nepi Bucharest Two SRL and Otopeni Warehouse and Logistics SRL	9 500 000	–	9 500 000	1M Euribor+4%	1M Euribor capped at 2%
Premium Portofolio	13 995 000	13 029 749	–	Fixed at 5.17%	–
Promenada Mall Braila	40 000 000	36 766 522	–	3M Euribor+3.0%	3M Euribor swapped at 1.8%
Retail Park Pitesti	28 813 000	12 768 961	–	1M Euribor+4.0%	1M Euribor capped at 2%
Floreasca Business Park	77 000 000	58 741 444	–	3M Euribor+2.5%	3M Euribor swapped at 1.79%
City Business Centre	10 577 586	9 862 916	–	1M Euribor+1.75%	1M Euribor swapped at 1.93%
City Business Centre	10 836 177	10 150 466	–	1M Euribor+1.75%	1M Euribor capped at 2%
City Business Centre	7 872 995	7 489 202	–	1M Euribor+4.0%	1M Euribor capped at 2%
Ploiesti Shopping City	13 500 000	12 298 034	–	3M Euribor+4.5%	3M Euribor swapped at 1.74%
Ploiesti Shopping City	5 150 000	2 264 301	–	3M Euribor+2.75%	3M Euribor capped at 2.25%
Total	**238 444 758**	**176 810 480**	**9 500 000**		

BANK LOANS AND BORROWINGS REPAYMENT PROFILE

Borrower	2013	2014	2015	2016	2017 and beyond	Total
Nepi Bucharest One SRL	6 200 000	–	–	–	–	6 200 000
General Investment SRL	940 248	6 298 637	–	–	–	7 238 885
Premium Portofolio	166 844	12 862 905	–	–	–	13 029 749
Promenada Mall Braila	1 077 826	35 688 696	–	–	–	36 766 522
Retail Park Pitesti	489 821	1 042 071	11 237 069	–	–	12 768 961
Floreasca Business Park	58 741 444	–	–	–	–	58 741 444
City Business Centre	614 827	1 265 202	1 314 149	1 365 022	22 943 384	27 502 584
Ploiesti Shopping City	184 471	3 002 184	737 882	737 882	9 899 916	14 562 335
Total	**68 415 481**	**60 159 695**	**13 289 100**	**2 102 904**	**32 843 300**	**176 810 480**

CONSOLIDATED STATEMENTS OF INCOME

	Pro forma Unaudited 30 Jun 2013	IFRS Reported Audited 31 Dec 2012	IFRS Reported Unaudited 30 Jun 2012	IFRS Unaudited 30 Jun 2013	IFRS Restated Unaudited 31 Dec 2012	IFRS Restated Unaudited 30 Jun 2012
Net rental and related income	**19 525 167**	30 432 771	14 713 551	**17 499 552**	28 344 410	13 866 472
Contractual rental income and expense recoveries	**26 166 571**	40 176 801	19 104 741	**23 177 503**	37 312 436	17 879 445
Property operating expenses	**(6 641 404)**	(9 744 030)	(4 391 190)	**(5 677 951)**	(8 968 026)	(4 012 973)
Administrative expenses	**(1 188 523)**	(2 211 006)	(944 497)	**(1 054 212)**	(2 103 006)	(937 997)
Acquisition fees	**(883 280)**	(1 594 393)	(782 961)	**(883 280)**	(915 212)	(531 180)
Fair value adjustments of investment property	–	6 450 485	–	–	1 063 940	–
Fair value gains of financial investments at fair value through profit or loss	**681 704**	10 287 980	2 194 434	**681 704**	10 287 980	2 194 434
Net result on sale of listed securities investments	**586 421**	26 280	–	**586 421**	26 280	–
Dividends received from listed securities investments	**1 801 040**	796 411	–	**1 801 040**	796 411	–
Share-based payment expense	**(868 986)**	(996 909)	(872 241)	**(868 986)**	(996 909)	(872 241)
Foreign exchange gain/(loss)	**224 927**	(2 529 495)	(2 106 142)	**216 867**	(2 352 634)	(2 323 862)
Gain on disposal of investment property held for sale	**527 258**	–	–	**527 258**	–	–
Other operating income	–	10 264 266	10 264 266	–	10 264 266	10 264 266
Profit before net finance (expense)/income	**20 405 728**	50 926 390	22 466 410	**18 506 364**	44 415 526	21 659 892
Net finance (expense)/income	**(392 729)**	(12 574 251)	(6 947 609)	**1 224 017**	(9 537 659)	(5 865 775)
Finance income	**4 213 998**	1 853 838	835 282	**5 125 522**	4 098 704	1 788 003
Finance expense	**(4 606 727)**	(14 428 089)	(7 782 891)	**(3 901 505)**	(13 636 363)	(7 653 778)
Share of profit/(loss) of joint ventures	–	–	–	**464 236**	2 720 919	(897 146)
Profit before tax	**20 012 999**	38 352 139	15 518 801	**20 194 617**	37 598 786	14 896 971
Deferred tax income/(expense)	**1 708 057**	(5 248 690)	(1 140 933)	**1 526 439**	(4 495 337)	(519 103)
Profit for the period attributable to equity holders	**21 721 056**	33 103 449	14 377 868	**21 721 056**	33 103 449	14 377 868
Weighted average number of shares in issue	**145 133 096**	116 238 121	105 639 309	**145 133 096**	116 238 121	105 639 309
Diluted weighted average number of shares in issue	**150 236 334**	121 391 646	110 853 546	**150 236 334**	121 391 646	110 853 546
Basic weighted average earnings per share (euro cents)	**14.97**	28.48	13.61	**14.97**	28.48	13.61
Diluted weighted average earnings per share (euro cents)	**14.46**	27.27	12.97	**14.46**	27.27	12.97
Distributable earnings per share (euro cents)	**11.87**	25.95	15.80	**11.87**	25.95	15.80
Headline earnings per share (euro cents)	**14.60**	22.93	13.61	**14.60**	22.93	13.61
Diluted headline earnings per share (euro cents)	**14.11**	21.96	12.97	**14.11**	21.96	12.97

RECONCILIATION OF PROFIT FOR THE PERIOD TO DISTRIBUTABLE EARNINGS

	Pro forma Unaudited 30 Jun 2013	IFRS Reported Audited 31 Dec 2012	IFRS Reported Unaudited 30 Jun 2012	IFRS Unaudited 30 Jun 2013
Profit for the period attributable to equity holders	**21 721 056**	33 103 449	14 377 868	**21 721 056**
Unrealised foreign exchange loss	**98 759**	2 529 495	2 106 142	**106 820**
Acquisition fees	**883 280**	1 594 393	777 050	**883 280**
Share-based payment expense	**868 986**	996 909	872 241	**868 986**
Accrued interest on share-based payments	**285 378**	569 597	297 352	**285 378**
Fair value adjustments of investment property	–	(6 450 485)	–	–
Fair value gains of financial investments at fair value through profit or loss	**(681 704)**	(10 287 980)	–	**(681 704)**
Financial assets at fair value	**(2 592 051)**	6 328 495	1 759 386	**(2 006 674)**
Amortisation of financial assets	**(180 131)**	(572 063)	(393 301)	**(180 131)**
Net result on sale of listed securities investments	**(586 421)**	(26 280)	–	**(586 421)**
Dividends received from listed securities investments	**(1 801 040)**	(796 411)	–	**(1 801 040)**
Accrued income from financial investments at fair value through profit or loss	**1 952 962**	3 092 147	382 930	**1 952 962**
Gain on disposal of investment property held for sale	**(527 258)**	–	–	**(527 258)**
Deferred tax (income)/expense	**(1 708 057)**	5 248 690	1 140 933	**(1 526 439)**
Shares issued *cum* distribution	**1 169 060**	3 156 648	1 641 985	**1 169 060**
Non-distributable portion of the vendor settlement income	–	(3 144 561)	(3 144 561)	–
Adjustments related to joint ventures				
Unrealised foreign exchange loss	–	–	–	**(8 061)**
Financial assets at fair value	–	–	–	**(585 377)**
Deferred tax income	–	–	–	**(181 618)**
Distributable earnings for the period	**18 902 819**	35 342 043	19 818 025	**18 902 819**
Distribution from reserves	**1 691 799**	–	–	**1 691 799**
Less: distribution declared	**(20 594 618)**	(31 497 562)	(14 101 923)	**(20 594 618)**
Interim distribution	**(20 594 618)**	(14 101 923)	(14 101 923)	**(20 594 618)**
Final distribution	–	(17 395 639)	–	–
Earnings not distributed	–	3 844 481	5 716 102	–
Number of shares entitled to distribution	**159 277 789**	144 362 152	125 461 951	**159 277 789**
Distributable earnings per share (euro cents)	**11.87**	25.95	15.80	**11.87**
Distribution from reserves per share (euro cents)	**1.06**	–	–	**1.06**
Less: distribution declared per share (euro cents)	**(12.93)**	(23.29)	(11.24)	**(12.93)**
Interim distribution per share (euro cents)	**(12.93)**	(11.24)	(11.24)	**(12.93)**
Final distribution per share (euro cents)	–	(12.05)	–	–
Earnings per share not distributed (euro cents)	–	2.66	4.56	–

CONSOLIDATED STATEMENT OF OTHER COMPREHENSIVE INCOME

	Unaudited 30 Jun 2013	Audited 31 Dec 2012	Unaudited 30 Jun 2012
Profit for the period attributable to equity holders	**21 721 056**	33 103 449	14 377 868
Other comprehensive income			
– currency translation differences	–	1 421 739	373 570
Total comprehensive income for the year	**21 721 056**	34 525 188	14 751 438

ABRIDGED CONSOLIDATED STATEMENT OF CASH FLOWS

	Unaudited 30 Jun 2013	Audited 31 Dec 2012	Unaudited 30 Jun 2012
Cash flows from operating activities	**10 761 111**	25 644 072	19 084 308
Cash flows from financing activities	**15 146 601**	139 575 360	49 056 325
Cash flows used in investing activities	**(44 102 854)**	(132 603 532)	(72 805 525)
Net (decrease)/increase in cash and cash equivalents	**(18 195 142)**	32 615 900	(4 664 892)
Cash and cash equivalents brought forward	**87 511 641**	55 065 100	55 065 100
Translation effect on cash and cash equivalents	–	(169 359)	(651 783)
Cash and cash equivalents carried forward	**69 316 499**	87 511 641	49 748 425

RECONCILIATION OF PROFIT FOR THE YEAR TO HEADLINE EARNINGS

	Unaudited 30 Jun 2013	Audited 31 Dec 2012	Unaudited 30 Jun 2012
Profit for the year attributable to equity holders	**21 721 056**	33 103 449	14 377 868
Fair value adjustment of investment property	–	(6 450 485)	–
Gain on disposal of investment property held for sale	**(527 258)**	–	–
Headline earnings	**21 193 798**	26 652 964	14 377 868

RECONCILIATION OF NET ASSET VALUE TO ADJUSTED NET ASSET VALUE

	Unaudited 30 Jun 2013	Audited 31 Dec 2012	Unaudited 30 Jun 2012
Adjusted net asset value	**493 333 163**	415 243 794	329 492 038
Net asset value per the Statement of financial position	**473 426 120**	393 622 378	311 905 776
Loans in respect of the Initial Share Scheme	**12 482 706**	12 489 022	12 587 502
Deferred tax liabilities	**24 750 041**	22 321 189	18 937 397
Goodwill	**(17 325 704)**	(13 188 795)	(13 938 637)
Net asset value per share	**3.07**	2.83	2.59
Adjusted net asset value per share	**3.10**	2.88	2.63
Number of shares for net asset value per share purposes	**154 174 551**	139 258 914	120 247 714
Number of shares for adjusted net asset value per share purposes	**159 277 789**	144 362 152	125 461 951

LEASE EXPIRY PROFILE

Year	Total based on rental income	Total based on rented area
2013	0.2%	0.5%
2014	12.4%	11.4%
2015	18.6%	13.5%
2016	10.2%	7.1%
2017	9.5%	8.2%
2018	9.7%	9.9%
2019	4.8%	4.2%
2020	6.7%	5.3%
2021	2.9%	2.9%
>=2022	25.0%	37.0%
Total	**100%**	**100%**

SEGMENTAL ANALYSIS

	Unaudited 30 Jun 2013	Audited 31 Dec 2012	Unaudited 30 Jun 2012
Contractual rental income and expense recoveries			
Retail	**11 101 365**	18 567 825	8 691 835
Industrial	**975 812**	1 893 058	944 358
Office	**14 089 394**	19 715 918	9 468 548
Total	**26 166 571**	40 176 801	19 104 741
Profit before net finance expense			
Retail	**7 962 334**	19 067 337	5 254 523
Industrial	**801 956**	1 501 942	755 542
Office	**10 155 802**	12 012 525	5 675 108
Corporate	**1 485 636**	18 344 586	10 781 237
Total	**20 405 728**	50 926 390	22 466 410

BASIS OF PREPARATION

These unaudited condensed consolidated interim financial results for the six months ended 30 June 2013 have been prepared in accordance with the recognition and measurement criteria of the International Financial Reporting Standards ("IFRS") and its interpretations adopted by the International Accounting Board ("IASB"), specifically IAS34 "Interim Financial Reporting".

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 2012, with the following exceptions:

- As a result of the adoption of IFRS 11 "Joint Arrangements" effective 1 January 2013, the Group is now accounting for its investments in joint ventures under the equity method. The Group has restated the presentation of the Statement of Financial Position and Statement of Income starting 1 January 2012, which previously included joint ventures accounted for under the proportionate consolidation method.
- The Group has changed the functional currency to Euro effective 1 January 2013. According to IFRS, previously issued financial statements are not restated in this respect.

As the Group is focusing on being consistent on 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 an unaudited *pro forma* statement of financial position as at 30 June 2013 and unaudited *pro forma* statement of income for the six months ended 30 June 2013. The main difference between the unaudited *pro forma* statements and the unaudited condensed consolidated interim financial results prepared in accordance with IFRS is that the unaudited *pro forma* statements are prepared using the proportionate consolidation method for the investments in joint ventures, consistent with financial statements prepared in accordance with IFRS reported in prior periods.

The unaudited *pro forma* statement of financial position and the unaudited *pro forma* statement of income have been prepared by and are the responsibility of the directors of NEPI.

Due to its nature, the unaudited *pro forma* statements of financial position and income may not fairly reflect the financial position and results of the Group after the differences set out above.

The condensed consolidated interim financial results are prepared in accordance with IFRS and have not been reviewed or reported on by the Group's external auditors.