KLEPIERRE

2015
INTERIM FINANCIAL REPORT

CONTENTS

MANAGEMENT REPORT

1. GROSS RENTS AND NET RENTAL INCOME

GROSS RENTS

Change on a current portfolio basis

in millions of euros (total share)	06/30/2015	06/30/2014	Change current
France-Belgium	204,3	189,8	7,6%
Italy	99,3	52,1	90,4%
Scandinavia	88,6	96,7	-8,4%
Netherlands	54,7	-	NA
Iberia	50,8	35,9	41,4%
Germany	28,5	-	NA
Eastern Europe	59,6	41,3	44,5%
SHOPPING CENTERS	**585,8**	**415,8**	**40,9%**
Other activities	18,0	21,7	-17,1%
TOTAL	**603,8**	**437,5**	**38,0%**

NET RENTAL INCOME

Change on a current portfolio basis

in millions of euros (total share)	06/30/2015	06/30/2014	Change current
France-Belgium	186,4	177,6	4,9%
Italy	89,1	47,6	87,2%
Scandinavia	78,5	86,5	-9,3%
Netherlands	42,2	-	NA
Iberia	41,4	31,3	32,0%
Germany	19,4	-	NA
Eastern Europe	51,1	35,4	44,2%
SHOPPING CENTERS	**508,0**	**378,5**	**34,2%**
Other activities	17,2	20,2	-14,8%
TOTAL	**525,2**	**398,7**	**31,7%**

Change on a like-for-like basis

in millions of euros (total share)	Klépierre stand alone	ex-Corio	Change like-for-like proforma (1)
France-Belgium	3,2%	2,0%	3,0%
Italy	1,3%	2,8%	2,2%
Scandinavia	3,7%	NA	3,7%
Netherlands	NA	-2,0%	-2,0%
Iberia	4,9%	0,8%	3,1%
Germany	NA	1,5%	1,5%
Eastern Europe	5,8%	5,4%	5,7%
SHOPPING CENTERS	**3,5%**	**1,4%**	**2,8%**

(1) Assuming Corio has been acquired and consolidated as of January 1, 2014. Like-for-like definition for the rest of the perimeter, i.e. excluding the impact of assets sales, acquisitions and new spaces opened since January 1, 2014 and forex effect.

2. CASH FLOW STATEMENT

In millions of euros	06/30/2015	06/30/2014	Change (%)
Rental income	609,2	443,3	37,4%
Rental & building expenses	-84,1	-44,6	88,3%
Net rental income	**525,2**	**398,7**	**31,7%**
Management and other income	53,9	41,1	31,3%
G&A expenses	-123,1	-80,3	53,3%
EBITDA	**456,0**	**359,5**	**26,9%**
IFRIC 21 restatement	9,5	0,0	-
Restatement payroll and deferred expenses	17,0	4,3	294,0%
Net cost of debt	-111,9	-131,2	-14,7%
Restatement of Corio's debt mark to market amortization	-37,1		
Restatement financial allowance & financial restructuring	40,8	26,2	55,7%
Share in equity method investees	26,9	17,1	57,7%
Current tax expenses	-13,4	-11,5	16,5%
Restatement acquisition costs and portfolio restructuring	2,3	0,0	-
Net current cash flow (total share)	**390,2**	**264,4**	**47,6%**
Net current cash flow (group share)	**329,6**	**206,2**	**59,9%**
Restatement payroll expenses (employee benefits, stock-options)	-4,4	-4,3	2,2%
Restatement amortization allowances and provisions for contingencies and losses	-6,5	-5,6	16,3%
Other restatements related to tax	0,0	0,0	-
EPRA Earnings	**318,7**	**196,3**	**62,4%**
Per share			
Net current cash flow per share (in euro)	**1,07**	**1,05**	**1,4%**
EPRA Earnings per share (in euro)	**1,03**	**1,00**	**3,0%**
Average number of shares	308 661 324	195 732 258	

3. ECONOMIC ENVIRONMENT

In the Eurozone, the economic outlook is expected to continue to improve over the second half of the year. The business climate has recently shown an upturn, especially in Italy (at its highest since 2007) and in Spain (at its highest since the early 2000s). GDP growth is now expected to reach +1.4% in 2015 (after 0.9% in 2014 and after being negative in 2012 and 2013), mainly driven by private consumption for the Eurozone as a whole (+1.6%) as well as for the other countries where Klépierre operates.

***Expected GDP changes for 2015 – 2016*[1]**

	France-Belgium		Italy	Scandinavia			Iberia		Eastern Europe				Germany
	France	Belgium		Norway	Sweden	Denmark	Spain	Portugal	Poland	Hungary	Czech Republic	Turkey	
2015	1,1%	1,3%	0,6%	1,2%	2,8%	1,9%	2,9%	1,6%	3,5%	3,0%	3,1%	3,1%	1,6%
2016	1,7%	1,8%	1,5%	1,5%	3,0%	2,3%	2,8%	1,8%	3,7%	2,2%	2,5%	3,9%	2,3%

4. CHANGE IN RETAILER SALES

Retailer sales in Klépierre shopping malls rose by 3.8% on a like-for-like pro forma basis[2] for the 6 months ended June 30, 2015 compared to the same period in 2014. Business showed a certain degree of momentum as private consumption has generally recovered since the beginning of the year. Excluding new extensions (Romagna Shopping Valley in Italy, Dresden in Germany, and Kristianstad in Sweden), retailer sales are up 3.2% for the period.

Year-on-year retail sales change through June 2015	Like-for-Like	Like-for-Like excluding extensions
France	1,7%	1,7%
Belgium	1,1%	1,1%
France-Belgium	**1,6%**	**1,6%**
Italy	**6,5%**	**5,7%**
Norway	-1,6%	-1,6%
Sweden	7,3%	5,5%
Denmark	4,3%	4,3%
Scandinavia	**2,4%**	**1,8%**
Netherlands	**N/A**	**N/A**
Spain	5,8%	5,8%
Portugal	6,4%	6,4%
Iberia	**5,9%**	**5,9%**
Germany	**9,5%**	**-0,1%**
Poland	-2,5%	-2,5%
Hungary	10,1%	10,1%
Czech Republic	6,2%	6,2%
Turkey	16,5%	16,5%
Eastern Europe	**4,8%**	**4,8%**
SHOPPING CENTERS	3,8%	3,2%

Like-for-like pro forma changes in retailer sales presented in this section assume that the Corio and Plenilunio acquisitions occurred on January 1, 2014.

[1] OECD (May 2015)

[2] Retailer sales performance for H1 2015 compared to H1 2014 assumes that the Corio and Plenilunio acquisitions occurred on January 1, 2014. Like-for-like excludes the impact of asset sales. Retailer sales from the Dutch portfolio are not included in these numbers as retailers do not report sales to Klépierre. Primark sales are estimated on a conservative basis.

4.1. FRANCE-BELGIUM

France

From just +0.2% in 2014, the GDP growth forecast for 2015 improved in the first half of 2015 (+1.1% vs. +0.8% six months ago). Nevertheless, national retailer sales remained under pressure according to the national indices (year-to-date through May - IFLS[3]: +0.5%, CNCC: -1.8%). As a comparison, over the same 5-month period, on a like-for-like basis, retailer sales rose +1.2% in Klépierre malls.
Over the first half of 2015, retailer sales increased by 1.7%, with some centers posting significant growth due to major re-tenanting initiatives, such as at Grand Littoral (+10.2% excluding Primark) and Annecy Courier (+4.3% following the opening of Zara).

Belgium

Ten years after it opened, Louvain-la-Neuve continues to trend positively (+1.1%).

4.2. ITALY

After a long recession, the Italian economy has started its gradual recovery. GDP is expected to grow by 0.6% in 2015 and by 1.5% in 2016. Though exports will continue to support growth, the recovery should broaden to include private consumption. Sluggish private investment will be countered by rising public infrastructure spending. Economic growth should result in job creations and lead to a decrease in the unemployment rate.
In this more upbeat economic environment, retailer sales turned clearly positive. In Klépierre malls, retailer sales rose by 6.5% over the first six months (+5.7% excluding the extension of Romagna Shopping Valley in Rimini). This trend was observed in all shopping centers and for all business segments. After dropping last year, household goods sales (22% of total sales) made a robust recovery (+7.3% like-for-like same stores), with good performance for electronics operators. Fashion (46% of total sales) – which drove growth last year – continued to strengthen (+4.1% like-for-like same stores).

4.3. SCANDINAVIA

Sweden

Private consumption and investment continue to grow briskly, while foreign trade is expected to rise significantly but to post a modest contribution to GDP growth. Unemployment is projected to recede slowly. Monetary policy is highly expansionary and should remain so until inflation is clearly moving towards target. Residential investment is growing rapidly from a low level, responding to strong housing demand. Business investment growth is robust. Intangibles, notably software and R&D, account for a large share of corporate investment.
In this favorable context, retailer sales were very dynamic in the first half of the year, showing positive growth in every shopping center. Including the extension of Galleria Boulevard (Kristianstad), retailer sales increased by 7.3%. Excluding this extension, growth reached +5.5%, driven by the good performance of Emporia (+11.7%).

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[3] Institut Français du Libre Service

Norway

Growth is expected to weaken in 2015, falling to 1.2% as the decline in oil prices is impacting the petroleum sector and investments, with spillovers into the mainland economy. A gradual recovery in 2016 will get support from firmer business investment in non-oil activities and stronger external demand. The unemployment rate is expected to drift upward to slightly above 4% and wage growth is set to moderate. Inflation will remain low given the economic slack.
At Klépierre malls, retailer sales are being affected by the emergence of competition against three shopping centers: Asane (Bergen), Maxi Storsenter (Hamar), and Lillestrom (Oslo). Aggregated for the first six months of 2015, sales decreased by 1.6%. Metro (+13.9%) and Gulskogen (+3.7%), both in greater Oslo, and Vinterbro (refurbished in 2013) turned in strong performances.

Denmark

Economic growth is projected to rise by 1.9% this year and by 2.3% in 2016, thanks to improved trade prospects, a weaker effective exchange rate, lower energy prices, and easing financial conditions. Improved confidence, recovering house prices and a savings surplus in the private sector will underpin gathering momentum in business investment and private consumption.
Retailer sales in Klépierre malls increased by 4.3% over the first half of 2015.

4.4. IBERIA

Spain

Robust growth is projected over the next two years. Private consumption growth will be supported by rising employment and income, household tax cuts, and lower fuel prices and interest rates.
In this context, retailer sales significantly increased at Klépierre malls over the first six months of the year (+5.8%), a performance that was mainly driven by robust sales for dominant assets: La Gavia (Madrid: +8.4%), Plenilunio (Madrid: +11.6%), and Meridiano (Tenerife: +12.5%).

Portugal

Recovery is expected to strengthen in 2015 on the back of strong external demand, a weaker euro, and lower oil prices. After contracting for three years, domestic demand has started to improve and business investment is expected to pick up further in 2016. The unemployment rate should continue to fall moderately.
Retailer sales at Klépierre malls rose by 6.4% over the first half of the year, with increases observed for every shopping center. Growth is particularly robust for the three major centers: Aqua Portimão (+13.3%), Espaço Guimarães (+8.3%), and Parque Nascente (+3.3%).

4.5. GERMANY

Economic growth is expected to strengthen, driven by both domestic and external demand. Household consumption should get support from a solid labor market (still improving), low interest rates, and low oil prices.
Retailer sales at Klépierre malls (+9.5% in the first half) were boosted by the good performance of Centrum Galerie in Dresden following completion of the refurbishment and the opening of Primark. Basement of Boulevard Berlin is currently under refurbishment to accommodate a new supermarket

operator, Kaiser’s. On a like-for-like basis (excluding Boulevard Berlin and Centrum Galerie), retailer sales were virtually unchanged (-0.1%) compared with the first half of 2014.

4.6. EASTERN EUROPE

Poland

The economic situation will remain favorable and GDP should continue to get support from private consumption. However, tenant sales at Klépierre malls were slightly negative (-2.5%) over the first six months due to the impact of new competition in Lublin (-12.5%). The two other major shopping centers posted positive tenant sales (Sadyba: +3.2% and Poznan: +0.6%).

Hungary

In a still favorable economic context and improving household income, retailer sales rose substantially over the first half of 2015. For Klépierre malls, sales were up 10.1%, positively oriented in every retail segment, especially household equipment (boosted by electronics) and personal products.

Czech Republic

The economic expansion has gained momentum as renewed consumer confidence and income growth are supporting consumer spending. Retailer sales also continued to improve (+6.2%) at the three shopping centers owned by Klépierre (Nový Smìchov: +3.3%, Plzeň: +11.6%, Novo Plaza: +14.6%).

Turkey

GDP growth is projected to pick up gradually over 2015 and 2016, after the “wait and see” attitude of businesses and households dissipates. Despite the current climate of low confidence due to the geopolitical situation in the region, household consumption is expected to increase significantly.
At Klépierre malls, retailer sales rose by 16.5% over the first six months of the year, notably boosted by re-tenanting efforts at Tarsu (+30%) and Teraspark (+28% thanks to new openings and especially Mediamark). All shopping centers sales were up compared to the same period last year.

5. RENTAL BUSINESS

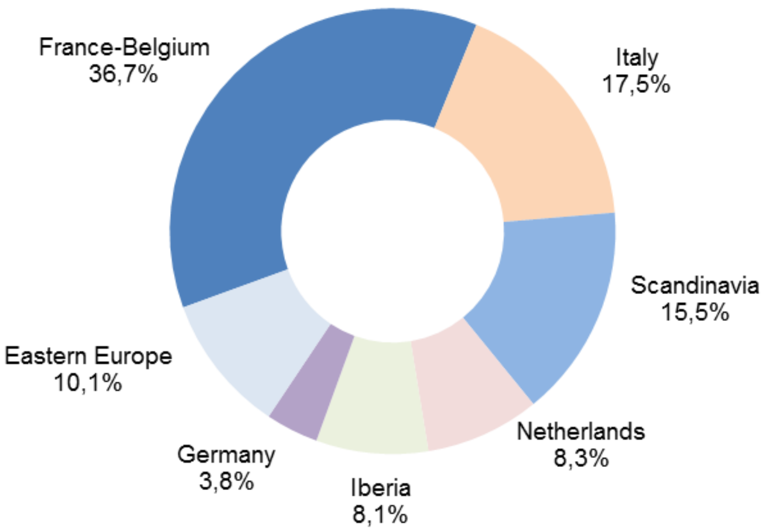
Gross rents total share amounted to 603.8 million euros for the first half of 2015, compared with 437.5 million euros for the same period last year. Total consolidated net rental income amounted to 525.2 million euros, up 126.5 million euros compared to the first half of 2014 and including:

- 166.5 million euros in net rental income from ex-Corio assets contributing since January 1, 2015.
- a 40.0 million euro decrease on Klépierre's stand-alone, explained as follows:
  - a decrease of 48.6 million euros due to portfolio changes, such as the disposal of non-core shopping centers in 2014 (in particular the sale of 126 retail galleries to Carmila in April 16, 2014) and the acquisition of Plenilunio (Madrid) in March 26, 2015. This item also includes the impact of the first application of IFRIC 21, as explained in section 4.2;
  - an increase of 11.0 million euros reflecting net rental income growth on a like-for-like basis;
  - a 2.4 million euro decrease linked to foreign exchange rate effects.

In section 8.1, to provide more insight into the net rental income change of the combined portfolio, the net rental income change is reported on a like-for-like pro forma basis and is defined as follows: it assumes that Corio has been fully consolidated as of January 1, 2014, but that all other acquisitions, opening of new spaces and disposals that have occurred since January 1, 2014 are excluded. It excludes the foreign exchange impact.

5.1. SHOPPING CENTER SEGMENT (96.7% of consolidated net rental income)

***Shopping center breakdown
in net rental income by region
Period ended June 30, 2015 (total share)***



Shopping center gross rental income amounted to 585.8 million euros, up 40.9% in the first half of 2015 compared to last year. This change reflects the acquisition of Corio combined with the disposal by Klépierre of non-core shopping since January 1, 2014. Shopping center net rental income amounted to 508.0 million euros, a 34.2% increase on a current basis compared to the first half of

2014, as Corio has been consolidated as of January 1, 2015. On a like-for-like basis and pro forma Corio,[4] shopping center net rental income total share was up by 2.8%. Index-linked rental adjustments contributed to 0.4% of this increase. France-Belgium, Scandinavia, Iberia, and Eastern Europe posted growth above 3.0%, while the negative performance of the Corio portfolio acquired in the Netherlands weighed negatively on the Group level.

On a like-for-like[5] basis (excluding Corio), shopping center net rental income was up 3.5%, with all regions contributing positively to this solid growth, which reflects the continuing focus on improving the operating performance of our shopping centers.

Shopping center business summary

	Volume of leases renewed and relet (€M)	Reversion (%)	Reversion (€M)	OCR(1)	EPRA Vacancy rate	Late payment rate (2)
France-Belgium	14,3	13,1%	1,9	12,4%	3,3%	2,4%
Italy	13,4	7,9%	1,1	11,6%	2,6%	2,9%
Scandinavia	10,0	9,5%	1,0	10,7%	4,1%	0,5%
Netherlands (3)	0,7	14,2%	0,1	-	5,6%	2,9%
Iberia(4)	4,7	9,2%	0,4	13,5%	8,4%	1,3%
Germany	0,5	16,9%	0,1	12,3%	6,8%	7,0%
Eastern Europe(4)	7,7	11,0%	0,8	13,1%	5,6%	3,6%
TOTAL	**51,3**	**10,4%**	**5,4**	**12,0%**	**4,2%**	**2,3%**

(1) Occupancy cost ratio. Data not provided for the Netherlands as retailers do not report sales to Klépierre
(2) Rate 12-month rolling
(3) Excluding leases signed on the 9 shopping centers to be sold to Wereldhave
(4) Data for Iberia and Central Europe include temporary rental discounts

Property management in the first half of 2015 led to the signature of 900 leases for operated areas, translating into additional annual minimum guaranteed rents of 10.9 million euros. These signatures included 767 leases that were renewed or relet, representing 5.4 million euros worth of additional annual minimum guaranteed rents.
At the Group level, the shopping center vacancy rate (EPRA format) increased from 3.0% at year-end 2014 to 4.2% at June 30, 2015, mostly due to the impact of the acquired Corio portfolio, whose vacancy rate stood at 6.4% as of June 2015.

5.1.1. France-Belgium (36.7% of shopping center net rental income)

in million euros	Net rental income current			Net rental income proforma like-for-like			EPRA Vacancy rate
(total share)	06/30/2015	06/30/2014	Change	06/30/2015	06/30/2014	Change	06/30/2015
France	179,6 (1)	171,2	4,9%	180,9	175,7	2,9%	3,4%
Belgium	6,7	6,4	5,3%	6,7	6,4	5,3%	0,9%
France-Belgium	**186,4**	**177,6**	**4,9%**	**187,6**	**182,1**	**3,0%**	**3,3%**

(1) Including IFRIC 21 impact for -1.8 million euros

France

The change in net rental income on a current basis results from the combined impact of the sale of 56 retail galleries in April 2014 and the addition of 12 shopping centers from the acquisition of Corio. On a like-for-like and pro forma basis, net rental income is up by 2.9% in a negative index-linked rental

[4] Assuming Corio is acquired and consolidated as of January 1, 2014. Like-for-like definition for the rest of the consolidated scope, i.e., excluding the impact of asset sales, acquisitions, new spaces opened since January 1, 2014, and foreign exchange impacts.

[5] Excluding the impact of asset sales and acquisitions since January 1, 2014, extensions opened since January 2014, and foreign exchange impacts.

adjustment environment (-0.2%), reflecting the positive impact of successful re-tenanting campaigns completed in 2014, mainly at Créteil Soleil and Val d'Europe, and the strong performance of St.Lazare Paris.

125 leases were signed in the first half of 2015, translating into a 12.9% reversion rate on lease renewals and relets. Major leasing highlights are as follows: Primark signed for additional space at Créteil Soleil (Paris area), building on the success it has met since opening in June 2014. The store will be the largest in France, with close to 11,000 sq.m. In the same center, Zara opened its largest store in Ile-de-France last February, covering more than 3,240 sq.m., and implemented its latest concept, which combines women, men and children's wear. The clothing chain is leasing additional space at Val d'Europe in the Greater Paris Area, to reach 2,850 sq.m.. H&M also signed to enlarge its store as part of the extension scheme due to open in early 2017 and Kiabi just signed a lease for 2,000 sq.m., set to open before year-end. In addition, the Val d'Europe extension will include Nike and Rituals, which signed leases in the second quarter. Mango inaugurated one of its largest stores in France, over 2,200 sq.m., at Grand'Place (Grenoble). JD Sports opened a new store at Mondeville (Caen) in May. At Blagnac (Toulouse area), a new lease was signed with Uniqlo for a 950 sq.m. store, its first for the brand in the region. Galeries Lafayette signed a letter of intention for new stores at Nailloux Outlet Village (Toulouse region) and Chôlet Marques Avenues (Nantes).
Leasing teams were also active in renewing the food and restaurant offer. At Val d'Europe, the food court is currently being restructured and will welcome Exki, Factory & Co, and 2 exclusive concepts for a shopping center setting - Indiana Café and Big Fernand. Exki will also open a new restaurant at Passages (Paris area). Among the other new leases signed in the second quarter, with openings scheduled before year-end: Vapiano at Créteil-Soleil, which will strengthen the offer; and Starbucks at Bègles Rives d'Arcins, which will open the second Starbucks of the Bordeaux region over 220 sq.m. Burger King is pursuing its expansion and will inaugurate a 740 sq.m. restaurant at Le Millénaire (Paris region) during the fourth quarter. At Le Millénaire, Carrefour opened its 3,000 sq.m. extension in June, to reach more than 9,000 sq.m.

Belgium

L'esplanade in Louvain-la-Neuve continues to post strong operating performances: net rental income is up by 5.3% following a successful re-tenanting campaign completed in 2014.

5.1.2. Italy (17.5% of shopping center net rental income)

in million euros	Net rental income current			Net rental income proforma like-for-like			EPRA Vacancy rate
(total share)	06/30/2015	06/30/2014	Change	06/30/2015	06/30/2014	Change	06/30/2015
Italy	**89,1 (1)**	**47,6**	**87,2%**	**77,4**	**75,8**	**2,2%**	**2,6%**

(1) Including IFRIC 21 impact for -3.4 million euros

Net rental income almost doubled compared with the first half of 2014 on a current basis thanks to the addition of 10 shopping centers following the Corio acquisition and the additional contribution of the Romagna Shopping Valley (Rimini region) extension-refurbishment scheme inaugurated in November 2014. These additions have more than offset the impact of the sale of 7 retail galleries to Carmila that was completed in April 2014. Net rental income rose by 2.2% on a like-for-like pro forma basis with no contribution from index-linked adjustments. This performance is attributable to an 8% reversion rate posted on leases renewed and relets during the first half and by an improvement in debt collection.

Leasing activity was sustained in the first half, with 138 leases signed, in particular in the large shopping centers acquired from Corio. OVS (fashion) opened its 17th department store in the Italian portfolio, covering 1,000 sq.m., at Montebello. Other major signatures include M.A.C Cosmetics (Estée Lauder Group) at Milanofiori (Milan), Pandora (jewelry) at Il Destriero (Vittuone), and Vans at Campania (Naples). Lui Jo signed for a new shop at Il Leone di Lonato, which will strengthen and upgrade the center's fashion offer, and it has just inaugurated its new concept for men at Porta di Roma and Nave de Vero (Venice).

5.1.3. Scandinavia (15.5% of shopping center net rental income)

in million euros	Net rental income current			Net rental income like-for-like			EPRA Vacancy rate
(total share)	06/30/2015	06/30/2014	Change	06/30/2015	06/30/2014	Change	06/30/2015
Norway	25,8	26,6	-2,9%	26,0	25,4	2,4%	3,0%
Sweden	30,6	38,7	-20,9%	28,4	27,7	2,4%	2,1%
Denmark	22,1	21,2	4,0%	22,0	20,5	6,9%	8,5%
Scandinavia	**78,5**	**86,5**	**-9,3%**	**76,4**	**73,7**	**3,7%**	**4,1%**

Norway

On a like-for-like basis, net rental income is up by 2.4%, driven by sound performances across the portfolio and sustained index-linked adjustments. The change on a current portfolio basis mainly reflects the depreciation of the Norwegian krone versus the euro.

Among the 85 leases signed during the first half, M.A.C. (Estée Lauder Group) chose Amanda Storsenter (Haugesund) to open a new store in April 2015. The reversion rate on renewals and relets is 7.0%.

Sweden

On a like-for-like basis, net rental income is up by 2.4%, sustained by the sound performances of large malls, Emporia in particular. On a current portfolio basis, the significant decrease in net rental income is due to the sale of five shopping centers effective July 1, 2014 and the depreciation of the Swedish krone versus the euro.

86 leases were signed in the first half, with a 11.0% reversion rate. Victoria's Secret opened its first store in a Scandinavian shopping center at Emporia (Malmö) on April 1. The opening was a great success, with 4,000 shoppers welcomed that day. Thomas Sabo (German jeweler) chose Emporia to open its third exclusive store in the country. At Kupolen (Borlänge), ICA (supermarket) will reduce and completely refurbish its premises, allowing for 7 new stores to be created. Negotiations are underway with international retailers to enlarge the retail mix. Cubus (men, women and children apparel) chose the center to open a 750 sq.m. store. At Torp (Uddevalla), Sportshopen opened a 3,600 sq.m. department store in June. At Allum (Partille), the fashion offer was upgraded with the opening of Rut & Circle (women) and Volt.

Denmark

Net rental income increased by 6.9% on a like-for-like basis, outperforming index-linked rental adjustments (+420 bps). This performance reflects the reletting of temporary vacancies, in particular at Brunn's. At Field's, the cinema extension expected to open in August of this year is attracting additional interest from retailers. New leases signed include Fona – the Danish electronic goods retailer - at Brunn's and Tiger of Sweden (upscale menswear) at Field's.

The change on a current portfolio basis includes the impact of a non-recurring property tax refund in the first half of 2014.

5.1.4. Netherlands (8.2% of shopping center net rental income)

in million euros (total share)	Net rental income current 06/30/2015	06/30/2014	Change	Net rental income proforma like-for-like 06/30/2015	06/30/2014	Change	EPRA Vacancy rate 06/30/2015
Netherlands	**42,2 (1)**	**-**	**NA**	**35,0**	**35,7**	**-2,0%**	**5,6%**

(1) Including IFRIC 21 impact for -1.8 million euros

This country is a new region of presence for Klépierre. On a like-for-like pro forma basis, net rental income contracted by 2.0% (-0.7 €M) due to temporary vacancies and negative reversion on leases signed in the whole portfolio. On June 24, a conditional agreement was signed with Wereldhave on the disposal of a portfolio of 9 shopping centers located in the Netherlands for a total consideration of 770 million euros (including duties). This transaction is expected to close at the end of the third quarter of 2015. On July 17, the competition authorities – whose opinion was a condition precedent to closing – approved transaction. These assets contributed 21.9 million euros to net rental income for the first half.

On the leasing front, Kiko opened its third store in the Netherlands at Alexandrium (Rotterdam) and H&M will inaugurate a 3,800 sq.m. store at Hoog Catharijne (Utrecht) in September.

5.1.5. Iberia (8.1% of shopping center net rental income)

in million euros (total share)	Net rental income current 06/30/2015	06/30/2014	Change	Net rental income proforma like-for-like 06/30/2015	06/30/2014	Change	EPRA Vacancy rate 06/30/2015
Spain	32,2 (1)	24,2	33,2%	28,1	27,3	2,7%	5,7%
Portugal	9,1	7,2	27,8%	9,1	8,8	4,3%	16,4%
Iberia	**41,4**	**31,3**	**32,0%**	**37,2**	**36,1**	**3,1%**	**8,4%**

(1) Including IFRIC 21 impact for -0.2 million euros

Spain

The change in net rental income reflects the impact of the sale of 65 retail galleries in 2014[6] and of the sale of Vega Plaza (Molina de Segura) in 2015, the addition of 9 centers to the portfolio following the Corio acquisition, and the consolidation of Plenilunio (Madrid). On a like-for-like pro forma portfolio basis, net rental income is up 2.7%, driven by the performance of La Gavia (Madrid) and Meridiano (Tenerife) and mitigated by the performance of the remaining portfolio essentially due to the contribution of Corio's assets.

93 leases were signed in the first half. La Gavia welcomed 2 new shoe retailers (Skechers and Elena Hernandez) and a renovated Douglas store, and Pandora upgraded its store with its latest concept. Leases were signed with the following brands to open before year-end: 2 new restaurants (Taco Bell and Pani Pasta), Intimissimi (Calzedonia Group), and TimeRoad (jewelry). At Plenilunio, Mango opened one of its largest department stores in the Madrid region with its full concept. New leases signed at this center in the second quarter resulted in significant reversion rates. At Meridiano, leases were signed with Kiko and KFC (first openings in the Canary Islands) and with H&M, which will operate a 2,100 sq.m. store on two levels.

[6] 63 retail galleries sold to Carmila and Txingudi and Las Huertas galleries.

Portugal

Pro forma net rental income is up by 4.3% despite no help from indexation.

Lefties (Inditex Group) opened two new stores in March at Aqua Portimão (Algarve, 1,020 sq.m.) and at Espaço Guimarães (1,610 sq.m.). In addition, at Aqua Portimão the 3 Calzedonia Group brands (Calzedonia, Intimissimi and Tezenis) implemented their latest concepts and Desigual opened a new store.

5.1.6. Germany (3.8% of shopping center net rental income)

in million euros	Net rental income current			Net rental income proforma like-for-like			EPRA Vacancy rate
(total share)	06/30/2015	06/30/2014	Change	06/30/2015	06/30/2014	Change	06/30/2015
Germany	**19,4 (1)**	**-**	**NA**	**9,2**	**9,1**	**1,5%**	**6,8%**

(1) Including IFRIC 21 impact for -2.4 million euros

Net rental income is up 1.5% on a like-for-like pro forma basis.

Current re-tenanting actions led to the signing of significant leases across the portfolio, driving a strong increase in revenue and footfall. Following a complete restructuring of the basement level, Kaiser's will open a 2,100 sq.m. hypermarket by September 2015 at Boulevard Berlin. The latter welcomed a San Francisco Coffee Company shop close to its main entrance, which was joined by a Kusmi Tea shop and a Superdry store. At Centrum Galerie (Dresden), leases were signed with XTI Shoes (a Spanish retailer, first implementation in Germany), Orchestra (children's clothing brand), and Sächsische Eismanufaktur (ice cream).

5.1.7. Eastern Europe (10.1% of shopping center net rental income)

in million euros	Net rental income current			Net rental income proforma like-for-like			EPRA Vacancy rate
(total share)	06/30/2015	06/30/2014	Change	06/30/2015	06/30/2014	Change	06/30/2015
Poland	16,2	15,5	4,4%	16,2	15,8	2,8%	4,7%
Hungary	9,0	8,5	6,0%	8,8	8,4	4,9%	11,0%
Czech Republic	11,9	11,5	3,3%	11,9	11,6	3,0%	0,6%
Turkey	13,1	-	NA	12,7	12,0	5,4%	6,4%
Others	0,9	-0,1	NA	1,1	0,2	NA	10,0%
Eastern Europe	**51,1**	**35,4**	**44,2%**	**50,7**	**47,9**	**5,7%**	**5,6%**

Poland

Net rental income growth is supported by positive performances posted by all of the centers in the portfolio.

Successful renewal campaigns are currently being pursued at Poznan Plaza – leases were signed with Douglas, Zara and Sephora, notably – and at Sadyba Best Mall, where leases have been signed with Samsonite and Sephora. The latter also renewed its lease at Kraków Plaza. New Balance opened a new store at Lublin Plaza. In all, 58 leases renewed or relet during the first half of 2015, with a 5.3% reversion rate.

Czech Republic

Net rental income is up 3.3% thanks to the positive contribution of the country's three centers, once again outperforming index-linked rental adjustments, driven by successful re-tenanting – translating into a 18.7% reversion rate – and cost streamlining campaigns.

New leases signed during the first half of 2015 confirm Nový Smichov's (Prague) status as the preferred center for retailers entering or expanding in the Czech market. Kusmi Tea and Jeff de Bruges opened their first stores in the country. Starbucks also opened a store in July. The center's Beauty/Health offer was strengthened by leases signed with Estée Lauder, Korres, and The Body Shop.

Hungary

Each of the country's centers recorded net rental income growth that more than offset the impact of disposals completed in March 2015 (Zala, Csepel and Szeged) and October 2014 (Kanisza). On a like-for-like basis, net rental income growth was driven by cost streamlining efforts and a decrease in the vacancy rate.

Leases were signed with iStyle (Apple premium reseller) at Corvin (Budapest); with Pepco (a new fashion brand in Hungary) at Debrecen Plaza, Nyír Plaza and Duna Plaza; and with KFC at Győr Plaza and Miskolc Plaza. The fashion offer was strengthened at Corvin with the signing of leases with LLP Group brands (Reserved, Cropptown, House and Sinsay).

Turkey

Net rental income grew 5.4% on a like-for-like pro forma basis (excluding Akmerkez[7]), mainly thanks to the full year effect of 2014 leasing actions. The change on a current basis takes into account a leasing indemnity and the appreciation of the USD versus the euro.

Significant re-tenanting actions were completed during the first half, with strong reversion rates. Bursa (Anatolium) welcomed a Koçtaş store (the leading DIY retailer in Turkey) and Deichmann (a German shoe retailer) expanded its premises. At Tekira, DeFacto, a popular fashion retailer with operations in close to 250 stores across the country, opened a store. Flormar (a make-up retailer with more than 400 stores worldwide) opened a new store at Teras Park.

[7] Consolidated using the equity method.

5.1.8. Foreign currency impact on like-for-like net rental income pro forma over 6 months

6-month change like-for-like pro forma (total share)	constant forex	current forex
Norway	2,4%	-2,0%
Sweden	2,4%	-1,8%
Denmark	6,9%	7,0%
Scandinavia	**3,7%**	**0,5%**
Poland	2,8%	4,2%
Hungary	4,9%	6,0%
Czech Republic	3,0%	3,2%
Turkey	5,4%	7,4%
Eastern Europe	**5,7%**	**6,8%**
SHOPPING CENTERS	2,8%	2,4%

5.2. OTHER ACTIVITIES (3.3% of consolidated rental income)

in million euros	Net rental income current			Net rental income like-for-like			EPRA Vacancy rate
(total share)	06/30/2015	06/30/2014	Change	06/30/2015	06/30/2014	Change	06/30/2015
Other activities	17,2	20,2	-14,8%	16,7	16,8	-0,6%	2,2%

Net rental income on a like-for-like basis was down by 0.6% due to a slight increase in the vacancy rate following the termination of 13 leases by Défi Mode in May 2014. On a current basis, the decrease is also attributable to the disposal of a 10-unit portfolio (February 2014), two Chaussea units (October 2014) a 13 Buffalo Grill restaurants (February 2015), three units located in Franconville (March 2015) and the full exit from the office property business completed during the first half of 2014.

5.3. FEE INCOME

Fee income totaled 45.2 million euros, compared to 34.4 million euros for the same period last year.

6. DEVELOPMENTS AND DISPOSALS

6.1. INVESTMENTS MADE IN H1 2015

The first quarter of 2015 was marked by the completion of the Corio acquisition, following an exchange offer that was launched in the fourth quarter of 2014: 93.6% of Corio shareholders tendered their shares during the public exchange offer that closed on January 16, 2015. Klépierre and Corio merged on March 31, 2015.

A total of 487.8 million euros was invested during the first half of the year:

- 375 million euros were dedicated to the acquisition of 100% of Plenilunio, completed on March 26. This acquisition complements Klépierre's existing retail platform in Spain and enhances its portfolio profile. Opened in 2006, Plenilunio welcomes 10.5 million visitors annually and is one of the major shopping centers in the region around Madrid, where Klépierre already owns two of the most prominent shopping malls: La Gavia (Southeast Madrid) and Principe Pio (Madrid center). Plenilunio is expected to contribute around 20 million euros of annualized gross rents as of April 1, 2015.
- Other investments were allocated to projects in the Group's committed development pipeline: Marseille Bourse extension-refurbishment and Val d'Europe extension, Marseille Prado and Besançon Pasteur constructions in France, Hoog Catharijne extension-refurbishment in the Netherlands, and Kristianstad in Sweden (see section "H2 2015-2020 DEVELOPMENT PIPELINE").

6.2. H2 2015-2020 DEVELOPMENT PIPELINE

The Group's development pipeline represents 3.5 billion euros worth of investments, including 0.8 billion euros worth of committed projects[8] with an average expected yield of 7.0%, 1.4 billion euros worth of controlled projects,[9] and 1.3 billion euros of identified projects.[10] In group share terms, the total pipeline represents 3.0 billion euros: 0.7 billion euros worth of committed projects, 1.1 billion euros worth of controlled projects, and 1.2 billion euros worth of identified projects.

The Group focuses its development capabilities on Europe's most dynamic regions in France, Scandinavia, Italy, and the Netherlands:

- 71% of committed and controlled projects are extension-refurbishments plans aimed at capitalizing on shopping destinations that have demonstrated their leadership in their respective catchment areas.
- 29% of committed and controlled projects are greenfield projects integrated into large urban development programs supported by efficient transportation network plans and residential and office building projects.

Committed projects are progressing well, according to schedule:

- Markthal (Rotterdam, The Netherlands): an 11,200 sq.m. retail scheme acquired on July 13, 2015. Since its opening in October 2014, the center has welcomed 6 million visitors, far exceeding expectations.

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[8] Projects that are in the process of completion, for which Klépierre controls the land and has obtained the necessary administrative approvals and permits.

[9] Projects that are in the process of advanced review, for which Klépierre has control over the land (acquisition made or under offer, contingent on obtaining the necessary administrative approvals and permits).

[10] Projects that are in the process of being put together and negotiated.

- Field’s (Copenhagen, Denmark): the 8,500 sq.m. extension due to open in August will feature the new Nordisk Film Biografer flagship cinema and a revamped food court, which will strengthen Field’s leadership in the Copenhagen region.
- Besançon Pasteur (Besançon, France): a new 14,800 sq.m. scheme located in the very heart of the city. H&M, Kiko, Mango, Marionnaud, and Monoprix rank among the brands which will open to the public next November.
- Centre Bourse (Marseille, France), whose new façades unveiled in June 2015 have just received the first Versailles architectural prize, will open its extension-refurbishment under the ClubStore® umbrella in the first half of 2016.
- Val d’Europe (Paris region): the 17,000 sq.m. extension, which will be added to this 100,000 sq.m. retail scheme in Eastern Paris, has already attracted international retailers such as Primark, Uniqlo, H&M, and Nike, which are expected to inaugurate their stores in the first half 2017.
- Hoog Catharijne (Utrecht, Netherlands): the second phase of the extension-refurbishment of this leading shopping hub - built over Utrecht’s train station, which welcomes 26 million passengers a year - will be delivered in the first half of 2017.
- Galleria Boulevard (Kristianstad, Sweden): the third phase of this new scheme in downtown Kristianstad is expected to open its gates in the second half 2017.
- Prado (Marseille, France): in the second half of 2017, this 23,000 sq.m. new development designed by Benoy – one of the world’s pre-eminent retail architecture firms – located in one of the most affluent districts of Marseille, feature 50 stores and a 9,400 sqm. Galeries Lafayette flagship store.

Development project	Country	City	Type	Klépierre equity interest	Estimated cost (1) (M€)	Cost to date (M€)	Floor area (sq.m.)	Expected opening date
Field's	Denmark	Copenhagen	extension	56,1%	17	14	8 500	H2 2015
Markthal	the Netherlands	Rotterdam	new development	100,0%	47	4	11 200	H2 2015
Les Passages Pasteur	France	Besançon	new development	100,0%	48	36	14 800	H2 2015
Centre Bourse	France	Marseille	extension-refurbishment	50,0%	18	13	2 700	H1 2016
Val d'Europe	France	Paris region	extension	55,0%	94	41	17 000	H1 2017
Hoog Catharijne Phase 2	the Netherlands	Utrecht	extension-refurbishment	100,0%	282	112	42 100	H1 2017
Other projets (incl. Prado)					277	181	60 273	
TOTAL COMMITTED PROJECTS					**783**	**401**	**156 573**	
Créteil Soleil - Phase 1	France	Paris region	extension-refurbishment	80,0%	70	2	11 000	H2 2018
Bègles Rives d'Arcins	France	Bordeaux	extension	52,0%	27	4	12 300	H2 2017-H2 2020
Grand Portet	France	Toulouse region	extension-refurbishment	83,0%	65	8	8 000	H2 2019
Grand Littoral extension	France	Marseille	extension	100,0%	30	0	12 000	H1 2019
Grenoble Grand Place	France	Grenoble	extension	100,0%	40	0	15 000	H2 2018
Montpellier Odysseum	France	Montpellier	extension	100,0%	28	0	10 800	H2 2018
Allum	Sweden	Allum	redevelopment	56,1%	75	5	20 000	H2 2019
Gran Reno	Italy	Bologna	extension	100,0%	122	1	15 900	H2 2018
L'esplanade	Belgium	Brussels region	extension	100,0%	131	16	20 650	H2 2020
Hoog Catharijne Phase 3	the Netherlands	Utrecht	extension refurbishment	100,0%	187	26	23 700	H1 2019
Vitrolles	France	Marseille region	extension	83,0%	80	0	18 050	H2 2019
Viva	Denmark	Odense	new development	56,1%	176	38	48 500	H2 2020
Givors	France	Lyon region	extension	83,0%	80	8	16 000	H2 2020
Arcades	France	Paris region	extension	53,6%	91	0	18 000	H2 2020
Økernsenteret(2)	Norway	Oslo	redevelopment	28,1%	94	4	29 823	H2 2020
Other projets					54	17	34 597	
TOTAL CONTROLLED PROJECTS					**1 349**	**129**	**314 320**	
TOTAL IDENTIFIED PROJECTS					**1 334**	**111**	**222 711**	
TOTAL					**3 465**	**640**	**693 604**	

(1) Estimated cost price before financial costs.
(2) Asset consolidated under equity method. For this project estimated cost and cost to date are reported for Klépierre share of equity. Floor area is the total area of the project.

6.3. DISPOSALS COMPLETED SINCE JANUARY 1, 2015

Assets	GLA (sq.m.)	Sale price (€M)	Date
Hovlandsbanen (Norway) (50% land-call in Nordbyen disposal)	0		3/2/2015
Zala, Csepel and Szeged (Hungary)	37 688		3/31/2015
Vega Plaza (Murcia, Spain)	10 428		4/10/2015
Cremona Due (Italy) (1 shop : Poste)	92		5/11/2015
Total shopping centers		**16,1**	
Galaxy portfolio (13 Buffalo Grill restaurants)	7 618		2/18/2015
Franconville (portfolio of 3 assets)	2 052		3/16/2015
Total other activities (France)		**33,7**	
TOTAL DISPOSALS (€M, excl. duties)		**49,8**	

Since January 1, 2015, the Group has signed a total of around 900 million euros worth of disposals or sale and purchase promissory agreements, in line with its asset rotation strategy, whose aim is to reinforce the retail portfolio's exposure to prime shopping destinations located in the most dynamic regions and cities of Continental Europe.

Completed disposals since the beginning of the year amounted to 49.8 million euros. The assets sold are community shopping centers in Hungary (3 centers) and Spain (1 center) and two portfolios of retail assets located in France.

On June 24, 2015 Klépierre announced[11] that it had reached a conditional agreement with Wereldhave on the disposal of a portfolio of 9 convenience and district shopping centers, mostly located in cities outside the affluent Randstad region in the Netherlands, for a total consideration of 770 million euros.[12] This transaction is expected to close at the end of the third quarter of 2015. On July 17, the competition authorities approved the transaction.

Other sale and purchase promissory agreements amount to c. 70 million euros.

[11] For more information please refer to the press release published on *www.klepierre.com*

[12] Total share, including transfer duties but excluding potentially applicable VAT. Consideration is 730 million euros excluding transfer duties

7. CONSOLIDATED EARNINGS AND CASH FLOW

7.1. CONSOLIDATED EARNINGS

In millions of euros	06/30/2015	06/30/2014
Rental income	**609,2**	**443,3**
Rental & building expenses	-84,1	-44,6
Net rental income	**525,2**	**398,7**
Management and administrative income	45,2	34,4
Other operating income	8,8	6,6
Payroll expense	-83,6	-55,3
Survey & research costs	-0,8	-2,5
Other general expenses	-38,8	-22,6
EBITDA	**456,0**	**359,5**
D&A on investment property & PPE	-234,4	-177,8
Provisions	0,6	-0,8
Proceeds of sales	1,2	849,5
Goodwill depreciation	0,0	0,0
Results of operations	**223,4**	**1030,3**
Net cost of debt	-111,9	-131,2
Change in the fair value of financial instruments	-3,6	-11,9
Share in earnings for equity method investees	3,5	3,2
Pre-tax current income	**111,4**	**890,5**
Corporate income tax	-19,9	-22,0
Net income	**91,5**	**868,5**
Non-controlling interests	-28,9	-165,8
NET INCOME (GROUP SHARE)	**62,6**	**702,8**

The merger of Corio with Klépierre in the first half of 2015 makes the comparison with the same period last year non relevant.

Net rental income for first six months of 2015 came to 525.2 million euros, an increase of 126.5 million euros compared with the same period last year mostly due to the Corio acquisition (+166.5 million euros).

Net rental income is impacted by the IFRIC 21 application for an amount of -9.5 million euros.

For further explanation, please refer to “Rental business” section.

Management and administrative income (fees) from service businesses totaled 45.2 million euros, mainly deriving from the development pipeline and the real-estate management fees. Corio contributed for 13.3 million euros.

Other operating income of 8.8 million euros primarily includes gains on works reinvoiced to tenants.

Payroll expenses were 83.6 million euros and other general expenses came to 38.8 million euros, including one-off costs in connection with the merger. The Group expects that 60% of the targeted operating cost synergies (20 million euros annually announced in connection with the merger with Corio) will be recorded in 2015.

Survey and research costs on development projects amounted to 0.8 million euros.

EBITDA for the first half of 2015 was 456.0 million euros.

Depreciation and impairment allowance on property & PPE was 234.4 million euros for the period, including a 34.6 million euro investment property impairment allowance. The contribution of Corio amounts to 72 million euros.

Net proceeds from the sale of assets amounted to 1.2 million euros, compared with 849.5 million euros for the same period last year. In the first six months of 2014, this item included the effect of the disposal of retail galleries to Carmila in April 2014, the three remaining office building of the portfolio, and a retail unit portfolio.

Operating income totaled 223.4 million euros at June 30, 2015.

The net cost of debt amounted to 111.9 million euros. The debt restructuring (bond buyback and hedging adjustments) set up in 2015 has allowed the new Group to refinance itself at lower rates.

Klépierre’s financial policy and structure are described in more detail in the “Financial policy” section.

Further to the acquisition and according to IFRS rules, Corio’s debt has been reappraised at market value in the consolidated financial statements. As a consequence, the net cost of debt for the first half of 2015 included a 37.1 million euros positive restatement. This amount has been eliminated from the net current cash flow (see “Change in Net current cash flow” section).

The share of earnings for equity investees reached 3.5 million euros.

Tax expenses were 19.9 million euros:

- Tax payable was -13.1 million euros, including the 3% tax dividend in France (0.2 million euros). As a reminder, the first half of 2014 included the impact of the disposal of 2.0 billion euros worth of retail galleries.
- Deferred taxes amounted -6.8 million euros, mainly due to the reversal of deferred tax losses.

Consolidated net income was 91.5 million euros.

The minority share of net income (non-controlling interests) for the period was 28.9 million euros, bringing the group share of net income to 62.6 million euros.

7.2. EPRA COST RATIO

The purpose of the EPRA cost ratio is to reflect the relevant overhead and operating costs of the business. It is calculated by expressing the sum of property expenses (net of service charge recoveries and third-party asset management fees) and administrative expenses (excluding exceptional items) as a percentage of gross rental income.

In million of euros	06/30/2015	06/30/2014
Administrative / operating expense line per IFRS income statement	-145,7	-108,9
Net service charge costs/fees	-33,8 (1)	-18,0
Management fees less actual/estimated profit element	45,2	34,4
Other operating income/recharges intended to cover overhead expenses less any related profit	8,8	6,6
Share of Joint Ventures Expenses	-9,8	-4,3
Exclude (if part of the above):		
Invesment Property depreciation	NA	NA
Ground rents costs	NA	NA
Service charge costs recovered through rents but not separately invoiced	NA	NA
EPRA Costs (including vacancy costs) (A)	**-135,4**	**-90,2**
Direct vacancy costs	-17,4	-8,8
EPRA Costs (excluding vacancy costs) (B)	**-118,0**	**-81,4**
Gross Rental Income less ground rents - per IFRS	**599,0**	**439,7**
Less: service fee / cost component of Gross Rental Income	NA	NA
Add: share of Joint ventures (Gross Rental Income less ground rents)	55,8	26,1
Gross Rental Income (C)	**654,9**	**465,8**
EPRA Cost Ratio (including direct vacancy costs) (A/C)	**20,7%**	**19,4%**
EPRA Cost Ratio (excluding direct vacancy costs) (B/C)	**18,0%**	**17,5%**

(1) Restated from IFRIC 21 H2 impact (-9.5 €M).

The cost structure for the first half of 2015 is impacted by the acquisition of Corio. In order to correct these non-recurring effects, 16 million euros have been offset from the line “Administrative / operating expenses”.

As a reminder, Corio’s last disclosed EPRA cost ratio was 23.9% (December 31, 2014). Since a significant part of the cost synergies will be recorded in the second half, the Group’s EPRA cost ratio is expected to go down for the year end.

7.3. CHANGE IN NET CURRENT CASH FLOW

In millions of euros	06/30/2015	06/30/2014	Δ
Total share			
EBITDA	**456,0**	**359,5**	**96,6**
Employee benefits, stock-options expenses and non-current operating expenses	17,0	4,3	12,7
IFRIC 21 H2 impact	9,5		9,5
Acquisition costs on share deals and non-controlling joint venture interests	2,3		2,3
Operating cash flow	**484,9**	**363,8**	**121,1**
Net cost of debt	-111,9	-131,2	19,3
Corio's debt mark to market amortization	-37,1		-37,1
Financial instruments close-out costs	40,8	26,2	14,6
Net current cash flow before taxes	**376,7**	**258,8**	**117,9**
Share in equity method investees	26,9	17,1	9,8
Current tax expenses	-13,4	-11,5	-1,9
Net current cash flow (total share)	**390,2**	**264,4**	**125,8**
Group share			
Net current cash flow (group share)	**329,6**	**206,2**	**123,4**
Employee benefits, stock-options expenses and non-current operating expenses	-4,4	-4,3	-0,1
Amortization allowances and provisions for contingencies and losses	-6,5	-5,6	-0,9
Other restatements related to tax	0,0	0,0	0,0
EPRA Earnings	**318,7**	**196,3**	**122,4**
Number of shares	308 661 324	195 732 258	
Per share			
Net current cash flow per share (in euro)	**1,07**	**1,05**	**0,01**
EPRA Earnings per share (in euro)	**1,03**	**1,00**	**0,03**

Net current cash flow totaled 390.2 million euros for the period ended June 30, 2015. Group share, it amounted to 329.6 million euros. On a per share basis, net current cash flow is up 1.4% to 1.07 euros.

The cost structure for the first half of 2015 is impacted by the acquisition of Corio. In order to correct these non-recurring effects, a total amount of 16 million euros have been offset from the Net current cash flow and EPRA Earnings calculations.

8. NET ASSET VALUE

8.1. APPRAISAL OF THE GROUP'S ASSETS

8.1.1. Methodology

On December 31 and June 30 of each year, Klépierre adjusts the value of its net assets per share (NAV). The valuation method used entails adding unrealized capital gains to the book value of consolidated shareholders' equity. These unrealized gains reflect the difference between independently appraised market values and book values recorded in the consolidated financial statements.

Klépierre entrusts the task of appraising its real estate assets to various appraisers. For the period ended June 30, 2015, these appraisals were carried out by the following appraisers:

Appraisers	Portfolios	Number of assets	Valuation[1]	%	June report	December report
JLL 29,0%	France	44	3747	16,2%	summarized	detailed + summarized
	Belgium	2	347	1,5%	summarized	detailed + summarized
	Italy	20	1915	8,3%	summarized	detailed + summarized
	Greece	3	22	0,1%	summarized	detailed + summarized
	Turkey	4	682	3,0%	summarized	detailed + summarized
DTZ 39,4%	France	22	3509	15,2%	summarized	detailed + summarized
	Norway	11	1369	5,9%	summarized	detailed + summarized
	Sweden	5	1178	5,1%	summarized	detailed + summarized
	Denmark	3	944	4,1%	summarized	detailed + summarized
	Poland	7	428	1,9%	summarized	detailed + summarized
	Hungary	9	221	1,0%	summarized	detailed + summarized
	Czech Republic and Slovakia	4	403	1,7%	summarized	detailed + summarized
	Netherlands	13	890	3,9%	summarized	detailed + summarized
	Turkey	3	161	0,7%	summarized	detailed + summarized
CBRE 21,3%	France	11	1216	5,3%	summarized	detailed + summarized
	Italy	12	1346	5,8%	summarized	detailed + summarized
	Spain	15	1039	4,5%	summarized	detailed + summarized
	Portugal	8	345	1,5%	summarized	detailed + summarized
	Netherlands	2	983	4,3%	summarized	detailed + summarized
BNPP Real Estate 6,6%	France (retail properties)	285	504	2,2%	summarized	detailed + summarized
	Germany	5	1012	4,4%	summarized	detailed + summarized
Others 3,7%	- Italy (Fund K2) - SAVILLS - Italy (Porta di Roma) - C&W	5	861	3,7%	summarized	detailed + summarized

[1] Values in millions of euros including transfer duties

These appraisal assignments were conducted in accordance with the Code of Compliance for SIICs, as well as with the Real Estate Appraisal Guidelines (*Charte de l'Expertise en Evaluation Immobilière),* the recommendations of the COB/CNCC working group chaired by Mr. Barthès de Ruyther, and the standards set forth by the RICS and the IVSC.

8.1.2. Results of appraisals

The value of the combined portfolio, including ex-Corio assets consolidated for the first time as at June 30, 2015, was 21.9 billion euros total share and 18.9 billion euros group share (excluding transfer duties). In total share, shopping centers accounted for 97.8% of the portfolio and retail properties for 2.2%. On a group share basis, these percentages are 97.5% and 2.5%, respectively.

In accordance with IAS 40, the Group's committed development projects are taken into account at fair value using appraisals established by in-house teams. On June 30, 2015, only Besançon Pasteur (France) and Kristianstad (Sweden) are concerned. Projects that are not appraised are carried at their cost price. Projects under development represent 2.1% of the Group's property portfolio.

Investments in assets consolidated according the equity method are included based on the fair value of the shares and taking into account receivables on facilities granted by the Group.

In order to offer more insight into the evolution of the combined portfolio, the like-for-like increase over 6 months has been computed on a pro forma basis including Corio's assets as at December 31, 2014.

Valuation of the property portfolio, total share (excluding duties)

In millions of euros	06/30/2015	In % of total portfolio	Change over 6 months			Change over 12 months	
			12/31/2014	Current portfolio basis	Like-for-like* pro forma change	06/30/2014	Current portfolio basis
France	7 814	35,6%	6 216	25,7%	1,7%	6 048	29,2%
Belgium	366	1,7%	323	13,4%	14,2%	301	21,6%
France- Belgium	**8 180**	**37,3%**	**6 539**	**25,1%**	**2,2%**	**6 349**	**28,8%**
Italy	**3 504**	**16,0%**	**1 514**	**131,4%**	**4,1%**	**1 486**	**135,8%**
Norway	1 209	5,5%	1 179	2,5%	1,1%	1 247	-3,1%
Sweden	1 279	5,8%	1 214	5,3%	3,6%	1 558	-17,9%
Denmark	1 024	4,7%	1 020	0,4%	0,2%	984	4,1%
Scandinavia	**3 512**	**16,0%**	**3 413**	**2,9%**	**1,7%**	**3 789**	**17,3%**
Netherlands	**1 810**	**8,2%**	**0**	**NA**	**2,3%**	**0**	**-**
Spain	1 400	6,4%	495	182,5%	6,3%	491	185,0%
Portugal	311	1,4%	251	24,1%	-4,4%	250	24,5%
Iberia	**1 711**	**7,8%**	**746**	**129,3%**	**4,1%**	**741**	**130,9%**
Germany	**1 082**	**4,9%**	**0**	**NA**	**1,6%**	**0**	**-**
Poland	428	1,9%	434	-1,3%	-1,4%	441	-3,0%
Hungary	227	1,0%	265	-14,6%	-13,1%	282	-19,7%
Czech Republic	388	1,8%	358	8,3%	8,3%	346	12,2%
Turkey	584	2,7%	0	NA	-0,6%	0	-
Others	49	0,2%	38	27,2%	-3,2%	40	21,0%
Eastern Europe	**1 675**	**7,6%**	**1 095**	**53,0%**	**-0,8%**	**1 109**	**51,1%**
TOTAL SHOPPING CENTERS	**21 474**	**97,8%**	**13 308**	**61,4%**	**2,3%**	**13 474**	**59,4%**
TOTAL OTHER ACTIVITIES	**472**	**2,2%**	**513**	**-8,0%**	**-1,5%**	**528**	**-10,6%**
TOTAL PORTFOLIO	21 946	100,0%	13 821	58,8%	2,2%	14 002	56,7%

*For Scandinavia and Turkey change is indicated on constant portfolio and forex basis

Valuation of the property portfolio, group share (excluding duties)

In millions of euros	06/30/2015	In % of total portfolio	Change over 6 months			Change over 12 months	
			12/31/2014	Current portfolio basis	Like-for-like* pro forma change	06/30/2014	Current portfolio basis
France	6 476	34,3%	4 930	31,4%	1,6%	4 813	34,6%
Belgium	366	1,9%	323	13,4%	14,2%	301	21,6%
France- Belgium	**6 842**	**36,2%**	**5 253**	**30,2%**	**2,2%**	**5 114**	**33,8%**
Italy	**3 456**	**18,3%**	**1 466**	**135,7%**	**4,2%**	**1 437**	**140,5%**
Norway	678	3,6%	662	2,5%	1,1%	700	-3,1%
Sweden	717	3,8%	681	5,3%	3,6%	874	-17,9%
Denmark	575	3,0%	572	0,4%	0,2%	552	4,1%
Scandinavia	**1 970**	**10,4%**	**1 915**	**2,9%**	**1,7%**	**2 126**	**-7,3%**
Netherlands	**1 810**	**9,6%**	**0**	**NA**	**2,3%**	**0**	**NA**
Spain	1 363	7,2%	466	192,2%	6,7%	460	196,2%
Portugal	311	1,6%	251	24,1%	-4,4%	250	24,5%
Iberia	**1 674**	**8,9%**	**717**	**133,5%**	**4,4%**	**710**	**135,8%**
Germany	**1 028**	**5,4%**	**0**	**NA**	**1,6%**	**0**	**NA**
Poland	428	2,3%	434	-1,3%	-1,4%	441	-3,0%
Hungary	227	1,2%	265	-14,6%	-13,1%	282	-19,7%
Czech Republic	388	2,1%	358	8,3%	8,3%	346	12,2%
Turkey	561	3,0%	0	NA	-0,4%	0	NA
Others	45	0,2%	34	31,1%	-2,8%	36	25,1%
Eastern Europe	**1 648**	**8,7%**	**1 091**	**51,0%**	**-0,8%**	**1 105**	**49,2%**
TOTAL SHOPPING CENTERS	**18 429**	**97,5%**	**10 443**	**76,5%**	**2,4%**	**10 492**	**75,7%**
TOTAL OTHER ACTIVITIES	**472**	**2,5%**	**513**	**-8,0%**	**-1,5%**	**528**	**-10,6%**
TOTAL PORTFOLIO	**18 901**	**100,0%**	**10 956**	**72,5%**	**2,3%**	**11 020**	**71,5%**

*For Scandinavia and Turkey change is indicated on constant portfolio and forex basis

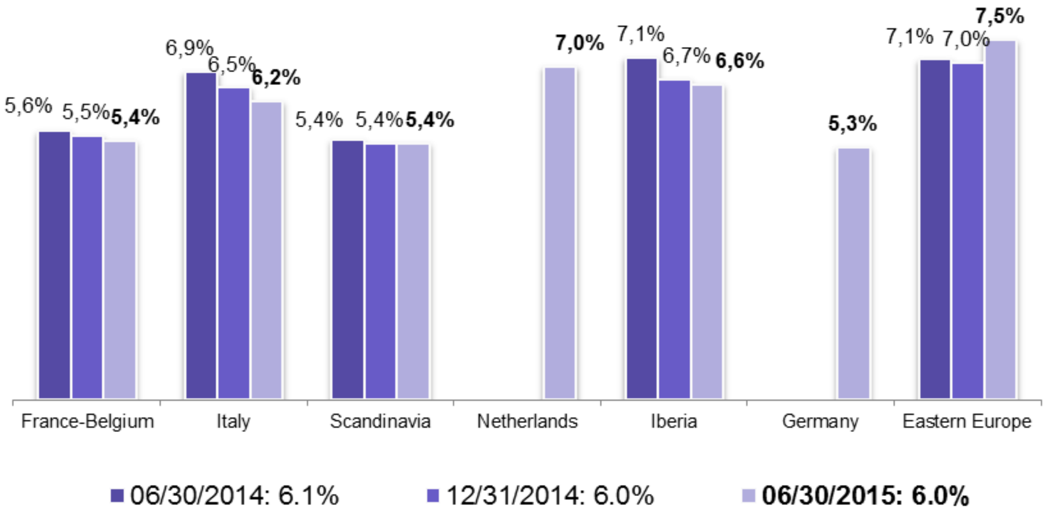
Shopping centers

The value of the shopping center portfolio, transfer duties excluded, was 21,474 million euros (18,429 €M group share) on June 30, 2015, an increase of 8,166 million euros compared to December 31, 2014 (+61.4%), mainly due to the Corio acquisition. The change on a current portfolio basis also includes the exchange rate impact related to the depreciation of the euro against the Scandinavian currencies and the US dollar at June 30, 2015 vs. exchange rates at December 31, 2014 (+74 €M).

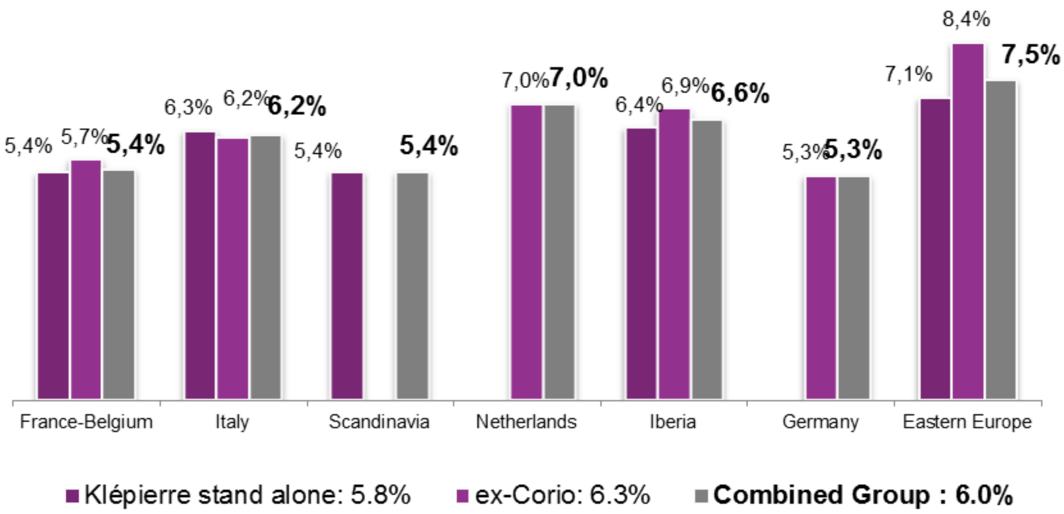
On a like-for-like pro forma portfolio and exchange rate basis, the value of the shopping center portfolio, excluding transfer duties, increased by 2.3% (+433 €M) over 6 months.

The average yield rate of the portfolio stands at 6.0% excluding duties, down by 20 bps on a pro forma basis compared with December 31, 2014.

Change in yields (group share) – shopping center portfolio



June 30, 2015 yields (group share) – shopping center portfolio



Other activities

The value of the retail asset portfolio excluding transfer duties stands at 472 million euros, a decrease of 8.0% over 6 months. The change on a current portfolio basis is due to the disposal of 16 units in February and March 2015.

On constant portfolio basis, the change in the value of the retail assets is -1.5% over 6 months.

The average yield rate of the portfolio stands at 7.4% excluding duties, an increase of 20 bps compared with December 31, 2014.

8.2. EPRA NET ASSET VALUE AND TRIPLE NET ASSET VALUE

In millions of euros	06/30/2015	12/31/2014	06/30/2014	Change over 6 months		Change over 12 months	
Consolidated shareholders' equity (group share)	**6 408**	**2 421**	**2 482**	**3987**	**164,6%**	**3926**	**158,1%**
Unrealized capital gains on portfolio (duties included)	4 547	3 759	3 463	788	21,0%	1085	31,3%
Goodwill restatement	-1 307	0	0	-1307	NA	-1307	NA
Fair value of financial instruments	43	119	109	-76	-63,8%	-66	-60,4%
Defered tax on asset values on the balance sheet	709	273	272	436	159,9%	437	160,9%
Reconstitution NAV	**10 401**	**6 572**	**6 326**	**3829**	**58,3%**	**4075**	**64,4%**
Duties and fees on the sale of assets	-432	-283	-263	-149	52,7%	-169	64,2%
EPRA NAV	**9 969**	**6 289**	**6 062**	**3680**	**58,5%**	**3906**	**64,4%**
Effective taxes on capital gains	-201	-149	-137	-52	34,6%	-64	46,5%
Fair value of financial instruments	-43	-119	-109	76	-63,8%	66	-60,4%
Fair value of fixed-rate debt	-119	-210	-191	91	-43,4%	72	NA
EPRA NNNAV	**9 606**	**5 811**	**5 626**	**3795**	**65,3%**	**3980**	**70,7%**
Number of shares, end of period (after dilutive effect)	311 192 385	196 104 723	196 072 738				
Per share (€)							
Reconstitution NAV per share	**33,4**	**33,5**	**32,3**	**-0,1**	**-0,3%**	**1,2**	**3,6%**
EPRA NAV per share	**32,0**	**32,1**	**30,9**	**0,0**	**-0,1%**	**1,1**	**3,6%**
EPRA NNNAV per share	**30,9**	**29,6**	**28,7**	**1,2**	**4,2%**	**2,2**	**7,6%**

EPRA NAV per share was 32.0 euros on June 30, 2014, versus 30.9 euros on June 30, 2014 and 32.1 euros on December 31, 2014. The mark-to-market of former Corio's fixed-rate debts is now recorded in Klépierre's consolidated shareholders' equity at June 30, 2015. As such, it is also included in June 30, 2015 NAV (-1.0 €).

Over 6 months, on a per share basis, EPRA NNNAV reflects a cash flow contribution of 1.07 euro, the distribution impact (-1.3 €)[13], the increase in like-for-like portfolio valuation (+1.3 €), and the change in the fair value of financial instruments (+0.4 €), partly offset by transaction costs and purchase price adjustments (-0.3 €) in connection with the Corio acquisition.

[13] A 0.91€ interim dividend per share was paid up by Klépierre on January 12, 2015 (199,470,340 shares) followed by a 0.69€ final dividend per share paid up on April 21, 2015 (314,356,063 shares).

9. FINANCIAL POLICY

9.1. FINANCIAL RESOURCES

9.1.1. Change in net debt

As of June 30, 2015, consolidated net debt is 9 399 million euros, compared to 5,325 million euros on December 31, 2014.
This 4 074 million euro increase is mainly attributable to the consolidation of Corio's debt for a total nominal amount of 3.2 billion euros. The consolidated net debt amount takes into account the cross currency swaps backing US Private Placement issued by Corio.

The other factors explaining the change are the following:

- Klépierre paid a dividend of 394 million euros, of which 179 million euros were paid in January and 215 million euros in April 2015. As a reminder, Corio paid a 104 million euro dividend in January 2015.
- Net investments for the first half amounted to 438 million euros, including the acquisition of Plenilunio and development expenses, mainly Hoog Catharijne, Val d'Europe, and Marseille Prado.
- The depreciation of the euro against the Scandinavian currencies and the USD increased debt by 48 million euros.

At the end of the first half, the Loan-to-Value ratio stood at 41.9%. Including the proposed disposals of the portfolio of 9 shopping centers in the Netherlands expected to be completed in the third quarter of 2015, the LTV ratio would be at 40%.

9.1.2. Available resources

During the first half of 2015, Klépierre actively managed its debt through several transactions that both lowered its cost of debt and increased its average duration:

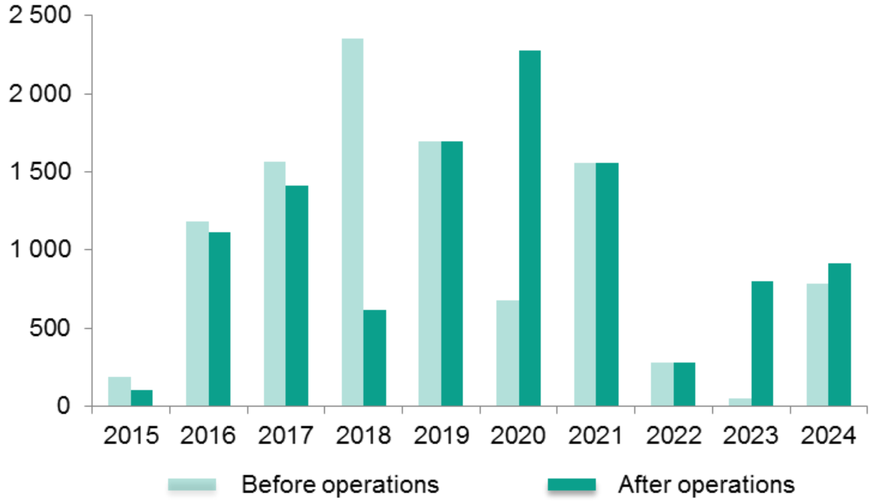
- Klépierre repurchased 358 million euros worth of its short dated notes through a tender offer (April) and through open market transactions
- At the same time, Klépierre issued 880 million euros worth of new long-term notes denominated in euros by reopening the bond maturing November 2024 (130 million euros) and by placing a new benchmark tranche maturing April 2023 (750 million euros) with a record low coupon (1%).

As a consequence, the average duration of the debt reached 5.4 years at the end of June (against 5.3 at year-end 2014 on a pro forma basis). The Group's level of liquidity remains high at more than 2.0 billion euros, a total which includes 1.8 billion euros worth of unused committed credit lines with an average remaining maturity of 4.9 years.

In early July of 2015, Klépierre successfully renegotiated the terms of and extended for a period of 2 years its 750 million euro syndicated revolving credit facility. At the same time, all of the former revolving credit facilities of Corio were replaced by a new 850 million euro 5-year (with two extension options by one year) syndicated revolving credit facility granted by a syndicate of 16 international banks.

After these transactions, the average duration of the debt is increased by 0.2 year, reaching 5.6 years, and the average duration of available credit lines reaches 5.7 years.

Debt maturity schedule
(Authorizations – in millions of euros)

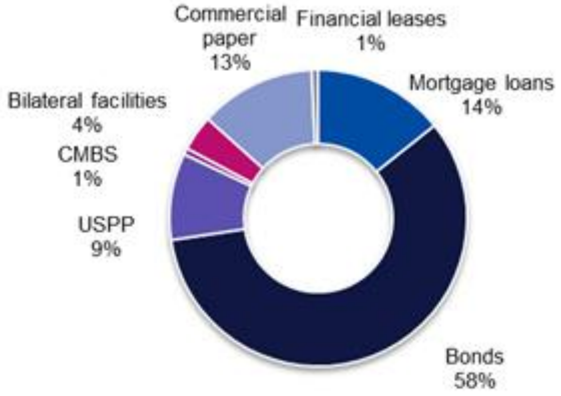


9.1.3. Debt structure and duration

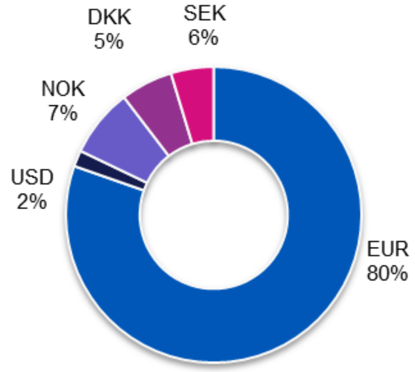
Following to the integration of Corio's debt, the share of capital market sources in the combined debt reached 80%. This share has also been reinforced by recent issuances on the euro and NOK bond markets. This access to capital market resources has also enabled the Group to pursue the reduction of secured debts in the total balance.

The breakdown by currency remains consistent with the geographic exposure of the Group's portfolio of assets and allows for the mitigating of currency risks with the USD denominated debt covering assets located in Turkey that generate rents denominated in USD.

Financing breakdown
by type of resource (Utilizations)



Financing breakdown
by currency (Utilizations)



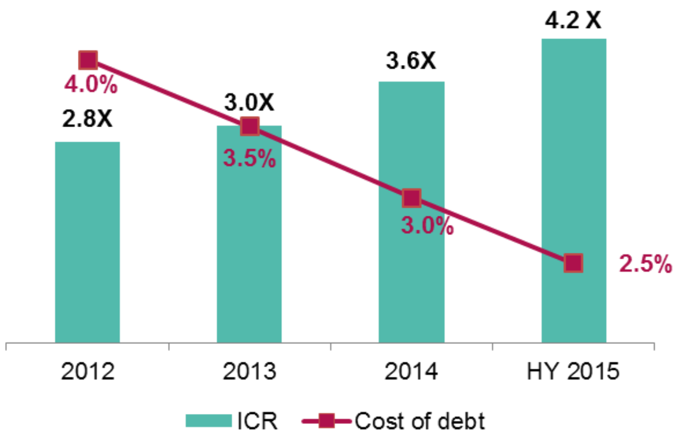
9.2. INTEREST RATE HEDGING

Since Corio's debts were mainly fixed rate, the combined hedging ratio remained above its 70% target with the integration of Corio. During the first half of 2015, the Group continued to restructure its fixed-rate portfolio through swap restructuring and liability management exercises on the bond portfolio.
At the end of the period, it reached 75% and the average duration of the fixed-rate position (4.6 years) remains compliant with the balance-sheet structure.

9.3. COST OF DEBT

The average Group cost of debt continued to fall over the period, reaching 2.5%. This figure reflects the low level of short-term interest rates, the restructuring of the hedging portfolio, and the first impact of the financing costs synergies. The Group expects that the targeted financial costs synergies (10 million euros annually announced in connection with the merger with Corio) will be outperformed in 2015. The low cost of debt during the first half led to a strong 4.2x covering of interest by EBITDA (ICR). Based on the structure of interest rates on June 30, 2015, the Group's annual cash-cost at risk stood at 9 million euros, i.e., the loss due to short-term interest rate movements would be less than 9 million euros 99% of the time.

Historical ICR and Cost of debt



9.4. FINANCIAL RATIOS AND RATING

As of June 30, 2015, the Group's financing covenants remain in line with the commitments in its financing agreements.

In January 2015, following the acquisition of Corio, Standard's & Poor's confirmed the A- rating and its stable outlook, emphasizing the quality and complementarity of the new group.

Financing	Ratios / covenants	Limit [1]	06/30/2015	12/31/2014
Syndicated loans and bilateral loans Klépierre SA	Net debt / Portfolio value ("Loan to Value")	≤ 60%	41,9%	37,6%
	EBITDA / Net interest expenses [2]	≥ 2.0	4,2	3.6
	Secured debt / Portfolio value (excluding Steen & Strøm)	≤ 20%	0,9%	1,3%
	Portfolio value, group share	≥ €8 Bn	€19.3 Bn	€11.2 Bn
	Ratio of financings of subsidiaries (excluding Steen & Strøm) over total gross financial debt	≤ 25%	13,7%	5,8%
Bond issues Klépierre SA	Secured debt / Revalued Net Asset Value (excluding Steen & Strøm)	≤ 50%	1,7%	2,3%

[1] Ratios are based on the 2013 revolving credit facility
[2] The ICR does not include the liability management impact or the gain from Corio's debt revaluation.

A portion of Steen & Strøm's debt is subject to a financial covenant that requires shareholders' equity to be equal to at least 20% of NAV at all times. On June 30, 2015, this ratio was 47.8%.

10. EVENTS SUBSEQUENT TO THE ACCOUNTING CUT-OFF DATE

On July 13, 2015, the Group acquired Markthal, an 11,200 sq.m. retail space located in Rotterdam, the Netherlands. Since it opened in October 2014, the center has attracted 6 million visitors.

In early July, Klépierre renegotiated the terms of and extended for a period of 2 years its 750 million euro syndicated revolving credit facility. At the same time, all of the former revolving credit facilities of Corio were replaced by a new 850 million euro 5-year syndicated revolving credit facility (with two extension options of 1 year each).

11. 2015 GUIDANCE

Supported by its first-half 2015 earnings and a retail business environment that has been improving since the beginning of the year, Klépierre revises its full-year guidance upwards. Net current cash flow per share is now expected to reach 2.15 euros versus the 2.10 – 2.15 euros announced in February 2015.

Cash flow growth will support distribution per share increase for fiscal year 2015.

CONDENSED CONSOLIDATED FINANCIAL STATEMENTS AS OF JUNE 30, 2015

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (EPRA MODEL)

in millions of euros	Notes	06/30/2015	06/30/2014
Gross rental income	*6.1*	609,2	443,3
Land expenses (real estate)	*6.2*	-10,2	-3,6
Non-recovered rental expenses	*6.3*	-43,3	-18,0
Building expenses (owner)	*6.4*	-30,5	-23,0
Net rental income		***525,2***	***398,7***
Management, administrative and related income		45,2	34,4
Other operating revenue	*6.5*	8,8	6,6
Survey and research costs		-0,8	-2,5
Payroll expenses	*10.1*	-83,6	-55,3
Other general expenses		-38,8	-22,6
Depreciation and impairment allowance on investment property	*6.6*	-226,1	-172,1
Depreciation and impairment allowance on intangible assets and property, plant and	*6.6*	-8,3	-5,7
Provisions		0,6	-0,8
Proceeds from disposal of investment properties and equity investments	*6.7*	54,8	1 952,4
Net book value of investment properties and equity investments sold	*6.7*	-53,5	-1 102,9
Income from the disposal of investment properties and equity investments		***1,2***	***849,5***
Operating income		**223,4**	**1 030,3**
Net dividends and provisions on non-consolidated investments		0,0	0,0
Financial income		*81,4*	*56,6*
Financial expenses		*-193,3*	*-187,8*
Net cost of debt	*6.8*	-111,9	-131,2
Change in the fair value of financial instruments		-3,6	-11,9
Effect of discounting		0,0	0,0
Share in earnings of equity method investments	*5.7*	3,5	3,2
Profit before tax		**111,5**	**890,5**
Corporate income tax	*7*	-19,9	-22,0
Net income of consolidated entity		**91,5**	**868,5**
Of which			
Group share		*62,6*	*702,8*
Non-controlling interests		*28,9*	*165,7*
Undiluted average number of shares		**308 661 324**	**195 732 258**
Undiluted comprehensive earnings per share (euro) - Group share		**0,2**	**3,6**
Diluted average number of shares		**308 661 324**	**195 732 258**
Diluted comprehensive earnings per share (euro) - Group share		**0,2**	**3,6**

in millions of euros	06/30/2015	06/30/2014
Net income of consolidated entity	**91,5**	**868,5**
Other comprehensive income items recognized directly as equity	**83,8**	**-41,1**
Effective portion of profits and losses on cash flow hedging instruments (IAS 39)	49,1	-18,0
Translation profits and losses	28,0	-32,9
Tax on other comprehensive income items	2,2	7,5
Items that will be reclassified subsequently to profit or loss	**79,4**	**-43,4**
Income from sales of treasury shares	4,5	2,3
Actuarial gains	-0,1	0,0
Items that will not be reclassified subsequently to profit or loss	**4,4**	**2,3**
Share of other comprehensive income items of equity method investees	0,0	0,0
Total comprehensive income	**175,4**	**827,4**
Of which		
Group share	*132,3*	*673,8*
Non-controlling interests	*43,1*	*153,6*
Undiluted comprehensive earnings per share (euro) - Group Share	**0,4**	**3,4**
Diluted comprehensive earnings per share (euro) - Group share	**0,4**	**3,4**

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (EPRA MODEL)

in millions of euros	Notes	06/30/2015	12/31/2014
Goodwill	*5.1*	1 491,0	129,9
Intangible assets	*5.2*	44,9	46,5
Property, plant and equipment and work in progress	*5.3*	28,6	13,0
Investment property	*5.4*	14 067,3	8 451,0
Investment property under construction	*5.5*	805,6	400,0
Equity method securities	*5.7*	903,7	443,5
Other non-current assets	*5.8*	374,8	173,0
Non-current derivatives	*5.14*	83,7	118,1
Deferred tax assets	*7*	83,3	48,7
NON-CURRENT ASSETS		***17 882,8***	***9 823,7***
Investment property held for sale	*5.6*	729,8	3,5
Inventory		0,0	0,4
Trade accounts and notes receivable	*5.9*	153,1	103,2
Other receivables	*5.10*	441,0	201,0
Tax receivables		*163,5*	*37,4*
Other debtors		*277,5*	*163,6*
Current derivatives	*5.14*	154,6	3,7
Cash and cash equivalents	*5.11*	367,4	140,6
CURRENT ASSETS		***1 845,8***	***452,4***
TOTAL ASSETS		**19 728,7**	**10 276,1**
Share capital		440,1	279,3
Additional paid-in capital		5 818,1	1 773,6
Legal reserves		44,0	27,9
Consolidated reserves		43,4	-299,4
Treasury shares		*-81,7*	*-82,0*
Hedging reserves		*-124,0*	*-172,0*
Other consolidated reserves		*249,1*	*-45,3*
Consolidated earnings		62,6	640,0
Shareholders' equity, group share		6 408,2	2 421,4
Non-controlling interests		1 183,7	1 144,5
SHAREHOLDERS' EQUITY	*5.12*	***7 591,9***	***3 565,9***
Non-current financial liabilities	*5.13*	8 078,5	4 880,4
Long-term provisions	*5.15*	43,3	17,4
Pension commitments	*10.3*	18,4	17,6
Non-current derivatives	*5.14*	80,3	173,4
Security deposits and guarantees		144,8	110,8
Deferred tax liabilities	*7*	773,3	322,3
NON-CURRENT LIABILITIES		***9 138,6***	***5 521,9***
Current financial liabilities	*5.13*	1 972,7	697,4
Bank facilities	*5.11*	220,2	53,8
Trade payables		190,4	117,7
Payables to fixed asset suppliers		50,8	13,0
Other liabilities	*5.16*	363,4	182,8
Current derivatives	*5.14*	0,2	25,3
Social and tax liabilities	*5.16*	200,4	98,3
CURRENT LIABILITIES		***2 998,2***	***1 188,3***
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		**19 728,7**	**10 276,1**

CONSOLIDATED CASH FLOW STATEMENT (EPRA MODEL)

in millions of euros	06/30/2015	06/30/2014
Cash flows from operating activities		
Net income from consolidated companies	91,5	868,5
Elimination of expenditure and income with no cash effect		
or not related to operating activities		
• *Depreciation, amortization and provisions*	*234,6*	*179,1*
• *Capital gains and losses on asset disposals net of taxes and deferred taxes*	*17,8*	*-824,7*
• *Reclassification of financial interests and other items*	*169,2*	*158,0*
Gross cash flow from consolidated companies	**513,1**	**380,9**
Paid taxes	-14,7	-19,8
Change in operating working capital requirement	15,2	1,9
Net cash flows from operating activities	**513,6**	**363,0**
Cash flows from investing activities		
Income from sales of investment properties	52,2	1 557,3
Income from sales of other fixed assets	-	-
Income from disposals of subsidiaries (net of cash disposed)	0,4	380,4
Acquisitions of investment properties	-27,4	-28,8
Acquisition costs of investment properties	-0,5	-0,2
Payments in respect of construction work in progress	-120,2	-74,6
Acquisitions of other fixed assets	-3,1	-8,5
Acquisitions of subsidiaries through deduction of acquired cash	-168,3	5,8
Issuing/repayment of loans and advance payments granted and other investments	-312,2	44,1
Net cash flows from investing activities	**-579,1**	**1 875,6**
Cash flows from financing activities		
Dividends paid to the parent company's shareholders	-393,2	-303,5
Dividends paid to non-controlling interests	-47,4	-304,2
Capital increase	-	-
Repayment of share premium	-	-
Acquisitions/disposal of treasury shares	0,3	12,0
New loans, borrowings and hedging instruments	2 193,9	326,2
Repayment of loans, borrowings and hedging instruments	-1 212,0	-1 610,9
Interest paid	-312,3	-266,9
Other cash flows related to financing activities (1)	-103,8	-31,2
Net cash flows from financing activities	**125,5**	**-2 178,3**
Effect of foreign exchange rate changes on cash and cash equivalents	**0,4**	**-4,3**
CHANGE IN CASH AND CASH EQUIVALENTS	**60,4**	**55,9**
Cash at year-start	***86,8***	***96,3***
Cash at year-end	***147,2***	***152,3***

(1) The flow of the period corresponds to the interim dividend of 103,8 million euros paid out by Corio on January 12, 2015

STATEMENT OF CHANGES IN CONSOLIDATED EQUITY

in millions of euros	Capital	Capital related reserves	Treasury stock	Hedging reserves	Consolidated reserves	Equity, group share	Equity, non-controlling interests	Total equity
Equity at 06/30/2014	**279,3**	**1 801,6**	**-81,5**	**-187,6**	**671,0**	**2 482,7**	**1 156,1**	**3 638,9**
Share capital transactions								
Share-based payments								
Treasury share transactions			-0,6			**-0,6**		**-0,6**
Dividends						**0,0**	0,3	**0,3**
Net income for the period					**-62,8**	**-62,8**	**2,4**	**-60,4**
Gains and losses recognized directly in equity								
Income from sales of treasury shares					0,4	**0,4**	0,0	**0,4**
Income from cash flow hedging				17,4		**17,4**	-3,7	**13,7**
Translation profits and losses					-22,4	**-22,4**	-12,6	**-35,0**
Actuarial gains								
Tax on other comprehensive income items				-2,3	**-0,8**	**-3,1**	0,9	**-2,2**
Other comprehensive income items				**15,1**	**-24,4**	**-9,2**	**-15,7**	**-24,9**
Changes in the scope of consolidation				0,4	13,2	**13,7**	18,9	**32,5**
Other movements					-2,4	**-2,4**	-17,5	**-20,0**
Equity at 12/31/2014	**279,3**	**1 801,6**	**-82,0**	**-172,0**	**594,7**	**2 421,4**	**1 144,5**	**3 565,9**
Share capital transactions	160,8	4 060,5				**4 221,4**		**4 221,4**
Share-based payments								
Treasury share transactions			0,3			**0,3**		**0,3**
Dividends					-393,2	**-393,2**	-47,5	**-440,7**
Net income for the period					**62,6**	**62,6**	**28,9**	**91,5**
Gains and losses recognized directly in equity								
Income from sales of treasury shares					4,5	**4,5**		**4,5**
Income from cash flow hedging				44,6		**44,6**	4,5	**49,1**
Translation profits and losses					17,2	**17,2**	10,9	**28,0**
Actuarial gain or loss					**-0,1**	**-0,1**		**-0,1**
Tax on other comprehensive income items				3,4		**3,4**	-1,2	**2,2**
Other comprehensive income items				**48,0**	**21,6**	**69,6**	**14,2**	**83,8**
Changes in the scope of consolidation					22,6	**22,6**	46,4	**69,1**
Other movements					3,4	**3,4**	-2,8	**0,7**
Equity at 06/30/2015	**440,1**	**5 862,1**	**-81,7**	**-124,0**	**311,8**	**6 408,2**	**1 183,7**	**7 591,9**

1. SIGNIFICANT EVENTS OF THE FIRST HALF OF 2015

1.1. Investments

On January 8, 2015, the Public Exchange Offer initiated by Klépierre SA over the shares of Corio NV has been declared unconditional. 84,727,783 Corio NV shares, representing 84.07% of the shares, have been tendered under the Offer. Following the Post-Acceptance period, Klépierre SA issued 10,976,874 new shares as compensation for the 9,628,837 additional shares tendered by Corio NV. Upon completion of the Offer and of the Post-Acceptance period, Klépierre SA held 93.6% of Corio NV shares.

On March 31, 2015 Klépierre SA and Corio NV finalized the merger. The exchange ratio applied for the merger tallies with the one defined in the Offer that is 1.14 new Klépierre shares for each Corio share (for further information see paragraph 4.2 of the Public Exchange Offer).

In March 2015, the Group acquired 100% of the shopping center Plenilunio, located in Madrid, totaling 70.000m² of rental area. This acquisition was realized with the Orion Group, for the amount of 375 million euros (asset value).

Main investments realized concern projects in The Netherlands (Hoog Catharijne, 33.4 million euros), in Sweden (Kristianstad, 14.5 million euros), in Denmark (Field's, 4.5 million euros) and a set of projects in France (especially Besançon Pasteur, Val d'Europe extension, Prado project and Centre Bourse extension respectively for 10.8 million euros, 10.5 million euros, 5.5 million euros and 5.4 million euros).

1.2. Disposals

During the first semester, Klépierre sold 14 retail units in France for a total amount of 35.6 million euros.

On April 1, 2015, the Group disposed three shopping centers in Hungary (Szeged, Zala and Csepel) for the amount of 2.2 million euros.

The group also disposed the Spanish shopping center Molina for the amount of 2.5 million euros on April 10, 2015.

1.3. Dividend

On April 14, 2015, the shareholders meeting approved the payout of 1.60 euros per share dividend in respect of the 2014 fiscal year, and proposed a cash payment. An interim dividend of 0.91 euro per share was paid out by Klépierre on January 12, 2015 for 180 million euros. On the same date Corio paid out an interim dividend of 1.03 euro per share for a total amount of 103.8 million euros. The remaining 0.69 per share dividend was paid out to the shareholders on April 21, 2015, for the amount of 213 million euros. Cash dividend paid by Klépierre totaled 393.2 million euros (excluding dividends on treasury shares and interim dividend paid out by Corio for 103.8 million euros).

1.4. Debt

Except the consolidation of Corio's indebtedness, the main changes came from the repurchasing of 358 million euros of short-dated notes, mainly financed through the issuance of a new 8 years maturity bond for

750 million euros. 130 million euros have also been issued during the first semester through the reopening of 2024 bond issue.

In Scandinavia, Klépierre has been active through the issuance of a new unsecured fixed-rate bond for an amount of 400 million Norwegian Kroner (46 million euros) and a mortgage loan of 385 million Swedish Kronor (42 million euros) in order to refinance existing mortgage loans in Norwegian Kroner.

2. ACCOUNTING PRINCIPLES AND METHODS

2.1. Corporate reporting

Klépierre is a French corporation (Société anonyme or SA) subject to French company legislation, and more specifically the provisions of the French Commercial Code. The Company's registered office is located at 26 boulevard des Capucines in Paris.

On July 21, 2015, the Executive Board approved the Klépierre SA consolidated financial statements for the period from January 1 to June 30, 2015 and authorized their publication.

Klépierre shares are admitted to trading on Euronext Paris ™ (compartment A) and on Euronext Amsterdam since January 15, 2015.

2.2. Principles of financial statement preparation

The interim consolidated financial statements are prepared and presented in the form of condensed financial statements, according to IAS 34, relative to Interim Financial Reporting. As the accounts are condensed financial statements, they do not include all the information required by IFRS, do not contain all the information and notes required to prepare annual financial statements and, in this respect, they have to be read alongside with the published consolidated financial statements (or the *registration document*) relative to the 2014 fiscal year.

In accordance with Regulation (EC) No. 1126/2008 of November 3, 2008 on the application of international accounting standards, the Klépierre group consolidated financial statements to June 30, 2015 have been prepared in accordance with IFRS published by the IASB, as adopted by the European Union and applicable on that date.

The IFRS framework as adopted by the European Union includes the IFRS (International Financial Reporting Standards), the IAS (International Accounting Standards) and their interpretations (SIC and IFRIC).

This framework is available on the website: *http://ec.europa.eu/internal_market/accounting/ias/index_en.htm*

2.2.1. Standards, amendments and applicable interpretations as of January 1st, 2015

The accounting principles applied to the consolidated financial statements as of June 30, 2015 are identical to those used in the consolidated financial statements as of December 31, 2014, with the exception of the adoption of the following new standards and interpretations, for which application is mandatory for the Group:

- Annual improvements of IFRS : Cycle 2011 – 2013
- IFRIC 21 : Levies

The first application of the IFRIC 21 interpretation resulted in the recognition in the interim consolidated financial statements of the yearly property tax expenses in France, Spain, Italy, the Netherlands and Germany. As a result, the total amount of additional property tax expenses recorded at June 30, 2015 totaled 9.5 million euros and impacted the aggregate "Non-recovered rental expenses". The increase in these expenses resulted in a positive tax effect of 2.3 million euros. The net negative impact of the first application of IFRIC 21 amounted to 7.2 million euros on the Net Income.

2.2.2. Standards, amendments and interpretations of not compulsory application as from January 1st, 2015

The following norms and amendments have been adopted by the European Union as at June 30, 2015 but with a later effective date of application and were not applied in advance by the Group:

- Amendment to IAS 19 : Defined Benefit Plans: Employee Contributions
- Annual improvements of IFRS : Cycle 2010 – 2012

The measurement of the potential impacts of these texts on the consolidated accounts of Klepierre is ongoing.

The following texts were published by the IASB but have not yet been adopted by the European Union:

- Amendment to IAS 28 and IFRS 10: : Sale or asset contribution between associates and Joint Ventures
- Amendments to IAS16 and IAS38 : Clarification of acceptable methods of depreciation and amortization
- Annual improvements of IFRS : Cycle 2012 – 2014
- IFRS 9 : Hedge accounting (final and complete version July 2014)
- IFRS 14 : Regulatory Deferral Accounts. Only for companies which have adopted IFRS standards for the first time, not applicable for Klepierre group.
- IFRS 15 : Revenue from Contracts with Customers
- Amendment to IFRS 11 : Accounting for Acquisitions of Interests in Joint Operations
- Amendment to IAS 27 : Equity Method in Separate Financial Statements
- Amendment to IAS 1 : Disclosure initiative. Presentation of Financial statements.

2.3. Consolidated Financial Statements – basis of preparation

The consolidated financial statements include the financial statements of Klépierre SA and its subsidiaries for the period to June 30, 2015. The financial statements of subsidiaries are prepared for the same accounting period as that of the parent company using consistent accounting methods.

The Group’s consolidated financial statements are prepared on the basis of the historical cost principle, with the exception of financial derivatives and available-for-sale financial assets, which are measured at fair value. The book value of assets and liabilities covered by fair-value hedges, which would otherwise be measured at cost, is adjusted to reflect changes in the fair value of the hedged risks.

The consolidated financial statements are presented in euros, with all amounts rounded to the nearest tenth of a million unless otherwise indicated.

2.4. Use of material judgments and estimates

In preparing these consolidated financial statements in accordance with IFRS, the Group management was required to use estimates and make a number of realistic and reasonable assumptions. Some facts and circumstances may lead to changes in these estimates and assumptions, which would affect the value of the Group’s assets, liabilities, equity and earnings.

The principal assumptions made in respect of future events and other sources of uncertainty relating to the use of year-end estimates for which there is a significant risk of material change to the net book values of assets and liabilities in subsequent years are presented below:

- ***Measurement of goodwill***

The Group tests goodwill for impairment at least once a year as described in the paragraph 2.12.1 of the notes to the consolidated financial statements for the year ended December 31, 2014.

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- ***Investment property***

The Group appoints independent appraisers to perform half-yearly appraisals of its real estate assets in accordance with the methods described in paragraph 2.12.2 of the notes to the consolidated financial statements for the year ended December 31, 2014.

The appraisers make assumptions concerning future flows and rates that have a direct impact on the value of the buildings.

- ***Financial instruments***

The Group assesses the fair value of the financial instruments it uses in accordance with the standard models practiced on the market and IFRS 13 and described in paragraph 2.21.4 of the notes to the consolidated financial statements for the year ended December 31, 2014.

2.5. Options used under IFRS 1

As part of the first application of the IFRS framework, IFRS 1 provides exemptions from some provisions of other IFRS standards. The application of these exemptions is optional.

For the Group, they relate mainly to:

- business combinations: non-restatements of business combinations occurring before the date of transition to IFRS;
- fair value or revaluation as deemed cost: use as deemed cost for property, plant and equipment and investment properties of the fair value applied in the consolidated financial statements in the revaluation carried out on January 1, 2003 following the adoption of SIIC (listed real estate company) status;
- share-based payment transactions: only plans granted after November 7, 2002 whose rights were not yet vested at January 1, 2005 were recognized as an expense on the income statement.

2.6. Investment property

According to IAS 40 almost all of Klépierre real estate meets the definition of “Investment property”. Buildings occupied by the Group are recognized as tangible assets.

Klépierre opted to adopt IAS 40 using the cost accounting model on May 26, 2004. The note 11.1 of the present document includes pro forma financial data in which investment properties are presented on a fair value basis.

2.6.1. Cost model

Fixed assets are recognized at cost, inclusive of duties and fees, and are depreciated using the component method.

The distribution between non-depreciable values (land) and depreciable values (buildings) is established according to the methods set by the appraisers, i.e.:

- based on the land/building ratio for office buildings;
- by comparison with the reconstruction cost for shopping centers.

Depreciation of these assets must reflect consumption of the related economic benefits. It should be:

- calculated on the basis of the depreciable amount, which is equivalent to the acquisition cost less the residual value of the assets;
- spread over the useful life of the fixed assets components. Where individual components have different useful lives, each component whose cost is significant relative to the total cost of the asset must be depreciated separately over its own useful life.

After initial recognition, fixed assets are measured at cost, less any accumulated depreciation and impairment losses. These assets are straight-line depreciated over their useful life.

The depreciation period, depreciation method and residual asset values should be reviewed at each balance sheet date.

In addition, fixed assets are tested for impairment whenever there is evidence of a loss of value at June 30 and December 31. Where such evidence exists, the new recoverable asset value is compared against its net book value, and any impairment is recognized.

Capital gains or losses realized on investment property disposals are recognized under “Income from the disposal of investment properties and equity investments” in the income statement.

2.6.2. The component method

The component method is applied based on the recommendations of the Fédération des Sociétés Immobilières et Foncières (French Federation of Property Companies) for components and useful life:

- for properties developed by the companies themselves, assets are classified by component type and recognized at cost;
- for other properties, components are broken down into four categories: business premises, shopping centers, offices and residential properties.

Four components have been identified for each of these asset types (in addition to land):

- structures;
- facades, cladding and roofing;
- general and technical installations (GTI);
- fittings.

Components are broken down based on the history and technical characteristics of each building.

Klépierre uses the following matrix to determine components:

	Offices		**Shopping centers**		**Retail stores**	
	Period	QP	Period	QP	Period	QP
Structures	60 years	60%	35 to 50 years	50%	30 to 40 years	50%
Facades	30 years	15%	25 years	15%	15 to 25 years	15%
GTI	20 years	15%	20 years	25%	10 to 20 years	25%
Fittings	12 years	10%	10 to 15 years	10%	5 to 15 years	10%

A wear and tear ratio is applied when the acquired property is not new.

Purchase costs are split between land and buildings. The proportion allocated to buildings is amortized over the useful life of the structures.

The residual value is equivalent to the current estimate of the amount the Company would achieve if the asset concerned were already of an age and condition commensurate with the end of its useful life, less disposal expenses.

Given the useful life periods applied, the residual value of components is zero.

2.6.3. Fair value of investment property

The fair value of Klépierre's investment properties is appraised by the independent appraisers responsible for valuing the Group's assets on June 30 and December 31 of each year, but excludes transfer duties and fees (fees are measured on the basis of a direct sale of the asset, even though these costs can, in some cases, be reduced by selling the company that owns the asset). The fair values are determined in compliance with evaluation rules described in IFRS 13. In addition, given the complexity of real estate asset valuations and the nature of certain non-public data (such as the growth of lease rate, capitalization rates), the fair values of the investment properties have been classified as level 3 according to IFRS 13 criteria.

Given the fact that these appraisals are, by their nature, estimates, it is possible that the amount realized on the disposal of some real estate assets will differ from the appraised value of those assets, even where such disposal occurs within a few months of the balance sheet date.

Klépierre entrusts the task of appraising its real estate assets to various appraisers.

Shopping centers are appraised by:

- Jones Lang LaSalle (JLL) appraises 44 French assets, all Greek and Belgian assets, most of the Italian assets and 4 assets in Turkey;
- CBRE appraises 11 French assets, all Portuguese and Spanish assets, 12 Italian assets and 2 Dutch assets;

- DTZ appraises 22 French assets, all Danish, Swedish, and Norwegian assets, all the Eastern Europe assets (Poland, Hungary, Czech Republic and Slovakia), most of Dutch assets and 3 assets in Turkey;
- BNP Paribas Real Estate appraises all the German assets;
- Savills appraises the Italian assets of the K2 fund;
- C&W appraises Porta di Roma in Italy.

Retail stores are appraised by BNP Paribas Real Estate.

All appraisals are conducted in accordance with the principles of the *Charte de l'Expertise en Evaluation Immobilière*, AMF recommendations of February 8, 2010 and RICS standards. The fees paid to appraisers, agreed prior to their appraisal of the properties concerned, are fixed on a lump sum basis to reflect the number and complexity of the assets appraised. The fee is entirely unrelated to the appraised value of the assets concerned.

The appraising methodology of appraisals of Retail assets and Shopping Centers corresponds to the one used in 2014, as indicated in paragraph 2.12.2 of the notes to the consolidated financial statements for the year ended December 31, 2014.

3. SEGMENT INFORMATION

3.1. Segment income statement at June 30, 2015

For management purposes, the Group is structured into business segments and geographic regions. There are in total seven operating segments.

These seven operating segments are structured as follows:

- France/Belgium (including retail assets);
- Scandinavia (Norway, Sweden and Denmark);
- Italy;
- Iberia (Spain, Portugal);
- The Netherlands;
- Germany;
- Eastern Europe (Hungary, Poland, Czech Republic, Turkey, Slovakia and Greece).

The management team monitors the operating results of each business segment independently as a basis for segment decision-making and performance evaluation.

Group financial policy (including the impact of financial income and expenses), corporate activities and tax result calculation are handled at Group level, and are not allocated to the operating segments.

in millions of euros	France-Belgium (1)		Scandinavia		Italy		Iberia		Netherlands		Germany		Eastern Europe		Unaffected (2)		Klepierre Group	
	06/30/15	06/30/14	06/30/15	06/30/14	06/30/15	06/30/14	06/30/15	06/30/14	06/30/15	06/30/14	06/30/15	06/30/14	06/30/15	06/30/14	06/30/15	06/30/14	06/30/15	06/30/14
Gross rents	222,3	209,1	88,6	96,7	99,3	52,1	50,8	35,9	54,7		28,5		59,6	41,3	0,0	2,4	603,8	437,5
Other rental income	3,8	4,7	0,1	0,1	1,1	0,9	0,1	0,0	0,0		0,2		0,1	0,1	0,0	0,0	5,4	5,8
Gross rental income	**226,1**	**213,8**	**88,7**	**96,8**	**100,4**	**53,0**	**50,9**	**35,9**	**54,7**	**0,0**	**28,7**	**0,0**	**59,7**	**41,4**	**0,0**	**2,4**	**609,2**	**443,3**
Rental & building expenses	-22,6	-17,9	-10,1	-10,3	-11,3	-5,4	-9,5	-4,6	-12,6	0,0	-9,3	0,0	-8,6	-6,0	0,0	-0,4	-84,1	-44,6
NET RENTAL INCOME	**203,6**	**195,9**	**78,5**	**86,5**	**89,1**	**47,6**	**41,4**	**31,3**	**42,2**	**0,0**	**19,4**	**0,0**	**51,1**	**35,4**	**0,0**	**1,9**	**525,2**	**398,7**
Management and other income	26,6	22,6	8,1	10,3	6,2	2,7	3,7	2,9	3,6	0,0	2,6	0,0	2,6	2,1	0,4	0,4	53,9	41,1
Payroll and other general expenses	-37,7	-32,0	-16,6	-17,1	-12,4	-5,8	-7,5	-5,2	-16,5	0,0	-6,2	0,0	-7,1	-3,9	-19,0	-16,2	-123,1	-80,3
EBITDA	**192,5**	**186,5**	**70,1**	**79,7**	**82,9**	**44,5**	**37,5**	**29,0**	**29,3**	**0,0**	**15,8**	**0,0**	**46,6**	**33,7**	**-18,6**	**-13,9**	**456,0**	**359,5**
Depreciation and allowance	-82,2	-61,1	-32,8	-31,7	-25,9	-13,7	-27,5	-37,5	-22,9	0,0	-9,7	0,0	-32,7	-34,6	-0,2	0,0	-233,9	-178,6
Income from disposals	6,5	749,1	-2,4	-2,4	0,0	78,1	-1,7	12,0	-1,0	0,0	0,0	0,0	-0,1	-0,4	0,0	13,1	1,2	849,5
Share in earnings of equity method investees	-6,0	-3,6	3,8	5,3	4,5	1,9	-2,3	-0,5	0,0	0,0	0,0	0,0	3,5	0,0	0,0	0,0	3,5	3,2
SEGMENT INCOME	**110,8**	**870,9**	**38,7**	**50,9**	**61,5**	**110,8**	**6,0**	**3,1**	**5,3**	**0,0**	**6,2**	**0,0**	**17,2**	**-1,4**	**-18,8**	**-0,8**	**226,9**	**1 033,6**
Cost of debt																	-111,9	-131,2
Change in the fair value of financial instruments																	**-3,6**	**-11,9**
PROFIT BEFORE TAX																	**111,4**	**890,5**
Corporate income tax																	-19,9	-22,0
NET INCOME																	**91,5**	**868,5**

(1) Shopping centers and Retail

(2) Corporate including remaining Offices portfolio in first half of 2014.

3.2. Net book value of investment property by operating segment

in millions of euros	Net book value of investment property 06/30/2015
France-Belgium (1)	5 084,5
Scandinavia	2 455,0
Italy	2 463,7
Iberia	1 368,7
The Netherlands	818,8
Germany	957,0
Eastern Europe	919,7
TOTAL	**14 067,3**

(1) Including retail assets

3.3. Investment by operating segment

Investments include acquisitions and changes of scope (mainly as a result of Corio acquisition).

in millions of euros	Shopping centers 06/30/2015
Property, plant and equipment	20,5
Investment property	6 544,7
Investment property under construction	438,1
TOTAL	**7 003,2**

3.4. Customer receivables by operating segment

in millions of euros	06/30/2015	12/31/2014
France-Belgium (1)	61,1	53,4
Scandinavia	16,5	15,2
Italy	33,5	12,1
Iberia	16,3	3,8
The Netherlands	1,4	0,0
Germany	2,7	0,0
Eastern Europe	21,6	18,6
TOTAL	**153,1**	**103,2**

(1) Including retail assets

4. SCOPE OF CONSOLIDATION

List of consolidated companies	Country	*Method at 06/30/2015 (1)*	*% of interest*			*% of control*		
			06/30/2015	12/31/2014	Change	06/30/2015	12/31/2014	Change
Holding - Head of the Group								
SA Klépierre	France	**FC**	100,00%	100,00%	-	100,00%	100,00%	-
Shopping centers - France								
SAS KLE 1	France	**FC**	100,00%	100,00%	-	100,00%	100,00%	-
SNC SCOO	France	**FC**	53,64%	53,64%	-	53,64%	53,64%	-
SNC Klécar France	France	**FC**	83,00%	83,00%	-	83,00%	83,00%	-
SNC KC3	France	**FC**	83,00%	83,00%	-	100,00%	100,00%	-
SNC KC4	France	**FC**	83,00%	83,00%	-	100,00%	100,00%	-
SNC KC5	France	**FC**	83,00%	83,00%	-	100,00%	100,00%	-
SNC KC7	France	**FC**	83,00%	83,00%	-	100,00%	100,00%	-
SNC KC9	France	**FC**	83,00%	83,00%	-	100,00%	100,00%	-
SNC KC10	France	**FC**	83,00%	83,00%	-	100,00%	100,00%	-
SNC KC11	France	**FC**	83,00%	83,00%	-	100,00%	100,00%	-
SNC KC12	France	**FC**	83,00%	83,00%	-	100,00%	100,00%	-
SNC KC20	France	**FC**	83,00%	83,00%	-	100,00%	100,00%	-
SAS LP7	France	**FC**	100,00%	100,00%	-	100,00%	100,00%	-
SCS Klécar Europe Sud	France	**FC**	83,00%	83,00%	-	83,00%	83,00%	-
SC Solorec	France	**FC**	80,00%	80,00%	-	80,00%	80,00%	-
SNC Centre Bourse	France	**FC**	100,00%	100,00%	-	100,00%	100,00%	-
SCS Begles Arcins	France	**FC**	52,00%	52,00%	-	52,00%	52,00%	-
SCI Bègles Papin	France	**FC**	100,00%	100,00%	-	100,00%	100,00%	-
SCI Sécovalde	France	**FC**	55,00%	55,00%	-	55,00%	55,00%	-
SAS Cécoville	France	**FC**	100,00%	100,00%	-	100,00%	100,00%	-
SAS Soaval	France	**FC**	100,00%	100,00%	-	100,00%	100,00%	-
SCA Klémurs	France	**FC**	100,00%	100,00%	-	100,00%	100,00%	-
SCS Cécobil	France	**EM**	50,00%	50,00%	-	50,00%	50,00%	-
SCI du Bassin Nord	France	**EM**	50,00%	50,00%	-	50,00%	50,00%	-
SNC Le Havre Vauban	France	**EM**	50,00%	50,00%	-	50,00%	50,00%	-
SNC Le Havre Lafayette	France	**EM**	50,00%	50,00%	-	50,00%	50,00%	-
SCI Nancy Bonsecours	France	**FC**	100,00%	100,00%	-	100,00%	100,00%	-
SNC Sodevac	France	**FC**	100,00%	100,00%	-	100,00%	100,00%	-
SCI Odysseum Place de France	France	**FC**	100,00%	100,00%	-	100,00%	100,00%	-
SAS Klécar Participations Italie	France	**FC**	83,00%	83,00%	-	83,00%	83,00%	-
SNC Pasteur	France	**FC**	100,00%	100,00%	-	100,00%	100,00%	-
SA Holding Gondomar 1	France	**FC**	100,00%	100,00%	-	100,00%	100,00%	-
SAS Holding Gondomar 3	France	**FC**	100,00%	100,00%	-	100,00%	100,00%	-
SAS Klépierre Participations et Financements	France	**FC**	100,00%	100,00%	-	100,00%	100,00%	-
SCI Combault	France	**FC**	100,00%	100,00%	-	100,00%	100,00%	-
SNC Klétransactions	France	**FC**	100,00%	100,00%	-	100,00%	100,00%	-
SCI La Plaine du Moulin à Vent	France	**EM**	50,00%	50,00%	-	50,00%	50,00%	-
SCI Beau Sevran Invest	France	**FC**	83,00%	83,00%	-	100,00%	100,00%	-
SCI Valdebac	France	**FC**	55,00%	55,00%	-	55,00%	55,00%	-
SAS Progest	France	**FC**	100,00%	100,00%	-	100,00%	100,00%	-
SCI La Rocade	France	**EM**	38,00%	38,00%	-	38,00%	38,00%	-
SCI Girardin	France	**EM**	33,40%	33,40%	-	33,40%	33,40%	-
SARL Belvedere Invest	France	**FC**	55,00%	55,00%	-	55,00%	55,00%	-
SCI Haies Haute Pommeraie	France	**FC**	53,00%	53,00%	-	53,00%	53,00%	-
SCI Plateau des Haies	France	**FC**	100,00%	100,00%	-	100,00%	100,00%	-
SCI la Rocade Ouest	France	**EM**	36,73%	36,73%	-	36,73%	36,73%	-
SARL Forving	France	**FC**	93,15%	93,15%	-	93,15%	93,15%	-
SCI du Plateau	France	**EM**	19,65%	19,65%	-	30,00%	30,00%	-
SCI Saint Maximin Construction	France	**FC**	55,00%	55,00%	-	55,00%	55,00%	-
SCI Immobilière de la Pommeraie	France	**EM**	50,00%	50,00%	-	50,00%	50,00%	-
SCI Pommeraie Parc	France	**FC**	60,00%	60,00%	-	60,00%	60,00%	-
SCI Champs des Haies	France	**FC**	60,00%	60,00%	-	60,00%	60,00%	-
SCI La Rive	France	**FC**	85,00%	85,00%	-	85,00%	85,00%	-
SCI Rebecca	France	**FC**	70,00%	70,00%	-	70,00%	70,00%	-
SCI Aulnes developpement	France	**EM**	25,50%	25,50%	-	50,00%	50,00%	-
SARL Proreal	France	**FC**	51,00%	51,00%	-	51,00%	51,00%	-
SNC Parc de Coquelles	France	**EM**	50,00%	50,00%	-	50,00%	50,00%	-
SCI Achères 2000	France	**EM**	30,00%	30,00%	-	30,00%	30,00%	-
SCI Le Mais	France	**FC**	80,00%	80,00%	-	80,00%	80,00%	-
SCI le Grand Pré	France	**FC**	60,00%	60,00%	-	60,00%	60,00%	-
SCI Champs de Mais	France	**EM**	40,00%	40,00%	-	40,00%	40,00%	-
SCI LC	France	**FC**	88,00%	88,00%	-	100,00%	100,00%	-

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		06/30/2015 (1)	06/30/2015	12/31/2014	Change	06/30/2015	12/31/2014	Change
Shopping centers - France								
SARL Société du bois des fenêtres	France	EM	20,00%	20,00%	-	20,00%	20,00%	-
SAS Kle Projet 1	France	FC	100,00%	100,00%	-	100,00%	100,00%	-
SAS Carré Jaude 2	France	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klepierre Créteil	France	FC	100,00%	100,00%	-	100,00%	100,00%	-
SCI Albert 31	France	FC	83,00%	83,00%	-	100,00%	100,00%	-
SCI Galeries Drancéennes	France	FC	100,00%	100,00%	-	100,00%	100,00%	-
Kleprim's	France	EM	50,00%	50,00%	-	50,00%	50,00%	-
SCI Portes de Claye	France	FC	55,00%	55,00%	-	55,00%	55,00%	-
Klecab SCI	France	FC	100,00%	100,00%	-	100,00%	100,00%	-
SCI Kleber Odysseum	France	FC	100,00%	100,00%	-	100,00%	100,00%	-
SCI Klé Arcades	France	FC	53,69%	53,69%	-	100,00%	100,00%	-
SNC Le Havre Colbert	France	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klépierre Massalia	France	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klévannes	France	FC	100,00%	100,00%	-	100,00%	100,00%	-
Massalia Shopping Mall	France	FC	60,00%	60,00%	-	100,00%	100,00%	-
Massalia Invest	France	FC	60,00%	60,00%	-	60,00%	60,00%	-
Corio SA	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
SNC Corio et Cie	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Paris Immoblier Eurl	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
SNC Lyon Arc	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
SNC Murier	France	EM	40,00%	0,00%	40,00%	40,00%	0,00%	40,00%
SCI Sanoux	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
SNC Haven	France	EM	40,00%	0,00%	40,00%	40,00%	0,00%	40,00%
SNC Centre Deux	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
SCI Mob	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
SAS Corio Alpes	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Galerie du Livre SAS	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
SNC Les Portes de Chevreuse	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
SNC Caetoile	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
SNC Corio Echirolles	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
SAS Sagep	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
SNC KupkaV et Cie	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
SCI Pivoines	France	EM	33,33%	0,00%	33,33%	33,33%	0,00%	33,33%
SNC Maya	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
SNC Ayam	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
SCI KupkaC	France	EM	40,00%	0,00%	40,00%	40,00%	0,00%	40,00%
SNC Les Ailes	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
SNC Dense	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
SNC Newton	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Financière Corio Sarl	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Corio Grand Littoral Eurl	France	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Service providers - France								
SNC Klépierre Management	France	FC	100,00%	100,00%	-	100,00%	100,00%	-
SAS Klépierre Conseil	France	FC	100,00%	100,00%	-	100,00%	100,00%	-
SNC Klepierre Brand Ventures	France	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klepierre Gift Cards	France	FC	100,00%	100,00%	-	100,00%	100,00%	-
SAS Klépierre Finance	France	FC	100,00%	100,00%	-	100,00%	100,00%	-
Shopping centers - International								
Corio Deutschland GmbH	Germany	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Corio Veste Duisburg GmbH	Germany	FC	95,00%	0,00%	95,00%	95,00%	0,00%	95,00%
CVL Duisburg II GmbH	Germany	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
CVL Duisburg III GmbH	Germany	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
CVL Dresden GmbH	Germany	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Corio Veste Duisburg II GmbH	Germany	FC	95,00%	0,00%	95,00%	95,00%	0,00%	95,00%
Corio Veste Dresden GmbH	Germany	FC	95,00%	0,00%	95,00%	95,00%	0,00%	95,00%
Corio Veste Projekte 9 GmbH	Germany	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Unter Goldschmied Köln GmbH	Germany	FC	95,00%	0,00%	95,00%	95,00%	0,00%	95,00%
Corio Veste Hildesheim GmbH	Germany	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Projekt A GmbH & CoKG	Germany	FC	94,40%	0,00%	94,40%	94,40%	0,00%	94,40%
Projekt A Vermietung GmbH	Germany	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%

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Shopping centers - International								
Corio Veste Berlin GmbH	Germany	FC	95,00%	0,00%	95,00%	95,00%	0,00%	95,00%
CVL Berlin GmbH	Germany	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
SA Coimbra	Belgium	FC	100,00%	100,00%	-	100,00%	100,00%	-
SA Cinémas de l'Esplanade	Belgium	FC	100,00%	100,00%	-	100,00%	100,00%	-
SA Foncière de Louvain La Neuve	Belgium	FC	100,00%	100,00%	-	100,00%	100,00%	-
SA Place de l'Accueil	Belgium	FC	100,00%	100,00%	-	100,00%	100,00%	-
Les Bureaux de l'Esplanade II	Belgium	FC	100,00%	100,00%	-	100,00%	100,00%	-
Corio Lulin EOOD	Bulgaria	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Steen & Strøm Holding AS	Denmark	FC	56,10%	56,10%	-	100,00%	100,00%	-
Bryggen, Vejle A/S	Danmark	FC	56,10%	56,10%	-	100,00%	100,00%	-
Bruun's Galleri ApS	Denmark	FC	56,10%	56,10%	-	100,00%	100,00%	-
Field's Copenhagen I/S	Denmark	FC	56,10%	56,10%	-	100,00%	100,00%	-
Viva, Odense A/S	Denmark	FC	56,10%	56,10%	-	100,00%	100,00%	-
Field's Eier I ApS	Denmark	FC	56,10%	56,10%	-	100,00%	100,00%	-
Field's Eier II A/S	Denmark	FC	56,10%	56,10%	-	100,00%	100,00%	-
Steen & Strøm CenterUdvikling VI A/S	Denmark	FC	56,10%	56,10%	-	100,00%	100,00%	-
SA Klecar Foncier Iberica	Spain	FC	83,06%	83,06%	-	100,00%	100,00%	-
SA Klecar Foncier Espana	Spain	FC	83,06%	83,06%	-	100,00%	100,00%	-
SA Klépierre Vallecas	Spain	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klépierre Molina	Spain	FC	100,00%	100,00%	-	100,00%	100,00%	-
Orion Columba	Spain	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Príncipe Pío Gestion SA	Spain	FC	95,00%	0,00%	95,00%	95,00%	0,00%	95,00%
Corio Torrelodones Office Suite SL	Spain	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Corio Real Estate SL	Spain	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
SA Klépierre Nea Efkarpia	Greece	FC	83,00%	83,00%	-	100,00%	100,00%	-
SA Klépierre Foncier Makedonia	Greece	FC	83,01%	83,01%	-	100,00%	100,00%	-
SA Klépierre Athinon A.E.	Greece	FC	83,00%	83,00%	-	100,00%	100,00%	-
SA Klépierre Peribola Patras	Greece	FC	83,00%	83,00%	-	100,00%	100,00%	-
Klépierre Larissa	Greece	FC	100,00%	100,00%	-	100,00%	100,00%	-
Sarl Szolnok plaza	Hungary	FC	100,00%	100,00%	-	100,00%	100,00%	-
Sarl Zalaegerszeg plaza	Hungary	FC	100,00%	100,00%	-	100,00%	100,00%	-
Sarl Nyiregyhaza Plaza	Hungary	FC	100,00%	100,00%	-	100,00%	100,00%	-
SA Duna Plaza	Hungary	FC	100,00%	100,00%	-	100,00%	100,00%	-
Sarl CSPL 2002 (Cespel)	Hungary	FC	100,00%	100,00%	-	100,00%	100,00%	-
Sarl GYR 2002 (Gyor)	Hungary	FC	100,00%	100,00%	-	100,00%	100,00%	-
Sarl Debrecen 2002	Hungary	FC	100,00%	100,00%	-	100,00%	100,00%	-
Sarl Uj Alba 2002	Hungary	FC	100,00%	100,00%	-	100,00%	100,00%	-
Sarl Miskolc 2002	Hungary	FC	100,00%	100,00%	-	100,00%	100,00%	-
Sarl Kanizsa 2002	Hungary	FC	100,00%	100,00%	-	100,00%	100,00%	-
Sarl KPSVR 2002 (Kaposvar)	Hungary	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klépierre Corvin	Hungary	FC	100,00%	100,00%	-	100,00%	100,00%	-
Corvin Vision	Hungary	FC	66,67%	66,67%	-	66,67%	66,67%	-
Klépierre Trading	Hungary	FC	100,00%	100,00%	-	100,00%	100,00%	-
Spa IGC	Italy	FC	100,00%	100,00%	-	100,00%	100,00%	-
Spa Klecar Italia	Italy	FC	83,00%	83,00%	-	100,00%	100,00%	-
Spa Klefin Italia	Italy	FC	100,00%	100,00%	-	100,00%	100,00%	-
Galleria Commerciale Collegno	Italy	FC	100,00%	100,00%	-	100,00%	100,00%	-
Galleria Commerciale Serravalle	Italy	FC	100,00%	100,00%	-	100,00%	100,00%	-
Galleria Commerciale Assago	Italy	FC	100,00%	100,00%	-	100,00%	100,00%	-
Galleria Commerciale Klépierre	Italy	FC	100,00%	100,00%	-	100,00%	100,00%	-
Galleria Commerciale Cavallino	Italy	FC	100,00%	100,00%	-	100,00%	100,00%	-
Galleria Commerciale Solbiate	Italy	FC	100,00%	100,00%	-	100,00%	100,00%	-
Clivia 2000	Italy	EM	50,00%	50,00%	-	50,00%	50,00%	-
K2	Italy	FC	95,06%	95,06%	-	95,06%	95,06%	-
Klépierre Matera	Italy	FC	100,00%	100,00%	-	100,00%	100,00%	-
Galleria Commerciale Il Destriero	Italy	EM	50,00%	50,00%	-	50,00%	50,00%	-
Klepierre Caserta	Italy	FC	83,00%	0,00%	83,00%	100,00%	0,00%	100,00%
Shopville Le Gru Srl	Italy	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Grandemilia Srl	Italy	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Shopville Gran Reno Srl	Italy	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Il Maestrale S.p.A.	Italy	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Comes Srl	Italy	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Globodue Srl	Italy	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%

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Shopping centers - International								
Globotre Srl	Italy	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
CCDF S.p.A.	Italy	EM	49,00%	0,00%	49,00%	49,00%	0,00%	49,00%
Generalcostruzioni Srl	Italy	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Galleria Commerciale Porta di Roma SpA	Italy	EM	50,00%	0,00%	50,00%	50,00%	0,00%	50,00%
Galleria Commerciale 9 Srl	Italy	EM	50,00%	0,00%	50,00%	50,00%	0,00%	50,00%
B.L.O. Srl	Italy	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Barbera Finance Srl	Italy	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Italian Shopping Centre Investment Srl	Italy	EM	50,00%	0,00%	50,00%	50,00%	0,00%	50,00%
Corio Italia Srl	Italy	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
SA Klépierre Luxembourg	Luxembourg	FC	100,00%	100,00%	-	100,00%	100,00%	-
Holding Klege	Luxembourg	EM	50,00%	50,00%	-	50,00%	50,00%	-
Reluxco International SA	Luxembourg	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
International Shopping Centre SA	Luxembourg	EM	50,00%	0,00%	50,00%	50,00%	0,00%	50,00%
Storm Holding Norway	Norway	FC	56,10%	56,10%	-	100,00%	100,00%	-
Steen & Strom AS	Norway	FC	56,10%	56,10%	-	100,00%	100,00%	-
Slagenveien 2 AS	Norway	FC	56,10%	56,10%	-	100,00%	100,00%	-
Nordbyen Senter 2 AS	Norway	EM	28,05%	28,05%	-	50,00%	50,00%	-
Amanda Storsenter AS	Norway	FC	56,10%	56,10%	-	100,00%	100,00%	-
Åsane Storsenter DA	Norway	EM	27,99%	27,99%	-	49,90%	49,90%	-
Åsane Kontorutvikling AS	Norway	EM	27,99%	27,99%	-	49,90%	49,90%	-
Farmandstredet Eiendom AS	Norway	FC	56,10%	56,10%	-	100,00%	100,00%	-
Farmandstredet ANS	Norway	FC	56,10%	56,10%	-	100,00%	100,00%	-
Hovlandbanen AS	Norway	FC	56,10%	56,10%	-	100,00%	100,00%	-
Nerstranda AS	Norway	FC	56,10%	56,10%	-	100,00%	100,00%	-
SSI Lillestrøm Torv AS	Norway	FC	56,10%	56,10%	-	100,00%	100,00%	-
Hamar Storsenter AS	Norway	FC	56,10%	56,10%	-	100,00%	100,00%	-
Metro Senter ANS	Norway	EM	28,05%	28,05%	-	50,00%	50,00%	-
Stavanger Storsenter AS	Norway	FC	56,10%	56,10%	-	100,00%	100,00%	-
Økern Sentrum Ans	Norway	EM	28,05%	28,05%	-	50,00%	50,00%	-
Gulskogen Senter ANS	Norway	FC	56,10%	56,10%	-	100,00%	100,00%	-
Torvhjørnet Lillestrøm ANS	Norway	FC	56,10%	56,10%	-	100,00%	100,00%	-
Vintebro Senter DA	Norway	FC	56,10%	56,10%	-	100,00%	100,00%	-
Asane Senter AS	Norway	EM	27,99%	27,99%	-	49,90%	49,90%	-
Økern Eiendom ANS	Norway	EM	28,05%	28,05%	-	50,00%	50,00%	-
Metro Shopping AS	Norway	EM	28,05%	28,05%	-	50,00%	50,00%	-
Nordbyen Senter DA	Norway	EM	28,05%	28,05%	-	50,00%	50,00%	-
Gulskogen Prosjekt & Eiendom AS	Norway	FC	56,10%	56,10%	-	100,00%	100,00%	-
Lille Eiendom AS	Norway	FC	37,03%	37,03%	-	66,00%	66,00%	-
Steen & Strøm Mediapartner Norge AS	Norway	FC	56,10%	56,10%	-	100,00%	100,00%	-
Økern Sentrum AS	Norway	EM	28,05%	28,05%	-	50,00%	50,00%	-
Nordal ANS	Norway	EM	28,05%	28,05%	-	50,00%	50,00%	-
Capucine BV	The Netherlands	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klepierre Nordica	The Netherlands	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klémentine	The Netherlands	FC	100,00%	100,00%	-	100,00%	100,00%	-
Corio Beleggingen I BV	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Corio Beleggingen II B.V.	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Klepierre Services B.V.	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Corio Nederland Kantoren BV	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Klepierre Management Nederland B.V.	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Hoog Catharijne B.V.	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Klepierre Nederland B.V.	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Corio Woningen B.V.	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Corio France BV	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Corio Frankrijk B.V.	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
VIB North America BV	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Corio Launchlab & Concepts B.V.	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Corio Britelayer B.V.	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Bocan BV	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Corio Portugal Holding B.V.	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Patio Onroerend Goed BV	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Bresta I BV	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
CCA German Retail I B.V.	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
CCA German Retail II B.V.	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Bresta IV B.V.	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Bresta V B.V.	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%

List of consolidated companies	Country	Method at 06/30/2015 (1)	% of interest 06/30/2015	% of interest 12/31/2014	% of interest Change	% of control 06/30/2015	% of control 12/31/2014	% of control Change
Shopping centers - International								
Klepierre Participaties I B.V.	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Klepierre Participaties II B.V.	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Klépierre Sadyba	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klépierre Krakow	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klépierre Poznan	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
Ruda Slaska Plaza spzoo	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
Sadyba Best Mall Spzoo Spolka Komanditowa	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
Krakow spzoo	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klépierre Pologne	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klépierre Rybnik	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klépierre Sosnowiec	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
Movement Poland SA	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klépierre Lublin	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klépierre Galeria Krakow Sp.z.o.o	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
Sadyba Best Mall Spzoo	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
KLP Poznan Sp. z o.o	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
KLP Ruda Slaska Sp. z o.o	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
KLP Sadyba Sp. z o.o	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
KLP Rybnik Sp. z o.o	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
KLP Lublin Sp. z o.o	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
KLP Polzka Sp. z o.o	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
Fiz Ipopema 96	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
SA Klélou-Immobiliare	Portugal	FC	100,00%	100,00%	-	100,00%	100,00%	-
SA Galeria Parque Nascente	Portugal	FC	100,00%	100,00%	-	100,00%	100,00%	-
SA Gondobrico	Portugal	FC	100,00%	100,00%	-	100,00%	100,00%	-
SA Klenor Imobiliaria	Portugal	FC	100,00%	100,00%	-	100,00%	100,00%	-
SA Klétel Imobiliaria	Portugal	FC	100,00%	100,00%	-	100,00%	100,00%	-
Kleminho	Portugal	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klege Portugal	Portugal	EM	50,00%	50,00%	-	50,00%	50,00%	-
Corio Espaçio Guimarães SA	Portugal	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Klépierre Cz	Czech Republic	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klepierre Praha S.R.O.	Czech Republic	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klépierre Plzen	Czech Republic	FC	100,00%	100,00%	-	100,00%	100,00%	-
Arcol	Slovakia	FC	100,00%	100,00%	-	100,00%	100,00%	-
Nordica Holdco	Sweden	FC	56,10%	56,10%	-	56,10%	56,10%	-
Steen & Strøm Holding AB	Sweden	FC	56,10%	56,10%	-	100,00%	100,00%	-
FAB CentrumInvest	Sweden	FC	56,10%	56,10%	-	100,00%	100,00%	-
FAB Emporia	Sweden	FC	56,10%	56,10%	-	100,00%	100,00%	-
FAB Borlänge Köpcentrum	Sweden	FC	56,10%	56,10%	-	100,00%	100,00%	-
FAB Marieberg Centrum	Sweden	FC	56,10%	56,10%	-	100,00%	100,00%	-
Västra Torp Mark AB	Sweden	FC	56,10%	56,10%	-	100,00%	100,00%	-
NorthMan Sverige AB	Sweden	FC	56,10%	56,10%	-	100,00%	100,00%	-
FAB Viskaholm	Sweden	FC	56,10%	56,10%	-	100,00%	100,00%	-
FAB Uddevallatorpet	Sweden	FC	56,10%	56,10%	-	100,00%	100,00%	-
FAB Allum	Sweden	FC	56,10%	56,10%	-	100,00%	100,00%	-
FAB P Brodalen	Sweden	FC	56,10%	56,10%	-	100,00%	100,00%	-
Partille Lexby AB	Sweden	FC	56,10%	56,10%	-	100,00%	100,00%	-
FAB P Åkanten	Sweden	FC	56,10%	56,10%	-	100,00%	100,00%	-
FAB P Porthälla	Sweden	FC	56,10%	56,10%	-	100,00%	100,00%	-
Fastighets Västra Götaland AB	Sweden	FC	56,10%	56,10%	-	100,00%	100,00%	-
Mässcenter Torp AB	Sweden	FC	56,10%	56,10%	-	100,00%	100,00%	-
Grytingen Nya AB	Sweden	FC	36,35%	36,35%	-	64,79%	64,79%	-
FAB Lackeraren Borlänge	Sweden	FC	56,10%	56,10%	-	100,00%	100,00%	-
FAB Centrum Västerort	Sweden	FC	56,10%	56,10%	-	100,00%	100,00%	-
Akmerkez Gayrimenkul Yatririm Ortakigi AS	Turkey	EM	46,90%	0,00%	46,90%	46,90%	0,00%	46,90%
Klepierre Gayrimenkul Yönetimi ve Yatrim Ticaret L.S. (CTR)	Turkey	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Miratur Turizm Insaat ve Ticaret AS (Adacenter)	Turkey	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Tan Gayrimenkul Yatrimi Insaat Turizm Pazarlama ve Ticaret AS (Denizli)	Turkey	FC	51,00%	0,00%	51,00%	51,00%	0,00%	51,00%
Service providers - International								
Corio Mall Management Duisburg GmbH	Germany	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Corio Mall Management Dresden GmbH	Germany	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Projekt A Verwaltung GmbH	Germany	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Steen & Strøm CenterDrift A/S	Denmark	FC	56,10%	56,10%	-	100,00%	100,00%	-

List of consolidated companies	Country	Method at 06/30/2015 (1)	% of interest			% of control		
			06/30/2015	12/31/2014	Change	06/30/2015	12/31/2014	Change
Service providers - International								
Steen & Strøm CenterService A/S	Denmark	FC	56,10%	56,10%	-	100,00%	100,00%	-
Steen & Strøm Danemark A/S	Denmark	FC	56,10%	56,10%	-	100,00%	100,00%	-
Klepierre Management Espana	Spain	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klepierre Management Hellas	Greece	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klepierre Management Magyarorszag	Hungary	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klepierre Management Italia	Italy	FC	100,00%	100,00%	-	100,00%	100,00%	-
Nordbyen Senterforening AS	Norway	FC	41,85%	41,85%	-	74,60%	74,60%	-
Steen & Strøm Senterservice AS	Norway	FC	56,10%	56,10%	-	100,00%	100,00%	-
Asane Storsenter Drift AS	Norway	EM	27,99%	27,99%	-	49,90%	49,90%	-
Steen & Strom Norge AS	Norway	FC	56,10%	56,10%	-	100,00%	100,00%	-
Klepierre Vastgoed Ontwikkeling B.V.	The Netherlands	FC	100,00%	0,00%	100,00%	100,00%	0,00%	100,00%
Klepierre Management Polska	Poland	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klepierre Management Portugal	Portugal	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klepierre Management Ceska Républika	Czech Republic	FC	100,00%	100,00%	-	100,00%	100,00%	-
Klepierre Management Slovensko	Slovakia	FC	100,00%	100,00%	-	100,00%	100,00%	-
Steen & Strøm Sverige AB	Sweden	FC	56,10%	56,10%	-	100,00%	100,00%	-

List of deconsolidated companies	Country	Method at 06/30/2015 (1)	% interest		% control		
			06/30/2015	12/31/2014	06/30/2015	12/31/2014	Comments
SARL Immo Dauland	France	NC	0,00%	100,00%	0,00%	100,00%	Merged
SAS Klecapnor	France	NC	0,00%	100,00%	0,00%	100,00%	Merged
SAS Centre Jaude Clermont	France	NC	0,00%	100,00%	0,00%	100,00%	Merged
Sarl Szeged plaza	Hungary	NC	0,00%	100,00%	0,00%	100,00%	Disposed
Nordbyen Senter AS	Norway	NC	0,00%	56,10%	0,00%	100,00%	Liquidated
Slagenveien AS	Norway	NC	0,00%	56,10%	0,00%	100,00%	Liquidated
Åsane Kulturutvikling AS	Norway	NC	0,00%	27,99%	0,00%	49,90%	Liquidated
Åsane Hotellutvikling AS	Norway	NC	0,00%	27,99%	0,00%	49,90%	Liquidated
Torvbyen Utvikling AS	Norway	NC	0,00%	56,10%	0,00%	100,00%	Disposed
KS Markedet	Norway	NC	0,00%	56,10%	0,00%	100,00%	Liquidated
Markedet Haugesund II AS	Norway	NC	0,00%	56,10%	0,00%	100,00%	Liquidated
Corio NV	The Netherlands	NC	0,00%	0,00%	0,00%	0,00%	Merged [2]
SNC Galerie de l'Espace du Palais	France	NC	0,00%	0,00%	0,00%	0,00%	Liquidated [3]
SNC Paris Sud Bretigny	France	NC	0,00%	0,00%	0,00%	0,00%	Liquidated [3]
SNC Grand'Place Echirolles	France	NC	0,00%	0,00%	0,00%	0,00%	Liquidated [3]
Corio France Sarl	France	NC	0,00%	0,00%	0,00%	0,00%	Merged [2]
SNC Les Falaises	France	NC	0,00%	0,00%	0,00%	0,00%	Liquidated [3]

[1] FC: Full Control

EM: Equity Method

NC: Not Consolidated

[2] New company consolidated over the period and merged over the period

[3] New company consolidated over the period and liquidated over the period

As of June 30, 2015 the Group scope of consolidation includes 327 companies compared to 245 at December 31, 2014, including 285 fully consolidated companies and 42 companies consolidated using the equity method.

4.1. Main events of the first half of 2015

Within the acquisition of the Corio Group, the Group has integrated 98 new companies, including 88 fully consolidated companies and 10 companies consolidated using the equity method. Of these acquired companies, four were liquidated, one was merged within the French scope, and Corio NV was merged into Klépierre SA over the period (see § 4.2).

On March 26, Klépierre acquired 100% of Orion Columba from the Orion Group for an amount of 162.1 million euros. This company owns a prime shopping center in Madrid. The acquisition was treated as a business combination according to IFRS 3. The net amount of the identifiable assets and liabilities at their fair value at the acquisition date stands at 108.2 million euros. The 53.9 million euro goodwill is allocated to the possibility to optimize income taxes when disposing the assets. In accordance with IFRS 3, this purchase price allocation is provisional and could be subject to changes during 12 months after the acquisition date. Since the acquisition date, Orion Columba contributed with 4.9 million euros to rental income and 4.5 million euros to the net rental income of the Group. If the acquisition had taken place in the beginning of the year, the contribution of the company would have been 9.5 million euros to rental income and 8.2 million euros to the net rental income.

In the first half of the year, six Norwegian companies have been liquidated: Nordbyen Senter AS, Asane Kulturvikling, Asane Hotellutvikling, Slagenveien AS, Markedet Haugesund 2 AS and KS Markedet. In addition the company Torvbyen Utvikling AS was sold during the period.

On April 1, 2015, Klépierre completed the sale of three shopping centers in Hungary. The Hungarian entity Szeged Plaza is no longer included in the scope of consolidation.

Finally, the companies Klécapnor and Immo Dauland were merged into Klémurs respectively, on March 3 and March 9, 2015.

4.2. Public Exchange Offer on Corio NV

On July 29, 2014, Klépierre S.A and Corio N.V reached an agreement for a strategic combination of their businesses by means of a Public Exchange Offer followed by a cross-border merger. The aim of this combination was to create a leading pure player retail property company in Europe. Corio is a leading pan-European retail property company, specializing in the selection, development, redevelopment and management of shopping centers. The portfolio consists of 57 shopping centers split in seven countries: Italy, the Netherlands, France, Germany, Spain, Portugal and Turkey.

The Public Exchange Offer was launched on October 27, 2014, after obtaining the authorization of the Dutch “Autoriteit Financiële Markten” (the « AFM ») and from the French “Autorité des Marchés Financiers” (the « AMF »). The exchange ratio for the Public Exchange Offer was 1.14 new Klépierre shares with a nominal value of 1.40 euros for each Corio share.

On January 8, 2015, the Public Exchange Offer was declared unconditional. 84,727,783 Corio shares, representing approximately 84.07% of the issued and outstanding shares, were tendered under the Offer.

A Post-Acceptance period was reopened between January 12, 2015 and January 16, 2015. Following the Post-Acceptance period of the Offer, Klépierre SA issued 10,976,874 new shares as compensation for the 9,628,837 additional shares tendered by Corio.

Upon completion of the Offer and of the Post-Acceptance period, Klépierre held 93.6% of Corio shares. The share capital of Klépierre SA was increased from 279 million euros to 430 million euros. The share issue premium amounts to 3.8 billion euros. Issuance costs related to the issue of Klépierre shares amount to 28.9 million euros and were deducted from the share issue premium.

On March 31, 2015 Klépierre and Corio finalized the merger. The exchange ratio applied for the merger tallies with the one used in the Offer, 1.14 new Klépierre share for each Corio share. By the end of the merger 7,319,177 new Klépierre shares have been issued in exchange for 6,420,331 Corio shares, increasing the capital of Klépierre SA from 430 million euros to 440 million euros.

<u>Accounting for Business Combination</u>

In accordance with IFRS3 - Business Combinations, the cost of the business combination is equal to the market value of Klépierre shares issued in exchange of Corio shares. On the basis of both the exchange of 100% of Corio shares (93.63% after Offer and Post-Acceptance periods and 6.37% after the merger) and a Klépierre share price of 37.185 euros as of January 8, 2015 (date of takeover), the total cost of the business combination is estimated as follows at the acquisition date:

Number of Corio shares		100 776 951
Exchange ratio into Klépierre shares		1,14
Number of Klépierre shares issued (exchange offer)	84,07%	96 589 672
Number of Klépierre shares issued (post-acceptance)	9,55%	10 976 874
Number of Klépierre shares issued following the merger	6,37%	7 319 177
Klépierre Stock share price (as of January 8, 2015) (in euros)		37,185
Total cost of the business combination (M€)		**4 272**

As of June 30, 2015 the provisional purchase price allocation was processed based on Corio's financial statements as of December 31, 2014 restated from the main impacts of the period from 1 to 8 January 2015. Moreover the following main restatements have been made to complete the fair value of assets and liabilities identifiable at the acquisition date:

- The Corio fixed-rate debt was revalued by 331.2 million euros and so increased to its fair value at the acquisition date. In addition, the foreign exchange effect between January 1st and January 8, 2015 resulted in the increase of the USD denominated debt by 18.5 million euros.
- Financial instruments were reassessed at 28.9 million euros to take into consideration the changes in interest rates between January 1st and January 8, 2015, leading to the recognition of an additional asset.
- 71 million euros of historical goodwill on the balance sheet of Corio were impaired, representing the difference between deferred tax liabilities on assets and the fair value of these taxes historically recognized on previous business combinations.
- Properties under construction have been subject to internal and external valuations and an impairment of 10.7 million euros has been recognized.
- The review of deferred tax positions, tax liabilities and of the tax impact over restatements mentioned above resulted in the recognition of a liability of 40.8 million euros.

In accordance with IFRS 3, this purchase price allocation is provisional and could be subject to changes during 12 months after the acquisition date.

Provisional amounts by category of assets and liabilities recognized at the acquisition date are:

in millions of euros	January 8, 2015
Property, plant and equipment	19,6
Investments properties	6 463,0
Equity method securities	424,5
Financial assets and other non-current assets	110,6
Deferred tax assets*	-
NON-CURRENT ASSETS	**7 017,7**
Trade receivables	21,9
Other receivables	173,1
Derivatives	71,1
Cash and cash equivalents	19,0
CURRENT ASSETS	**285,1**
Total Assets	**7 302,8**
SHAREHOLDERS' EQUITY, Group share	**2 965,1**
Non-controlling interests	**48,4**
Non-current financial liabilities	3 005,0
Long-term provisions	28,9
Security deposits and guarantees	29,9
Deferred tax liabilities*	353,6
NON-CURRENT LIABILITIES	**3 417,5**
Current financial liabilities	456,4
Trade payables	137,9
Other liabilities	277,5
CURRENT LIABILITIES	**871,8**
Total Liabilities	**7 302,8**

(*) Both current and future income taxes are offset where such offsetting is legally permissible and where they originate within the same tax consolidation Group and are subject to the same tax authority

The difference between the cost of the business combination (4,272 million euros) and Corio Shareholders' equity group share (2,965.1 million euros) represents the goodwill of 1,307 million euros.

304 million euros in value can be allocated to the possibility of optimizing income taxes when disposing of assets. 21 million euros in value can be allocated to services activities related to the three Corio management companies in France, Italy and Spain.

As a consequence the residual goodwill amounted to 982 million euros.

The analysis of the recoverability of this residual goodwill is currently under review and should be completed within the 12 months following the acquisition. If within this timeframe the recoverability of this residual goodwill cannot be documented with reasonable assumptions this could lead to partial or full impairment.

The entry of Corio has impacted the result of Klépierre right from the first semester of 2015. For the period ended June 30, 2015 Corio's contribution to rental income was 210 million euros, for a contribution to net rental income of 166.5 million euros. The acquisition was completed on January 8, 2015 but the consolidation date is January 1, 2015. Since the impact of the period from the January 1 to 8 is not significant on net income, it has not been restated.

5. NOTES TO THE FINANCIAL STATEMENTS: BALANCE SHEET

5.1. Goodwill

in millions of euros	12/31/2014	Acquisitions, new businesses and contributions	Reduction by disposals, retirement of assets	Other movements, reclassification	06/30/2015
* Metropoli	0,9				0,9
* Vignate	0,5				0,5
* Galeria Parque Nascente	1,7				1,7
* Klepierre Management Espana	10,9				10,9
* Klepierre Management	52,4				52,4
* Klepierre Management Magyarorszag	3,4				3,4
* SCOO	0,5				0,5
* ICD	0,9				0,9
* IGC	36,5				36,5
* Klepierre Management Italia	8,4				8,4
* Steen & Strom	10,4			0,3	10,7
* Coimbra	3,4				3,4
* Clivia	0,0				0,0
* Orion	0,0	53,9			53,9
* Corio	0,0	1 306,9			1 306,9
NET GOODWILL	**129,9**	**1 360,8**	**-**	**0,3**	**1 491,0**

Goodwill at June 30, 2015 totaled 1 491 million euros, compared to 129.9 million euros at December 31, 2014 with a change of 1 361 million euros, mostly related to the Corio acquisition (see paragraph 4.2).

53.9 million euros correspond to the goodwill recognized following the first consolidation of the company Orion (Plenilunio shopping center). This goodwill represents the difference between the deferred tax liability recognized at the acquisition date on the investment property and the fair value of this deferred tax.

5.2. Intangible assets

The “Software” item includes software in service as well as ongoing expenses. The change of this item is due to the deployment of the Group’s new software projects.

in millions of euros	12/31/2014	Acquisitions, new businesses and contributions	Reduction by disposals, retirement of assets	Allowances for the period	Currency fluctuations	Changes in the scope of consolidation	Other movements, reclassification	06/30/2015
Leasehold right	1,8							1,8
Goodwill	3,7							3,7
Software	65,4	3,2			0,4		-0,5	68,5
Concessions, patents and similar rights	1,7							1,7
Other intangible assets	4,9							4,9
TOTAL GROSS VALUE	**77,5**	**3,2**	**0,0**	**0,0**	**0,4**	**0,0**	**-0,5**	**80,6**
Leasehold right	-0,7							-0,7
Goodwill	-1,7			-0,1				-1,8
Software	-23,7			-4,3	-0,1		-0,1	-28,2
Concessions, patents and similar rights	-1,1							-1,1
Other intangible assets	-3,9			-0,1				-4,0
TOTAL DEPRECIATION AND AMORTIZATION	**-31,0**	**0,0**	**0,0**	**-4,5**	**-0,1**	**0,0**	**-0,1**	**-35,7**
INTANGIBLE ASSETS – NET VALUE	**46,5**	**3,2**	**0,0**	**-4,5**	**0,3**	**0,0**	**-0,6**	**44,9**

5.3. Property, plant and equipment and work in progress

Property, plant and equipment include operating furniture and equipment.

in millions of euros	12/31/2014	Acquisitions, new businesses and contributions	Reduction by disposals, retirement of assets	Allowances for the period	Currency fluctuations	Changes in the scope of consolidation	Other movements, reclassification	06/30/2015
Non-depreciable assets	0,0							0,0
Depreciable assets and work in progress	33,4	0,8	-2,5		0,5	32,7	-2,4	62,5
TOTAL GROSS VALUE	**33,4**	**0,8**	**-2,5**	**0,0**	**0,5**	**32,7**	**-2,4**	**62,5**
Depreciable assets	-20,4		1,6	-3,5	-0,3	-13,1	1,8	-33,9
Total depreciation and amortization	**-20,4**	**0,0**	**1,6**	**-3,5**	**-0,3**	**-13,1**	**1,8**	**-33,9**
Impairment	0,0							0,0
PROPERTY, PLANT AND EQUIPMENT AND WORK IN PROGRESS – NET VALUE	**13,0**	**0,8**	**-0,9**	**-3,5**	**0,2**	**19,6**	**-0,6**	**28,6**

5.4. Investment property

in millions of euros	12/31/2014	Acquisitions, new businesses and contributions	Reduction by disposals, retirement of assets	Allowances for the period	Currency fluctuations	Changes in the scope of consolidation	Other movements, reclassifications	06/30/2015
Non-depreciable assets	4 408,2	0,3	-24,3		16,9	2 513,8	-32,3	6 882,6
Depreciable assets	6 259,2	27,7	-42,6		39,9	3 968,7	-744,9	9 508,0
TOTAL GROSS VALUE	**10 667,4**	**28,0**	**-66,9**	**0,0**	**56,8**	**6 482,5**	**-777,2**	**16 390,6**
Amortization of depreciable assets	-1 757,5		13,3	-191,0	-8,8	8,8	18,6	-1 916,6
TOTAL DEPRECIATION AND AMORTIZATION	**-1 757,5**	**0,0**	**13,3**	**-191,0**	**-8,8**	**8,8**	**18,6**	**-1 916,6**
Impairment	-458,9		20,4	-26,7		18,1	40,4	-406,7
INVESTMENT PROPERTY – NET VALUE	**8 451,0**	**28,0**	**-33,2**	**-217,7**	**48,0**	**6 509,4**	**-718,2**	**14 067,3**

Disposals mainly include retail assets in France for 28.9 million euros and the disposal of the Molina shopping center in Spain for 4 million euros.

Changes in the scope of consolidation include newly consolidated investment properties from Corio, the Plenilunio investment and the disposal of the company Szeged, which held three Hungarian shopping centers (Szeged, Zala, Csepel).

The “Other movements, reclassifications” item represents the net balance arising from the reclassification of investment properties to “Investment properties held for sale”, related to the disposal commitment of Dutch assets (cf. 5.6), and from assets brought into use during the period, thus reclassified from “Investment property under construction”.

The “Impairment" item recorded an impairment allowance net of reversals of 26.7 million euros:

- allowances of 33.0 million euros, mainly related to shopping centers in Spain (9.9 million euros), Hungary (9.9 million euros), France (6.2 million euros) and Italy (3.9 million euros);
- reversals of 6.3 million euros, mainly related to France (2.3 million euros) and Portugal (2.2 million euros).

The table below presents the quantitative information used to determine the fair value of assets for the purposes of the impairment tests performed on investment properties:

Shopping centers 30/06/2015		Yield rate	Discount rate (a)	Capitalization yield (b)
France / Belgium	Max	9,0%	11,0%	9,6%
	Min	4,1%	6,0%	4,5%
	Weighted average	*5,1%*	*6,7%*	*5,4%*
Italy	Max	7,8%	9,2%	7,5%
	Min	5,5%	5,9%	5,5%
	Weighted average	*6,1%*	*7,3%*	*6,2%*
Scandinavia (Norway, Sweden, Denmark)	Max	6,4%	9,0%	6,4%
	Min	5,0%	7,2%	5,0%
	Weighted average	*5,3%*	*7,7%*	*5,4%*
Netherlands	Max	9,2%	8,5%	9,8%
	Min	5,1%	6,2%	5,4%
	Weighted average	*6,5%*	*6,9%*	*7,0%*
Iberia (Spain, Portugal)	Max	10,5%	16,0%	10,7%
	Min	5,3%	7,5%	5,3%
	Weighted average	*7,0%*	*8,4%*	*6,6%*
Germany	Max	6,5%	7,9%	6,5%
	Min	5,0%	5,7%	5,0%
	Weighted average	*5,3%*	*6,2%*	*5,3%*
Eastern Europe (Hungary, Poland, Czech Républic, Slovakia, Turkey, Greece)	Max	11,5%	16,0%	11,7%
	Min	5,4%	7,0%	5,4%
	Weighted average	*7,8%*	*9,1%*	*7,7%*

Yield rate, discount rate and capitalization yield weighted by gross market values (at 100% and not in group share).
(a) Rate used to calculate the net present value of future cash flows.

(b) Rate used to capitalize the exit rent to determine the exit value of an asset.

5.5. Investment property under construction

in millions of euros	12/31/2014	Acquisitions, new businesses and contributions	Reduction by disposals, retirement of assets	Allowances for the period	Currency fluctuations	Changes in the scope of consolidation	Other movements, reclassifications	06/30/2015
Investment property under construction	422,5	120,1	-22,0		2,3	318,0	-13,1	827,8
Impairment	-22,5		8,4	-8,1				-22,2
INVESTMENT PROPERTY UNDER CONSTRUCTION – NET VALUE	**400,0**	**120,1**	**-13,6**	**-8,1**	**2,3**	**318,0**	**-13,1**	**805,6**

The consolidation of investment property under construction from the acquisition of Corio is recorded in the column "Changes in the scope of consolidation".

The “Other movements, reclassifications” item is related to assets brought into use.

Main investments properties under construction as of June 30, 2015 (net amounts) are:

- In France: diverse projects for a total amount of 280.7 million euros;
- Abroad: diverse projects for a total amount of 524.9 million euros, including 209.6 million euros in The Netherlands and 187.7 million euros in Scandinavia.

5.6. Investment property held for sale

in millions of euros	12/31/2014	Acquisitions, new businesses and contributions	Reduction by disposals	Other movements, reclassifications	06/30/2015
INVESTMENT PROPERTY HELD FOR SALE	**3,5**	**-**	**-3,5**	**729,8**	**729,8**

On June 24, 2015, Klépierre reached a conditional agreement with Wereldhave on the disposal of a portfolio of nine shopping centers located in the Netherlands, representing approximately 236,000 sq.m of leasable area.

Furthermore, this item also includes a Spanish shopping center in Alicante, and an Italian shopping center in Capodrise in the province of Caserta.

5.7. Investment in associates

in millions of euros	
Investments in companies accounted for under the equity method at December 31, 2014	**443,5**
Share in net income of associates 1st semester 2015	3,5
Dividends received from companies accounted for under the equity method	-3,4
Capital increases and reductions in the companies consolidated using the equity method	6,0
Currency fluctuations	29,6
Changes in the scope of consolidation and other movements	424,5
Changes in the Group’s interest and the consolidation method	-
Investments in companies accounted for under the equity method at June 30, 2015	**903,7**

Forty-two companies were consolidated under the equity method (cf. paragraph 4 Scope of consolidation) as of June 30, 2015, of which seven are subject to significant influence and thirty-five are jointly controlled.

The item “Changes in the scope of consolidation and other movements” corresponds to the integration of Corio companies Akmerkez (Turkey) and Porta di Roma (Italy) consolidated by the equity method.

The key balance sheet and income statement data for companies consolidated using the equity method under significant influence[(1)] are shown below (100% values):

in millions of euros	06/30/2015	12/31/2014
Investment property	470,5	50,3
Assets	**470,5**	**50,3**
Restated equity	526,7	54,2
Liabilities	**526,7**	**54,2**

in millions of euros	06/30/2015	06/30/2014
Gross rental income	20,8	3,6
Net income	**9,8**	**3,6**

(1) Akmerkez, SCI La Rocade, SCI La Rocade Ouest, SCI Du Plateau, SCI Achères 2000, SCI Champ de Maïs, SARL Société du bois des fenêtres

The main elements of the balance sheet and income statement of joint ventures (jointly-controlled companies) are presented below (the values shown are those of the Group's interest in each company, including consolidation restatements):

in millions of euros	06/30/2015	12/31/2014
Share in joint ventures' balance sheets		
Non-current assets	984,0	581,2
Current assets	49,5	34,1
Cash and cash equivalents	27,8	9,8
Non-current financial liabilities	-79,4	-40,9
Non-current liabilities	-198,0	-181,7
Current liabilities	-37,1	-22,8
Net Assets	**746,8**	**379,7**

in millions of euros	06/30/2015	06/30/2014
Share in net income of joint ventures		
Revenues from ordinary activities	36,5	22,3
Operating expenses	-29,4	-18,3
Financial income	-8,3	-4,2
Profit before tax	-1,2	-0,2
Tax	-1,2	-1,4
Net Income	**-2,4**	**-1,5**

5.8. Other non-current assets

in millions of euros	12/31/2014	Newly consolidated	Increases	Reductions	Other	06/30/2015
Other long-term investments	0,1					0,1
Loans and advances to non-consolidated companies and companies consolidated using the equity method	165,8	104,1	208,5	-118,2	-88,4	272,0
Loans	0,0	86,4		-0,1	0,3	86,6
Deposits	5,8	8,9	1,3	-1,0	-0,3	14,8
Other long-term financial investments	1,2					1,2
Total	**173,0**	**199,5**	**209,8**	**-119,2**	**-88,4**	**374,7**

5.9. Trade accounts and notes receivable

Trade accounts include the effect of spreading rental incentives (stepped rents and rent-free) granted to tenants.

All receivables have a maturity of less than one year, except stepped rents and rent-free periods which are spread over the fixed term of the lease.

in millions of euros	06/30/2015	12/31/2014
Trade receivables	213,6	124,2
Stepped rents and rent-free periods of leases	18,6	20,0
Gross value	**232,3**	**144,2**
Provisions on bad debts	-79,2	-41,0
Net value	**153,1**	**103,2**

The increase of the net value is mainly due to the Corio integration (54.7 million euros).

5.10. Other receivables

	06/30/2015			12/31/2014
in millions of euros	total	Less than one year	More than one year	total
Tax receivables	**163,5**	**156,2**	**7,3**	**37,4**
- Corporate income tax	45,5	45,5		8,7
- VAT	118,0	110,7	7,3	28,7
Other receivables	**277,5**	**242,5**	**35,0**	**163,6**
- Service charges due	0,3	0,3		0,5
- Down payments to suppliers	61,9	61,9		25,8
- Prepaid expenses	47,7	26,6	21,0	36,3
- Other	167,7	153,7	14,0	101,0
Total	**441,0**	**398,7**	**42,4**	**201,0**

The VAT item includes outstanding refunds due from local tax authorities in respect of recent acquisitions or construction projects in progress.

The increase of the VAT item is mainly related to the acquisition of German and Italian Corio companies.

Pre-lease payments on building leases or emphyteutic rights are amortized over the lifetime of the lease and recognized under prepaid expenses, totaling 30.6 million euros.

Funds managed by Klépierre Management on behalf of principals are recognized under “Other” for 80.4 million euros, compared with 75.2 million euros at December 31, 2014. The management accounts of the principals are recognized under “Other liabilities” (§ 5.16) for the same amount.

All receivables have a maturity of less than one year, except the non-current portion of building leases, which totaled 21 million euros at June 30, 2015.

5.11. Cash and cash equivalents

in millions of euros	06/30/2015	12/31/2014
Cash equivalents	***8,4***	***7,9***
Treasury and certificates of deposit	1,0	1,0
Money market investments	7,4	6,9
Cash	***359,0***	***132,7***
Gross cash and cash equivalents	**367,4**	**140,6**
Bank facilities	**220,2**	**53,8**
Net cash and cash equivalents	**147,2**	**86,8**

Cash equivalents are composed of French UCITS-type monetary funds for 7.4 million euros and Italian treasury bills for 1 million euros.

After taking into consideration the available funds managed by Klépierre Management on behalf of its principals (see paragraph 5.10), the available cash and cash equivalents stand at 447.8 million euros.

5.12. Shareholders’ equity

5.12.1. Share Capital

At June 30, 2015, the capital was represented by 314,356,063 shares each of 1.40 euro par value. The capital is fully paid up. Shares are either registered or bearer.

in euros	Number of shares	Capital	Issue premiums	Merger premium
As of January 1, 2015	199 470 340	279 258 476	1 058 949 405	113 297 287
Issuing of new shares over the 2015 1st semester	114 885 723	160 840 012	3 847 635 496	196 797 869
As of June 30, 2015	**314 356 063**	**440 098 488**	**4 906 584 901**	**310 095 156**

5.12.2. Treasury shares

	06/30/2015				12/31/2014			
	Stock options	Free shares	Liquidity	External growth	Stock options	Free shares	Liquidity	External growth
Number of shares	1 044 721	1 037 709	196 053	885 195	1 405 795	757 500	153 258	1 048 574
Of which allocated	*712 697*	*1 037 709*			*1 278 615*	*757 500*		
Acquisition value *(in millions of euros)*	29,8	26,3	7,2	18,3	37,9	17,3	4,8	22,0
Income from sale *(in millions of euros)*	0,1		4,3		1,0		1,6	

The acquisition cost of purchased treasury shares and gains made on sales of treasury shares were respectively debited from, and credited to equity.

5.12.3. Non-controlling interests

Non-controlling interests recorded an increase of 39.2 million euros in 2015, of which 46.4 million euros was related to the recent consolidation of non-controlling interests in Corio companies, mainly in Germany, Turkey and France.

The remaining changes concern the payment of the dividends (-47.5 million euros), translation differences (10.9 million euros) and the net income of the period of non-controlling interests (28.9 million euros).

5.13. Current and non-current financial liabilities

5.13.1. Change in indebtedness

Current and non-current financial liabilities amount to 10,051 million euros as of June 30, 2015.

Net indebtedness totaled 9,399 million euros, compared with 5,325 million euros at December 31, 2014. Net indebtedness is the difference between financial liabilities (excluding both fair value hedge and Corio's debts revaluation) plus bank overdrafts minus available cash and marketable securities and adjusted by the impact of the Cross Currency Swaps (minus 81 million euros) backing the US Private Placements.

This 4 074 million euros increase is mainly attributable to the consolidation of Corio's indebtedness for a total nominal amount of 3.2 billion euros. The other factors explaining the remaining of the change are the following:

- Klépierre paid a dividend amounted to 393 million euros of which 180 million euros were paid in January and 213 million euros in April 2015. As a reminder, Corio paid a 104 million euro dividend in January 2015.
- Net investments for the semester amounted to 448 million euros including the acquisition of Plenilunio and development expenses mainly Hoog Catharijne, Val d'Europe and Marseille Prado.
- The depreciation of the euro against the Scandinavian currencies and the USD generated 48 million euros of positive foreign-exchange impact on debt.

in millions of euros	06/30/2015	12/31/2014
NON-CURRENT		
Bonds net costs/premiums	**5 136,2**	**3 627,8**
* *Of which revaluation due to fair value hedge*	*76,0*	*90,7*
Loans and borrowings from credit institutions – more than one year	**2 579,2**	**1 177,5**
Fair value adjustment of Corio debt	**267,7**	**0,0**
Other loans and borrowings	**95,4**	**75,1**
* *Advance payments to the Group and associates*	*95,4*	*75,1*
TOTAL NON-CURRENT FINANCIAL LIABILITIES	**8 078,5**	**4 880,4**
CURRENT		
Bonds net costs/premiums	**526,4**	**0,0**
* *Of which revaluation due to fair value hedge*	*0,0*	*0,0*
Loans and borrowings from credit institutions – less than one year	**137,1**	**73,9**
Accrued interest	**92,7**	**84,4**
* *On bonds*	*68,4*	*76,4*
* *On loans from credit institutions*	*23,3*	*6,0*
* *On advance payments to the Group and associates*	*1,0*	*2,0*
Commercial paper	**1 214,9**	**536,9**
Other loans and borrowings	**1,6**	**2,1**
* *Advance payments to the Group and associates*	*1,6*	*2,1*
TOTAL CURRENT FINANCIAL LIABILITIES	**1 972,7**	**697,4**
TOTAL NON-CURRENT AND CURRENT FINANCIAL LIABILITIES	**10 051,3**	**5 577,7**

5.13.2. Principal sources of financing

The Group’s main financial resources are detailed in the table below.

It includes most of the former Corio’s facilities and debts which remained in place at the end of the semester. The main changes lie in the buy-back (358 million euros out of which 308 million euros were issued by Corio) of several euro bond issues partly replaced by new long-term bonds (880 million euros). All of the commercial papers formerly issued by Corio NV have been switched on the Klépierre’s CP program.

GROUP'S FINANCING							
in millions of euros	Borrower	Issue currency	Reference rate	Maturity date	Repayment profile	Maximum amount	Amount used as at 06/30/2015
Bonds						**5 616**	**5 616**
	Klépierre	EUR	4,250%	3/16/2016	*In fine*	526	526
	Klépierre	EUR	4,000%	4/13/2017	*In fine*	615	615
	Klepierre (ex Corio)	EUR	2,389%	6/5/2017	*In fine*	50	50
	Klepierre (ex Corio)	EUR	4,625%	1/22/2018	*In fine*	292	292
	Klépierre	EUR	2,750%	9/17/2019	*In fine*	500	500
	Klépierre	EUR	4,625%	4/14/2020	*In fine*	300	300
	Klepierre (ex Corio)	EUR	5,448%	8/10/2020	*In fine*	250	250
	Klepierre (ex Corio)	EUR	3,250%	2/26/2021	*In fine*	500	500
	Klépierre	EUR	4,750%	3/15/2021	*In fine*	600	600
	Klepierre (ex Corio)	EUR	3,516%	12/13/2022	*In fine*	85	85
	Klepierre	EUR	1,000%	4/17/2023	*In fine*	750	750
	Klépierre	EUR	1,750%	11/6/2024	*In fine*	630	630
	Klépierre	EUR	4,230%	5/21/2027	*In fine*	50	50
	Steen & Strom	NOK	NIBOR	11/8/2016	*In fine*	71	71
	Steen & Strom	NOK	NIBOR	11/11/2016	*In fine*	34	34
	Steen & Strom	NOK	NIBOR	4/26/2017	*In fine*	44	44
	Steen & Strom	NOK	NIBOR	5/22/2017	*In fine*	57	57
	Steen & Strom	NOK	NIBOR	9/14/2017	*In fine*	82	82
	Steen & Strom	SEK	STIBOR	12/8/2017	*In fine*	54	54
	Steen & Strom	NOK	NIBOR	2/21/2018	*In fine*	46	46
	Steen & Strom	NOK	NIBOR	2/21/2019	*In fine*	34	34
	Steen & Strom	NOK	2,62%	6/8/2022	*In fine*	46	46
USPP Private placement [4]						**912**	**912**
	Reluxco	USD	5,610%	3/27/2017	*In fine*	384	384
	Reluxco	USD	5,740%	3/27/2019	*In fine*	357	357
	Reluxco	GBP	5,760%	3/27/2017	*In fine*	70	70
	Reluxco	EUR	4,960%	3/28/2022	*In fine*	50	50
	Reluxco	EUR	4,960%	3/28/2022	*In fine*	50	50
Bank loans						**3 100**	**300**
	Klépierre	EUR	Euribor	6/4/2018	*In fine*	750	0
	Klépierre	EUR	Euribor	11/17/2019	*In fine*	250	200
	Klépierre	EUR	Euribor	11/17/2021	*In fine*	400	0
	Klépierre	EUR	Euribor	7/5/2018	*In fine*	600	0
	Klepierre	EUR	Euribor		*In fine*	1 100	100
Mortgage loans						**1 156**	**1 156**
	K2	EUR	E3m	1/15/2023	*Amortized*	35	35
	Principe Pio	EUR				33	33
	Steen & Strom [3]	NOK	NIBOR			143	143
	Steen & Strom [3]	SEK	STIBOR			495	495
	Steen & Strom [3]	DKK	CIBOR/Fixed [2]			450	450
Index-linked loan						**218**	**218**
CMBS						**66**	**66**
Property finance leases						**68**	**68**
Short-term lines and bank overdrafts						**232**	**73**
Commercial papers						**1 465**	**1 215**
	Klépierre	EUR	-	-	*In fine*	1 300	1 050
	Steen & Strom	NOK			*In fine*	165	165
Total FOR THE GROUP [1]						**11 535**	**9 625**

[1] Totals are calculated excluding the backup lines of funding since the maximum amount of the "commercial paper" line includes that of the backup line

[2] Of which fixed rate debt for 43 million euros

[3] Steen & Strom has several loans in the three different Scandinavian currencies (NOK,SEK,DKK)

[4] The nominal debt amount after taking into account the cross currency swaps stand at 831 million euros

5.13.3. Financial covenants relating to financing and rating

The Group’s main credit agreements contain financial covenants, which could lead to a mandatory prepayment of the debt.

As of June 30, 2015, the Group’s financing covenants remain in line with the commitments agreed to under its contracts. The financial ratios are disclosed in the management report (see ‘Financial resources’ Note).

5.13.4. Breakdown of borrowings by maturity date

Breakdown of current and non-current financial liabilities

in millions of euros	Total	Less than one year	One to five years	More than five years
NON-CURRENT				
Bonds net costs/premiums	**5 136,2**		**2 125,2**	**3 011,0**
** Of which revaluation due to fair value hedge*	*76,0*		*76,0*	
Loans and borrowings from credit institutions – more than one year	**2 579,2**		**2 579,2**	
Fair value adjustment of Corio debt	**267,7**		**267,7**	
Other loans and borrowings	**95,4**		**95,4**	
** Advance payments to the Group and associates*	*95,4*		*95,4*	
TOTAL NON-CURRENT FINANCIAL LIABILITIES	**8 078,5**	**0,0**	**5 067,5**	**3 011,0**
CURRENT				
Bonds net costs/premiums	**526,4**	**526,4**		
** Of which revaluation due to fair value hedge*	*0,0*	*0,0*		
Loans and borrowings from credit institutions – less than one year	**137,1**	**137,1**		
Accrued interest	**92,7**	**92,7**		
** On bonds*	*68,4*	*68,4*		
** On loans from credit institutions*	*23,3*	*23,3*		
** On advance payments to the Group and associates*	*1,0*	*1,0*		
Commercial paper	**1 214,9**	**1 214,9**		
Other loans and borrowings	**1,6**	**1,6**		
** Advance payments to the Group and associates*	*1,6*	*1,6*		
TOTAL CURRENT FINANCIAL LIABILITIES	**1 972,7**	**1 972,7**	**0,0**	**0,0**
TOTAL NON-CURRENT AND CURRENT FINANCIAL LIABILITIES	**10 051,3**	**1 972,7**	**5 067,5**	**3 011,0**

Maturity schedule of financing including principal and interests (non-discounted) amounts are as follows:

Repayment year	2015	2016	2017	2018	2019	2 020	2 021	2 022	2023 and after	TOTAL
Principal	904	1 434	1 415	546	1 246	600	1 155	282	2 042	**9 625**
Interest	142	242	184	157	135	106	56	43	132	**1 198**
TOTAL FOR THE GROUP (principal + interests)	**1 047**	**1 676**	**1 600**	**703**	**1 381**	**706**	**1 211**	**325**	**2 175**	**10 822**

in million euros

In 2015, the main loan maturities concern the repayment 800 million Norwegian Kroner in commercial papers (91 million euros). In addition, commercial papers issued in euros (727 million euros) are fully covered by back-up lines.

At December 31, 2014, the amortization table for these contractual flows was as follows:

Repayment year	2015	2016	2017	2018	2019	2020	2021	2022	2023 et au -delà	TOTAL
Principal	644	709	996	238	580	342	735	34	1 117	**5 396**
Interest	150	128	98	88	81	62	33	26	161	**828**
TOTAL FOR THE GROUP (principal + interests)	**794**	**837**	**1 094**	**326**	**661**	**404**	**768**	**60**	**1 278**	**6 224**

in million euros

5.14. Hedging instruments

5.14.1. Rate hedging portfolio

As part of its risk management policy (see section 8 “Exposure to risks and hedging strategy”), Klépierre has settled interest rate swap or cap agreements allowing it to switch from floating rate to fixed rate debt and vice-versa. Thanks to these instruments, the Group’s hedging rate (the proportion of gross financial debt arranged or hedged at fixed rate) was 75% at June 30, 2015.

At June 30, 2015, the breakdown of derivatives by maturity date was as follows:

in millions of euros	DERIVATIVES OF KLEPIERRE GROUP												
Hedging relationship	**Currency**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**TOTAL**
Cash flow hedge													**976**
	EUR	-	-	-	-	-	200	-	-	-	-	-	200
	NOK	-	137	100	-	182	-	-	-	-	-	-	419
	SEK	16	-	54	22	-	65	65	33	-	-	-	255
	DKK	-	40	-	-	-	-	62	-	-	-	-	102
Fair value hedge													**935**
	EUR	-	-	585	-	-	250	100	-	-	-	-	935
	NOK	-	-	-	-	-	-	-	-	-	-	-	-
	SEK	-	-	-	-	-	-	-	-	-	-	-	-
	DKK	-	-	-	-	-	-	-	-	-	-	-	-
Trading													**3 322**
	EUR	150	-	1 293	700	580	400	-	-	-	-	200	3 322
	NOK	-	-	-	-	-	-	-	-	-	-	-	-
	SEK	-	-	-	-	-	-	-	-	-	-	-	-
	DKK	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL GROUPE		**166**	**177**	**2 031**	**722**	**762**	**915**	**228**	**33**	**-**	**-**	**200**	**5 233**

The trading category includes payer and receiver instruments which partly compensate either themselves or some of the cash-flow hedge instruments.

The corresponding contractual flows (interest) break down as follows (positive flows = payer flows):

in millions of euros	hedging relationship	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
Swaps	Cash flow hedge	4	7	7	7	6	0	-	-	-	-	32
Swaps	Fair value hedge	-13	-25	-14	-9	-8	-4	-0	-	-	-	-75
Swaps/cap/cross	Trading	-19	-35	-20	-14	-7	9	2	2	1	1	-80
EUR-denominated derivatives		**-28**	**-53**	**-27**	**-16**	**-9**	**6**	**2**	**2**	**1**	**1**	**-123**
NOK-denominated derivatives		**4**	**6**	**3**	**1**	**-0**	**-**	**-**	**-**	**-**	**-**	**13**
SEK-denominated derivatives		**3**	**7**	**7**	**6**	**5**	**3**	**2**	**0**	**-0**	**-**	**33**
DKK-denominated derivatives		**1**	**1**	**1**	**1**	**1**	**0**	**0**	**-**	**-**	**-**	**6**
TOTAL FOR THE GROUP		**-20**	**-39**	**-16**	**-9**	**-4**	**10**	**4**	**2**	**1**	**1**	**-71**

At December 31, 2014, the breakdown of derivatives by maturity date and the amortization schedule for the corresponding interest flows were as follows:

in millions of euros	DERIVATIVES OF KLEPIERRE GROUP											
Hedging relationship	Currency	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
Cash flow hedge												**1 460**
	EUR	-	-	-	200	-	500	-	-	-	-	700
	NOK	-	133	97	-	177	-	-	-	-	-	407
	SEK	16	-	53	21	-	64	64	32	-	-	250
	DKK	-	40	-	-	-	-	63	-	-	-	103
Fair value hedge												**935**
	EUR	-	-	585	-	-	250	100	-	-	-	935
	NOK	-	-	-	-	-	-	-	-	-	-	-
	SEK	-	-	-	-	-	-	-	-	-	-	-
	DKK	-	-	-	-	-	-	-	-	-	-	-
Trading												**1 600**
	EUR	400	-	200	900	100	-	-	-	-	-	1 600
	NOK	-	-	-	-	-	-	-	-	-	-	-
	SEK	-	-	-	-	-	-	-	-	-	-	-
	DKK	-	-	-	-	-	-	-	-	-	-	-
TOTAL GROUPE		**416**	**173**	**935**	**1 121**	**277**	**814**	**227**	**32**	**-**	**-**	**3 995**

in millions of euros	hedging relationship	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
Swaps	Cash flow hedge	27	26	26	24	17	-	-	-	-	-	120
Swaps	Fair value hedge	-26	-26	-15	-10	-9	-4	-	-	-	-	-90
Swaps/cap	Trading	6	7	7	2	-	-	-	-	-	-	23
EUR-denominated derivatives		**7**	**8**	**18**	**16**	**8**	**-4**	**-**	**-**	**-**	**-**	**52**
NOK-denominated derivatives		**8**	**6**	**2**	**1**	**-**	**-**	**-**	**-**	**-**	**-**	**18**
SEK-denominated derivatives		**6**	**5**	**5**	**3**	**2**	**2**	**1**	**-**	**-**	**-**	**24**
DKK-denominated derivatives		**2**	**1**	**1**	**1**	**1**	**1**	**1**	**-**	**-**	**-**	**7**
TOTAL FOR THE GROUP		**23**	**21**	**27**	**22**	**11**	**-2**	**1**	**-**	**-**	**-**	**101**

Fair value of the interest rate hedging portfolio

Fair value of the interest rate hedging portfolio

Derivatives *in thousands of euros*	Fair value net of accrued interest as at 06/30/2015	Change in fair value during 2015	Counterparty
Cash flow hedge	-75,3	94,1	Shareholders' equity
Fair value hedge	76,0	-14,7	Borrowings
Trading	146,7	-3,6	Earnings
TOTAL	**147,4**	**75,8**	

5.14.2. Exchange rate hedging

Klépierre manages its exposure to FX risk linked to the holding of Turkish malls with rents denominated in USD, by selling forward USD (71 million USD) against euros. The remaining of the exposure is hedged by a debt denominated in USD (190 million USD) and non-swapped back in euro. These transactions are qualified of Net Investment Hedges.

5.15. Long-term provisions

Increased by 25.9 million euros, provisions amount to 43.3 million euros. This change in long-term provisions can be mainly explained by the acquisition of Corio including a provision of 19.6 million euros related to a turnkey project in the Netherlands.

This item otherwise includes a 8.2 million euro provision to cover the risk relating to the Major Retailer Tax established by the Principality of Asturias (Spain).

The remaining balance of 13.2 million euros mainly concerns provisions for litigation and provisions for other business-related risks (tenants, warranty claims, etc.).

5.16. Social and tax liabilities and other liabilities

in millions of euros	06/30/2015	12/31/2014
Social and tax liabilities	**200,4**	**98,3**
Staff and related accounts	33,0	28,8
Social security and other bodies	16,2	11,4
Tax payables		
* Corporate income tax	33,0	20,4
* VAT	62,7	15,9
Other taxes and duties	55,5	21,9
Other liabilities	**363,4**	**182,8**
Creditor customers	9,9	6,4
Prepaid income	47,3	47,9
Other liabilities	306,2	128,6

The increase of the VAT item is mainly related to the acquisition of German, Dutch and Italian Corio companies.

The 9.9 million euros advance payments received from tenants related to call of charges are recognized in “Creditor customers”.

The “Other liabilities” item consists primarily of funds representing the management accounts of Klépierre Management’s principals, balanced by an equal amount in “Other receivables” on the asset side of the balance sheet. These funds totaled 80.4 million euros at June 30, 2015, compared to 75.2 million euros at December 31, 2014.

6. NOTES TO THE FINANCIAL STATEMENTS: COMPREHENSIVE INCOME STATEMENT

The Corio contribution to main aggregates of the income statement as of June 30, 2015 is disclosed in the paragraph 4.2 Public Exchange Offer on Corio N.V..

6.1. Gross rental income

Gross rental income includes:

- rents from investment property and rent-related income, such as car park rentals and early termination indemnities;
- other rental income: income from entry fees and other income.

Stepped rents, rent-free periods and entry fees are spread over the fixed term of the lease.

Charges invoiced to tenants are not included in gross rental income but deducted from rental expenses.

6.2. Land expenses (real estate)

Land expenses (real estate) correspond to lease payments (or depreciation of initial payments) for properties built on land subject to a building lease or an operating contract (concession).

6.3. Non-recovered rental expenses

These expenses are stated net of charges re-invoiced to tenants and mainly comprise expenses on vacant premises.

6.4. Owners' building expenses

These expenses are composed of owners' rental expenses, expenses related to construction work, legal costs, expenses on bad debts and costs related to real estate management.

6.5. Other operating revenue

Other operating revenue includes:

- building works re-invoiced to tenants;
- other income.

6.6. Depreciation and impairment allowance on investment property, tangible and intangible assets

Depreciation and impairment allowance on investment properties and other fixed assets, amount to 234.4 million euros, an increase of 56.6 million euros.

This figure includes asset impairment allowances net of reversals for 35 million euros, down by 6.5 million euros. Depreciation on investment property amounts to 191 million euros, up by 60.5 million euros compared to the 1st semester of 2014. Moreover the depreciation and impairment allowance on intangible and tangible assets increased by 2.7 million euros over the period.

6.7. Income from disposals of investment properties and equity investments

Income from disposals totaled 1.2 million euros and mainly resulted from the disposal of:

- a portfolio of retail properties in France,
- the Spanish shopping center Molina,
- three shopping centers in Hungary (Szeged, Csepel and Zalaegerszeg), by disposal of shares
- the disposal of 50% of the shopping center Hovlandbanen in Norway.

Income from disposals also includes registration fees and expenses incurred related to the disposals.

6.8. Net cost of debt

The net cost of debt amounts to 111.9 million euros, compared to 131.2 million euros at June 30, 2014.

The debt restructuration (bonds buy back and hedging adjustments) that has been implemented in 2015 was aimed to down cost of debt while extending debt duration.

Following the acquisition of Corio and according to IFRS rules, the debt has been reappraised at the market value at the first consolidation date (January 8, 2015) for an amount of 331 million euros. This cost will be amortized on the remaining maturity of the underlying debt. The impact is 37.1 million euros on the half year 2015.

in millions of euros	06/30/2015	06/30/2014
Financial income	**81,4**	**56,6**
Income from sale of securities	0,0	0,1
Interest income on swaps	54,8	30,5
Deferral of payments on swaps	0,2	0,2
Capitalized interest	1,3	1,4
Interest on associates' advances	3,8	5,6
Sundry interest received	4,0	0,7
Other revenue and financial income	5,4	8,1
Currency translation gains	11,8	10,1
Financial expenses	**-193,3**	**-187,8**
Expenses from sale of securities	0,0	0,0
Interest on bonds	-78,2	-66,3
Interest on loans from credit institutions	-59,2	-25,5
Interest expense on swaps	-37,8	-39,7
Deferral of payments on swaps	-33,8	-26,4
Interest on associates' advances	-0,6	-3,7
Sundry interest paid	0,0	-0,5
Other financial expenses[(1)]	-19,7	-15,6
Currency translation losses	-9,7	-11,9
Transfer of financial expenses	8,7	1,7
Amortization of the fair value of debt[(2)]	37,1	0,0
Net cost of debt	**-111,9**	**-131,2**

[(1)] including the result of bonds buy back for the amount of -8.2 million euros

[(2)] corresponds to the fair value adjustment recorded at the acquisition date of Corio (see paragraph 4.2)

7. TAXES

in millions of euros	06/30/2015	06/30/2014
Current tax	-13,1	-42,2
Deferred tax	-6,8	20,3
Total	**-19,9**	**-22,0**

The Group’s tax expense stands at -19.9 million euros at June 30, 2015, compared to -22 million euros at June 30, 2014.

A breakdown of tax expense between France (SIIC sector and common law) and foreign companies is shown in the reconciliation between theoretical and actual tax expense:

in millions of euros	France		Foreign companies	Total
	SIIC sector	*Common law*		
Pre-tax earnings and earnings from equity-method companies	40,7	-3,9	71,1	**107,9**
Theoretical tax expense at 34.43%	-14,0	1,3	-24,5	**-37,2**
Exonerated earnings of the SIIC sector	16,6			**16,6**
Taxable sectors				**0,0**
Impact of permanent time lags	-0,0	-1,9	4,3	**2,4**
Untaxed consolidation restatements	23,7	-0,8	4,7	**27,7**
Impact of non-capitalized losses	-27,4	-0,1	-4,2	**-31,7**
Assignment of non-capitalized losses			1,5	**1,6**
Exit tax on special reserve of long-term capital gains				**0,0**
Change of tax regime				**0,0**
Discounting of deferred tax following restructuring				**0,0**
Discounting of tax rates and other taxes		0,8	-3,4	**-2,6**
Rate differences			3,3	**3,3**
Actual tax expense	**-1,1**	**-0,6**	**-18,2**	**-19,9**

Deferred taxes are composed of:

in millions of euros	12/31/2014	Change in scope	Change in net income	Cash flow hedging reserves	Asset, liability reclassifications	Other changes	06/30/2015
Investment properties	-378,3	-432,1	6,7		-19,6	-3,9	-827,1
Derivatives	12,2			-2,2	-1,6	0,3	8,7
Losses carried forward	49,1	25,2	-1,5		-22,5	-5,1	45,2
Other items	-5,4	5,6	6,1		-6,2	-0,1	0,0
Total for entities in a net liability position	**-322,3**	**-401,3**	**11,3**	**-2,2**	**-49,8**	**-8,9**	**-773,3**

in millions of euros	12/31/2014	Change in scope	Change in net income	Cash flow hedging reserves	Asset, liability reclassifications	Other changes	06/30/2015
Investment properties	7,1		-3,3		19,6	-0,6	22,8
Derivatives	33,8			4,4	1,6		39,8
Losses carried forward	8,8	-2,8	-9,6		22,5	2,9	21,7
Other items	-1,0		-5,3		6,2	-1,0	-1,1
Total for entities in a net asset position	**48,7**	**-2,8**	**-18,1**	**4,4**	**49,8**	**1,3**	**83,3**
NET POSITIONS	**-273,6**	**-404,1**	**-6,8**	**2,2**	**0,0**	**-7,7**	**-690,0**

The deferred tax in the income statement shows a net loss of 6.8 million euros. This loss is mainly comprised of:

- a 3.4 million euros gain resulting from the variation of deferred taxes on temporary differences related to investment properties;
- a -11.1 million euros expense, resulting from the use of losses carried forward partially offset by the activation of losses of the period;
- a 0.9 million euro gain related to the variation of other balance sheet temporary differences (including deferred taxes on translation differences and derivatives).

"Change in scope" mainly corresponds to the effect of first consolidation Of Corio Group and Orion Columba.

The "Other changes" column, showing a variation of 7.7 million euros, mainly records the effect of currency fluctuations.

The ordinary tax losses carried forward are capitalized where their realization is deemed probable. The expected time scale for recovering tax loss carried forward capitalized for all entities within the Group is five to seven years.

Non-capitalized deferred taxes on tax losses carried forward amount to 214.1 million euros at June 30, 2015 compared to 165.8 million euros at December 31, 2014.

8. EXPOSURE TO RISKS AND HEDGING STRATEGY

Klépierre identifies and regularly measures its exposure to the various sources of risk (interest rates, liquidity, foreign exchange, counterparties, equity markets shares, etc.) and sets applicable management policies as required. The Group pays close attention to manage the inherent financial risks in its business activity and the financial instruments it uses.

8.1. Interests rate risk

8.1.1. Interest rate risk – exposure to variable-rate debt

- ***Recurrence of variable-rate financing requirement***

Variable-rate debt represents 34% of the Group's borrowings at June 30, 2015 (before hedging). It includes: bank loans (standard and mortgages), commercial papers and the use of authorized overdrafts.

- ***Identified risk***

An increase in the interest rate against which variable-rate debts are indexed (Euribor, Nibor, Stibor and Cibor) could result in an increase in future interest rate expenses.

- ***Measurement of risk exposure***

The two following tables show the exposure of Klépierre's income to an interest rate rise, before and after hedging.

Given that changes in the fair value of "cash flow hedge" swaps are recognized in equity, the following table quantifies the likely impact on equity of an interest rate rise based on Klépierre's cash flow hedge swaps portfolio at the period end (including deferred swaps).

Interest rate position after hedging *(in millions of euros)*	Amount	Change in financial expenses caused by a 1% increase in interest rates
Gross position before hedging (floating rate debt)	**3 224,8**	**32,2**
- Net hedge	-827,7	-8,3
Gross position after hedging	**2 397,0**	**24,0**
- Marketable securities	-8,4	-0,1
Net position after hedging	**2 388,6**	**23,9**

Fair value of cash flow hedge *(in millions of euros)*	Fair value net of accrued interest	Change in financial expenses caused by a 1% increase in interest rates
Cash-Flow Hedge Swaps at 06/30/2015		
. Euro-denominated portfolio	-34,1	10,1
. Steen & Strøm portfolio	-41,2	25,0
Cash-Flow Hedge Swaps at 06/30/2015	**-75,3**	**35,1**

Break down of financial borrowings after interest rate hedging:

In millions of euros	Fixed-rate borrowings Converted to fixed-rate			Variable-rate borrowings			Total gross borrowings		Average cost of debt, base 06/30/2015
	Amount	Rate	Fixed part	Amount	Rate	Variable part	Amount	Rate	
12/31/2013	5 019	4,01%	69%	2 218	1,72%	31%	7 237	3,31%	**3,38%**
12/31/2014	4 029	3,03%	75%	1 368	1,56%	25%	5 396	2,66%	**2,76%**
06/30/2015	7 148	2,75%	75%	2 397	0,92%	25%	9 545	2,29%	**2,33%**

N.B.: The average cost of debt, "base 06/30/2015" is calculated on the basis of the interest rates and funding structure in place at June 30, 2015, and does not therefore constitute a forecast of the average cost of debt for Klépierre over the coming period. It includes the spreading of issue costs and premiums.

- ***Hedging strategy***

Klépierre has set a target hedging rate of approximately 70%. This rate is defined as the proportion of fixed-rate debt (after hedging) to gross borrowings. On June 30, 2015 the hedging rate is above the objective and is established at 75%.

In order to achieve its target rate, Klépierre focuses on the use of swap agreements, which enable fixed rates to be swapped for variable rates, and vice-versa.

Klépierre also hedges its risk from short-term rate increases by buying caps that limit the possible variations compared to a benchmark index.

Given the nature of its business as a long-term property owner and its growth strategy, Klépierre is structurally a borrower. Since the Group is not seeking to reduce the proportion of short-term debt in its total indebtedness it is highly likely that its short-term variable-rate loans will be renewed in the medium term. This is the reason why Klépierre's hedging strategy includes both the long-term and short-term aspects of its borrowings.

Generally, hedge terms may exceed those of the debts hedged, on the condition that Klépierre's financing plan emphasizes the high probability of these debts being renewed.

8.1.2. Interest rate risk – exposure to fixed-rate debt

- ***Description of fixed-rate borrowing***

The majority of Klépierre's fixed-rate borrowing currently consists of euro bonds, US Private Placements and mortgage loans in Scandinavia.

- ***Identified risk***

Klépierre's fixed-rate debt exposes it to fluctuations in risk-free interest rates, as the fair value of fixed-rate debt increases as rates fall, and vice-versa.

At any given time, Klépierre may also find itself in the position of needing to increase its future fixed-rate debt (e.g.: for a future acquisition). It would then be exposed to the risk of a change in interest rate prior to arrangement of the loan. Klépierre may then consider hedging this risk, which is treated as a cash flow hedge risk under IFRS.

- ***Measurement of risk exposure and hedging strategy***

At June 30, 2015, fixed rate debt totaled 6,320 million euros before hedging.

The fair value hedge strategy is calibrated to meet the overall hedging rate target. It is also based on the use of rate swaps allowing fixed-rate payments to be swapped to variable-rate payments. The credit margin component is not hedged.

The duration of fair value hedge instruments is never longer than that of the debt hedged, since Klépierre wishes to obtain a very high level of effectiveness, as defined by IAS 32/39.

8.1.3. Marketable securities

At June 30, 2015, Klépierre held 8.4 million euros of marketable securities.

Cash equivalents refer only to amounts invested in French open-ended money market funds (7.4 million euros) and Italian treasury bills (1 million euros).

These investments expose Klépierre to a moderate interest rate risk as a result of their temporary nature (cash investments) and the amounts involved.

8.1.4. Fair value of financial assets and liabilities

The Group recognizes the borrowings in the balance sheet at amortized cost.

The following table compares the fair values of debts with their corresponding nominal values. Fair values are established on the basis of these principles:

- variable-rate bank debt: the fair value is equal to the nominal value;
- fixed-rate bank debt: the fair value is calculated solely on the basis of rate fluctuations;
- bonds and private placement US : use of market quotations where these are available.

Klépierre has chosen not to revalue the margin component of these unlisted loans in view of small amounts.

In millions of euros	06/30/2015			12/31/2014		
	Par value	Fair value	Change in fair value caused by a 1% increase in interst rate*	Par value	Fair value	Change in fair value caused by a 1% increase in interst rate*
Fixed-rate bonds	5 193,4	5 523,3	-252,4	3 141,0	3 480,7	-130,0
US Private Placement	912,1	1 016,3	-28,4			
Fixed-rate bank loans	295,2	306,8	-2,7	44,9	45,7	-1,0
Other variable-rate loans	3 224,8	3 224,8	0,0	2 210,1	2 210,1	0,0
Total	**9 625,5**	**10 071,1**	**-283,5**	**5 396,0**	**5 736,5**	**-131,0**

** change in the fair value of the debt as a result of a parallel shift in the rate curve*

Derivatives are recognized in the balance sheet at their fair value. At June 30, 2015, a 50 basis point rise in rates would have resulted in a 10.8 million euro decrease of in the value of the Group's euro-denominated interest rate derivatives.

8.2. Liquidity risk

Klépierre is attentive to the long-term refinancing needs of its business and the need to diversify maturity dates and the sources of finance in such a way as to facilitate renewals.

The average duration of indebtedness at June 30, 2015 was 5.4 years, with borrowings spread between different markets (the bond market, US PP and commercial papers represent 80%, with the balance being raised in the banking market). Within the banking market, the company uses a range of different loans types (syndicated loans, mortgage loans, etc.) and counterparties.

Outstanding commercial paper, which represents the bulk of short-term financing, never exceeds the backup lines. This means that the company can refinance immediately if it has difficulty renewing its borrowings on the commercial paper market.

Klépierre also has unused credit lines (including bank overdrafts) totaling 1,909 million euros at June 30, 2015. These lines will be sufficient to absorb the main refinancing scheduled for the next year.

Generally speaking, access to finance for real estate companies is facilitated by the security offered to lenders in the form of the companies' property assets.

Some Klépierre sources of funding (bilateral loans, bonds, etc.) are accompanied by financial covenants which could lead to a mandatory prepayment of the debt. These covenants are based on the standard ratios applying to real estate companies, and the limits imposed leave Klépierre with sufficient flexibility. Failure to comply with these covenants may result in compulsory early repayment.

Some of Klépierre SA bonds (5,148 million euros) include a bearer option, providing the possibility of requesting early repayment in the event of a change of control generating a change of Klépierre's rating to "non-investment grade". Apart from this clause, no other financial covenant refers to Standard & Poor's rating for Klépierre.

The main financial covenants are detailed in the financial report.

8.3. Currency risk

The majority of Klépierre's business was conducted within the Eurozone with the exception of the Norway, Sweden, Denmark, Czech Republic, Hungary, Poland and Turkey.

Except Scandinavia and Turkey, the currency risk in these countries has not been assessed sufficiently high to warrant derivative hedging, since the acquisitions and the acquisition financing were denominated in euros.

Generally, rents are invoiced to lessees in euros and converted into the local currency on the billing date. Lessees have the choice of paying their rents in local currency or in euros. The currency risk on minimum guaranteed rents is therefore limited to any variance between the rent as invoiced and the rent actually collected if the currency should fall in value against the euro between the invoice date and the date of payment in local currency by the lessee.

At the same time, Klépierre ensures that rent payments from tenants do not represent an excessively high proportion of their revenue in order to avoid any worsening of their financial position in the event of a sharp increase in the value of the euro, which could increase the risk of their defaulting on payments due to Klépierre.

In Scandinavia though, leases are denominated in local currency. Funding is therefore also raised in local currency. The principal exposure of the Klépierre group to Scandinavian currency risk is therefore limited essentially to the funds invested in the company (share in equity of Steen & Strøm), which were financed in euros. In Turkey, the leases are denominated either in euros or USD. Turkish investments are fully hedged by debts in the same currencies or by selling forward contracts in USD against euros.

8.4. Counterparty risk

Counterparty risk is limited by the fact that Klépierre is structurally a borrower. This risk is therefore limited essentially to investments made by the Group and the Group's derivative transactions counterparties.

8.4.1. Counterparty risk on marketable securities

The counterparty risk on investments is limited by the type of products used:

- monetary UCITS managed by recognized institutions, and therefore carrying a range of signatures;
- Government debt (loans or borrowings) of countries in which Klépierre operates;
- Occasionally, deposit certificates issued by leading banks.

8.4.2. Counterparty risk on hedging instruments

Klépierre conducts derivative instrument transactions only with financial institutions recognized as financially sound.

8.5. Equity risk

As of June 30, 2015, Klépierre holds no equities shares quoted on an exchange market other than its own shares (3,163,678 shares at June 30, 2015), which are recognized in equity at their historical cost.

9. FINANCE AND GUARANTEE COMMITMENTS

9.1. Commitments given

Commitments given *in millions of euros*	06/30/2015	12/31/2014
Commitments related to the Group's consolidated scope	**3,0**	**3,0**
Purchase commitments	3,0	3,0
Commitments related to Group financing	**1 615,8**	**1 370,8**
Financial guarantees given	1 615,8	1 370,8
Commitments related to the Group's operating activities	**428,8**	**224,5**
Commitments on works contracts (Property development /Sale before completion)	256,1	172,6
Commitments under conditions precedent	56,0	10,4
Work completion commitments	76,8	27,4
Rental guarantees and deposits	3,0	0,4
Other commitments given	36,9	13,8
Total	**2 047,6**	**1 598,2**

9.1.1. Commitments related to the Group's consolidated scope

- ***Equity acquisition commitments***

At June 30, 2015, this item includes a possible earn-out payment related to the acquisition of a project in France, contractually limited to 3 million euros excluding duties. The amount of the earn-out payment, subject to the realization of predetermined conditions, will be calculated in the following 30 days after the second anniversary of the shopping center opening date.

9.1.2. Commitments related to Group financing

- ***Financial guarantees given***

In general terms, the Group finances its assets from equity or debt contracted by its parent company, rather than pledging its own assets. In some cases, especially in Scandinavian countries, Steen & Strøm mainly relies on local currency mortgages to fund its activities.

The breakdown by country of guaranteed debts and mortgages is shown in the following table:

in millions of euros	Loan amount at 06/30/2015	Mortgage amount at 06/30/2015
. France	41,8	62,3
. Italy	272,2	530,0
. Norway	362,4	508,6
. Sweden	453,7	493,5
. Denmark	450,0	532,2
. Spain	35,8	92,0
Total	**1 615,8**	**2 218,5**

9.1.3. Commitments related to the Group's operating activities

- ***Commitments on works contracts (Property Development/Sale Before Completion)***

The commitments on works contracts are reciprocal guarantees given under property development contracts or sale before completion contracts (under which payment is guaranteed by the buyer and completion by the developer).

At June 30, 2015, the Group's main commitments amount to 256.1 and are related to shopping center construction projects, such as Hoog Caharijne in the Netherlands, Besançon Pasteur, Val d'Europe and the Prado shopping center development in France.

- ***Commitments under conditions precedent***

The commitments under conditions precedent relate to purchase promissory agreements on land or assets and earn-out payments on acquisitions.

Commitments have been given for the acquisition of Marktal in Rotterdam for the amount of 48.2 million euros (acquisition completed on July 13, 2015) and the purchase of a land in Chaumont, for the amount of 4.6 million euros.

- ***Work completion commitments***

The work completion commitments increased by 49.4 million euros compared to 2014.

The increase corresponds to ongoing projects. At June 30, 2015, the main ongoing extension and renovation projects are Val d'Europe extension (43.3 million euros), Boulevard Berlin (11.9 million euros), Le Prado (5 million euros), Besançon Pasteur (3.6 million euros), Portet sur Garonne (3.1 million euros), Creteil Soleil (3.1 million euros) and Centre Bourse (2.1 million euros) in France.

- ***Rental guarantees and deposits***

The "Rental guarantees and deposits" item is mainly composed of deposits for the business premises of the Group's management subsidiaries (Klépierre Management) abroad.

- ***Other commitments given***

Other commitments given include payment guarantees on amounts owed to the state (29 million euros), a possible compensation to be paid in case of the non-realization of a project before 2018 in Hungary and deposits on loans to employees.

9.2. Commitments received

Commitments received *in millions of euros*	06/30/2015	12/31/2014
Commitments related to Group financing	**1 750,0**	**1 873,5**
Financing agreements obtained and not used	1 750,0	1 873,5
Commitments related to the Group's operating activities	**465,2**	**430,3**
Sale commitments	87,2	87,2
Deposits received guaranteeing the real-estate management activity (under the "Hoguet" law)	190,0	260,0
Deposits received from tenants	188,1	83,1
Total	**2 215,2**	**2 303,8**

9.2.1. Commitments related to Group financing

- ***Financing agreements obtained and not used***

At June 30, 2015, Klépierre has 1,750 million euros of confirmed and undrawn credit lines on bilateral and syndicated loans.

An additional amount of 57 million euros is also available in the form of an uncommitted overdraft with several banks, as of June 30, 2015. Steen & Strøm has 102 million euros available credit lines as overdrafts.

9.2.2. Commitments related to the Group's operating activities

- ***Sale commitments***

At June 30, 2015 the sale commitments concern the disposal of an office project.

- ***Deposits received guaranteeing the real estate management activity (under the "Hoguet" law)***

As part of its real-estate management activities, a financial guarantee has been delivered to Klépierre Management from CGE (Natixis), for an amount capped at 190 million euros as of June 30, 2015.

- ***Deposits received from tenants***

As part of its rental business, the Group receives payment guarantees issued by financial institutions guaranteeing the amounts owed by tenants.

To the best of our knowledge, we have not omitted any significant or potentially significant off-balance sheet commitment as defined by the applicable accounting standards.

9.3. Shareholders' agreements

The Group is subject to the shareholders' and partners' agreements previously signed and which correspond to those applied in 2014, as indicated in paragraph 9.3 of the notes to the consolidated financial statements at December 31, 2014.

Regarding the new companies integrated following the acquisition of Corio, main Shareholders' agreements are:

- ***Partners' agreement between CORIO NV, ALLIANZ LEBENVERSICHERUNGS AG, ALLIANZ VERISCHEUNGS AG and ALLIANZ PRIVATE KRANKENVERISCHERUNGS AG in respect of INTERNATIONAL SHOPPING CENTRE INVESTMENT SA and ITALIAN SHOPPING CENTRE INVESTMENT SRL***

  This partners' agreement was signed on April 30, 2010, amended on September 27, 2010, related circumstances affecting the relationship between partners, including decisions for which approval must be compulsorily submitted to the partners agreement. It includes a right of first offer and a clause of dispute resolution process ("deadlock").

- ***Partners' agreement between the KLEPIERRE Group with the main shareholders of the company AKMERKEZ (admitted to trading in Turkey)***

  This partners' agreement signed in 2005 includes circumstances affecting the relationship between partners including the composition of the Board of Directors, including the number of representatives of each shareholder in this Board. It includes circumstances related to the majority requirements for the adoption of decisions which must be compulsorily submitted to the Board of Directors approval.

9.4. Commitments under operating leases – Lessors

The main clauses contained in the lessor's lease agreement correspond to those applied in 2014, as indicated in paragraph 9.4 of the notes to the consolidated financial statements at December 31, 2014.

At June 30, 2015, the total future minimum rents receivable under non-cancelable operating leases were as follows:

in millions of euros	06/30/2015
Less than one year	1 042,4
Between one and five years	2 063,0
More than five years	683,9
Total	**3 789,3**

9.5. Retention commitments

In France, some assets are subject to the tax regime set out in article 210-E of the French General Tax Code (for reminder applicable to transactions up to December 31, 2011), under which the buildings must be retained for at least five years after acquisition.

These are three finance leases acquired in 2011 and relating to real estate assets located in Roques-sur-Garonne.

10. EMPLOYEE COMPENSATION AND BENEFITS

10.1. Payroll expenses

At June 30, 2015 total payroll expenses amounted to 83.6 million euros.

Fixed and variable salaries and wages plus incentives and profit sharing totaled 63.2 million euros, pension-related expenses, retirement expenses and other staff benefits were 18 million euros, taxes and similar compensation-related payments were 2.4 million euros.

10.2. Employees

At June 30, 2015 the Group had in average 1 598 employees: 1 054 work outside France, including 266 in the Scandinavian real estate company Steen & Strøm. The Corio acquisition increased the number of employees by 501 in the 1st semester of 2015. The average headcount of the Klépierre group in the 1st semester of 2015 breaks down as follows:

	06/30/2015	12/31/2014
France-Belgium	544	490
Scandinavia	266	302
The Netherlands	149	0
Italy	204	111
Iberia	126	101
Germany	66	0
Eastern Europe	242	180
Total	**1 598**	**1 184**

10.3. Employee benefits

10.3.1. Defined contribution pension plans

In France, the Klépierre group contributes to a number of national and inter-profession basic and supplementary pension organizations.

10.3.2. Defined benefit pension plans

The defined benefit pension plans set up by Klépierre, as well as their actuarial appraisals, correspond to those indicated in section 10.3 of the notes to the Group's consolidated financial statements for the year ended December 31, 2014.

The provisions recognized for defined benefit pension plans totaled 18.4 million euros at June 30, 2015.

in millions of euros	12/31/2014	Allowances for the period	Write-backs (provision used)	Write-backs (provision unused)	Other movements	Changes in the scope of consolidation	06/30/2015
Provisions for employee benefit commitments							
. Defined benefit schemes	14,1	0,4		-	0,1	-	14,6
. Other long term benefits	3,4	0,3		-	-	-	3,8
Total	**17,6**	**0,7**	**-**	**-**	**0,1**	**-**	**18,4**

The assumptions used at December 31, 2014 are given in section 10.3.2 of the notes to the Group's consolidated financial statements for the year ended December 31, 2014.

At June 30, 2015, the main assumptions used were reviewed to take into account any changes during the first semester.

10.4. Stock-options

To date, five stock option plans have been set up for Group executives and employees. Plan n°1 and n°2 are expired.

10.4.1. Summary data

	Plan n°1	Plan n°2	Plan n°3	
			Without performance conditions	With performance conditions
Date of the general meeting of shareholders	07-avr-06	07-avr-06	07-avr-06	07-avr-06
Date of the Executive Board	30-mai-06	15-mai-07	06-avr-09	06-avr-09
Start date for exercising options	31-mai-10	16-mai-11	06-avr-13	06-avr-13
Expiration date	30-mai-14	15-mai-15	05-avr-17	05-avr-17
Subscription or purchase price (1)	29,49	46,38	22,60	between 22,6 and 27,12
Stock purchase options originally granted before any adjustment	195 000	143 000	377 750	103 250
Stock purchase options originally granted (number adjusted to reflect the division of the face value per 3 and the discount of preferential rights granted for the capital increase of December 2008)	603 593	443 146	NA	NA
Stock purchase options canceled or obsolete at June 30, 2015	97 921	404 977	46 000	7 500
Stock purchase options exercised at June 30, 2015	505 672	38 169	289 950	77 938
Outstanding stock purchase options at June 30, 2015 (after additional adjustment to reflect the discount of preferential rights granted for the capital increase of December 2008)	0	0	41 800	17 812

(1) After adjustment of the division per three of the face value in 2007 and the discount of preferential rights granted for the capital increase of December 2008.

	Plan n°4		Plan n°5	
	Without performance conditions	With performance conditions	Without performance conditions	With performance conditions
Date of the general meeting of shareholders	09-avr-09	09-avr-09	09-avr-09	09-avr-09
Date of the Executive Board	21-juin-10	21-juin-10	27-mai-11	27-mai-11
Start date for exercising options	21-juin-14	21-juin-14	27-mai-15	27-mai-15
Expiration date	20-juin-18	20-juin-18	26-mai-19	26-mai-19
Subscription or purchase price	22,31	between 22,31 and 26,77	27,94	between 27,94 and 33,53
Stock purchase options originally granted before any adjustment	403 000	90 000	492 000	114 000
Stock purchase options canceled or obsolete at June 30, 2015	64 500		106 500	6 000
Stock purchase options exercised at June 30, 2015	237 015	8 750		
Outstanding stock purchase options at June 30, 2015	101 485	81 250	362 350	108 000

The first two are standard stock option plans, and are therefore not performance linked. The third, fourth and fifth plans are performance-related for Executive Board members and partly performance-related for the Executive Committee.

The features of the two first plans are unchanged and can be consulted in section 10.4 of the notes to the Group's consolidated financial statements for the year ended December 31, 2014.

The expense recognized for the period amounts to 0.3 million euros for all plans and takes into account an estimate of the population of beneficiaries at the end of each vesting period, as a beneficiary may lose his or her entitlements should he or she leave the Klépierre group during this period.

10.5. Free shares

There are currently four free shares plans in place for Group executives and employees.

10.5.1. Summary data

Plan authorized in 2012	Plan no. 1				
	FRANCE			*FOREIGN COUNTRIES*	
	Without performance conditions	Without performance conditions	With performance conditions	Without performance conditions	With performance conditions
Date of the general meeting of shareholders	4/12/2012	4/12/2012	4/12/2012	4/12/2012	4/12/2012
Date of the Executive Board	10/23/2012	10/23/2012	10/23/2012	10/23/2012	10/23/2012
End of period of acquisition	1/31/2016	10/23/2015	10/23/2015	10/23/2016	10/23/2016
End of period of conservation	1/31/2018	10/23/2017	10/23/2017	-	-
Shares originally granted	40 000	22 100	159 000	13 600	25 500
Shares canceled at June 31, 2015				2 550	6 000
Outstanding shares at June 30, 2015	40 000	22 100	159 000	11 050	19 500

Plan authorized in 2013	**Plan n°2**	
	With performance conditions	
	FRANCE	***FOREIGN COUNTRIES***
Date of the general meeting of shareholders	4/12/2012	4/12/2012
Date of the Executive Board	2/25/2013	2/25/2013
End of period of acquisition	2/25/2016	2/25/2017
End of period of conservation	2/25/2018	-
Shares originally granted	230 000	25 000
Shares canceled at June 31, 2015	6 000	2 000
Outstanding shares at June 30, 2015	224 000	23 000

Plan authorized in 2014 i.e. under 10.5.2	**Plan n°3**	
	With performance conditions	
	FRANCE	***FOREIGN COUNTRIES***
Date of the general meeting of shareholders	4/12/2012	4/12/2012
Date of the Executive Board	3/10/2014	3/10/2014
End of period of acquisition	3/10/2017	3/10/2018
End of period of conservation	3/10/2019	-
Shares originally granted	208 000	47 500
Shares canceled at June 31, 2015	0	4 000
Outstanding shares at June 30, 2015	208 000	43 500

Plan authorized in 2015 i.e. under 10.5.2	**Plan n°4**	
	With performance conditions	
	FRANCE	***FOREIGN COUNTRIES***
Date of the general meeting of shareholders	4/14/2015	4/14/2015
Date of the Executive Board	5/4/2015	5/4/2015
End of period of acquisition	5/4/2018	5/4/2019
End of period of conservation	5/4/2021	5/4/2023
Shares originally granted	235 059	52 500
Shares canceled at June 31, 2015	0	0
Outstanding shares at June 30, 2015	235 059	52 500

10.5.2. Other information

On May 4, 2015, 287,559 shares have been allocated to management and Group employees, as part of a free share plan authorized by the Executive Board. The allocation is divided into two fractions with the following characteristics:

Plan authorized in 2015	**Plan n°4**	
	With performance conditions	
	FRANCE	***FOREIGN COUNTRIES***
Share price on the date of allocation Average of the 20 opening quotations preceeding March 10, 2014	45,12 €	45,12 €
Volatility for Klepierre share quotes : Historical volatility over 3 years, as calculated as of May 4, 2015 based on daily variation	20 % Klepierre share and 13,50 % FTSE EPRA Euro zone ; correlation : 0,82	
Dividend per share	1,55 €	1,55 €
Share value	17,00 €	16,20 €
Expense for the period	196 thousand euros	31 thousand euros

The features of the two first plans are unchanged and can be consulted in section 10.4 of the notes to the Group's consolidated financial statements for the year ended December 31, 2014.

The expense recognized for the period amounts to 2.1 million euros and takes into account an estimate of the population of beneficiary at the end of each vesting period, as a beneficiary may lose his or her entitlements should he or she leave the Klépierre group during this period.

11. ADDITIONAL INFORMATION

11.1. Disclosures about the fair value model

Klépierre chose to apply the IAS 40 cost model and, as a result, must disclose the fair value of investment property in the notes to the financial statements.

Comprehensive income statement at fair value (EPRA model) *in millions of euros*	**06/30/2015 Fair value model**	**06/30/2014 Fair value model**
Gross rental income	609,2	443,3
Land expenses (real estate)	-9,9	-3,3
Non-recovered rental expenses	-43,3	-18,0
Building expenses (owner)	-30,0	-22,7
Net rental income	***526,0***	***399,3***
Management, administrative and related income	45,2	34,4
Other operating revenue	8,8	6,6
Change in the fair value of investment property	315,5	36,5
Survey and research costs	-0,8	-2,5
Payroll expenses	-83,6	-55,3
Other general expenses	-38,8	-24,1
Depreciation and impairment allowance on investment property	0,0	0,1
Depreciation and impairment allowance on intangible assets and property, plant and equipment	-8,3	-5,7
Provisions	0,6	-0,8
Gains on the disposal of investment property and equity investments	54,8	1952,4
Net book value of investment property and equity investments sold	-60,2	-2006,7
Income from the disposal of investment property and equity investments	**-5,4**	**-54,3**
Operating income	**759,1**	**334,4**
Net dividends and provisions on non-consolidated investments	0,0	0,0
Financial income	*81,4*	*56,6*
Financial expenses	*-193,3*	*-187,8*
Net cost of debt	-111,9	-131,2
Change in the fair value of financial instruments	-3,6	-11,9
Share in earnings of equity method investees	30,6	5,4
Profit before tax	**674,2**	**196,7**
Corporate income tax	-102,2	-13,9
Net income of consolidated entity	**572,0**	**182,9**
of which		
Group share	*490,5*	*119,1*
Non-controlling interests	*81,5*	*63,8*
Undiluted average number of shares	**308 661 324**	**195 732 258**
Undiluted comprehensive earnings per share (euro) - Group share	**1,6**	**0,6**
Diluted average number of shares	**308 661 324**	**195 732 258**
Diluted comprehensive earnings per share (euro) - Group share	**1,6**	**0,6**

in millions of euros	06/30/2015 Fair value model	06/30/2014 Fair value model
Net income of consolidated entity	**572,0**	**182,9**
Other comprehensive income items recognized directly as equity	**83,8**	**-40,9**
Effective portion of profits and losses on cash flow hedging instruments (IAS 39)	49,1	-18,0
Translation profits and losses	28,0	-32,7
Tax on other comprehensive income items	2,2	7,5
Items that will be reclassified subsequently to profit or loss	**79,4**	**-43,2**
Income from sales of treasury shares	4,5	2,3
Actuarial gains	-0,1	0,0
Items that will not be reclassified subsequently to profit or loss	**4,4**	**2,3**
Share of other comprehensive income items of equity method investees	0,0	0,0
Total comprehensive income	**655,8**	**142,0**
Of which		
Group share	*561,0*	*92,4*
Non-controlling interests	*94,8*	*49,6*
Undiluted comprehensive earnings per share (euro) - Group Share	**1,8**	**0,5**
Diluted comprehensive earnings per share (euro) - Group share	**1,8**	**0,5**

Consolidated statement of financial position (EPRA model) in millions of euros	06/30/2015 Fair value model	12/31/2014 Fair value model
Goodwill	1 487,0	125,9
Intangible assets	44,9	46,5
Property, plant and equipment and work in progress	28,6	13,0
Investment property at fair value	18 795,0	12 362,2
Investment property at cost model	440,1	304,1
Equity method securities	1 151,8	663,8
Other non-current assets	374,8	173,0
Non-current derivatives	83,7	118,1
Deferred tax assets	95,6	54,1
NON-CURRENT ASSETS	***22 501,6***	***13 860,7***
Fair value of property held for sale	735,1	3,2
Trade accounts and notes receivable	153,1	103,2
Other receivables	411,0	167,3
Tax receivables	*163,5*	*37,4*
Other debtors	*247,5*	*129,9*
Current derivatives	154,6	3,7
Cash and cash equivalents	367,4	140,6
CURRENT ASSETS	***1 821,1***	***418,0***
TOTAL ASSETS	**24 322,7**	**14 278,7**
Share capital	440,1	279,3
Additional paid-in capital	5 818,1	1 773,6
Legal reserves	44,0	27,9
Consolidated reserves	3 043,8	3 000,7
Treasury shares	-81,7	-82,0
Hedging reserves	-124,0	-172,0
Fair value of investment property	2 998,8	3 325,1
Other consolidated reserves	250,8	-70,3
Consolidated earnings	490,5	328,5
Shareholders' equity, group share	9 836,5	5 410,0
Non-controlling interests	1 989,2	1 892,7
SHAREHOLDERS' EQUITY	***11 825,7***	***7 302,7***
Non-current financial liabilities	8 078,5	4 880,4
Long-term provisions	43,3	17,4
Pension commitments	18,4	17,6
Non-current derivatives	80,3	173,4
Security deposits and guarantees	144,8	110,8
Deferred tax liabilities	1 133,6	588,2
NON-CURRENT LIABILITIES	***9 498,9***	***5 787,7***
Current financial liabilities	1 972,7	697,4
Bank facilities	220,2	53,8
Trade payables	190,4	117,7
Payables to fixed asset suppliers	50,8	13,0
Other liabilities	363,4	182,8
Current derivatives	0,2	25,3
Social and tax liabilities	200,4	98,3
CURRENT LIABILITIES	***2 998,1***	***1 188,3***
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	**24 322,7**	**14 278,7**

Comprehensive income statement at fair value (EPRA model) in millions of euros	06/30/2015 Cost model	Fair value restatements	06/30/2015 Fair value model
Gross rental income	609,2		609,2
Land expenses (real estate)	-10,2	0,4	-9,9
Non-recovered rental expenses	-43,3		-43,3
Building expenses (owner)	-30,5	0,5	-30,0
Net rental income	***525,2***	***0,9***	***526,0***
Management, administrative and related income	45,2		45,2
Other operating revenue	8,8		8,8
Change in the fair value of investment property		315,5	315,5
Survey and research costs	-0,8		-0,8
Payroll expenses	-83,6		-83,6
Other general expenses	-38,8		-38,8
Depreciation and impairment allowance on investment property	-226,1	226,1	0,0
Depreciation and impairment allowance on intangible assets and property, plant and equipment	-8,3		-8,3
Provisions	0,6		0,6
Gains on the disposal of investment property and equity investments	54,8		54,8
Net book value of investment property and equity investments sold	-53,5	-6,7	-60,2
Income from the disposal of investment property and equity investmen	***1,2***	***-6,7***	***-5,4***
Operating income	**223,4**	**535,7**	**759,1**
Financial income	*81,4*		*81,4*
Financial expenses	*-193,3*		*-193,3*
Net cost of debt	-111,9	0,0	-111,9
Change in the fair value of financial instruments	-3,6		-3,6
Share in earnings of equity method investees	3,5	27,1	30,6
Profit before tax	**111,5**	**562,8**	**674,2**
Corporate income tax	-19,9	-82,3	-102,2
Net income of consolidated entity	**91,5**	**480,5**	**572,0**
of which			
Group share	*62,6*	427,9	*490,5*
Non-controlling interests	*28,9*	*52,6*	*81,5*
Undiluted average number of shares	**308 661 324**		**308 661 324**
Undiluted comprehensive earnings per share (euro)	**0,2**		**1,6**
Diluted average number of shares	**308 661 324**		**308 661 324**
Diluted comprehensive earnings per share (euro)	**0,2**		**1,6**

in millions of euros	06/30/2015 Cost model	Fair value restatements	06/30/2015 Fair value model
Net income of consolidated entity	**91,5**	**480,5**	**572,0**
Other comprehensive income items recognized directly as equity	**83,8**	**0,0**	**83,8**
Effective portion of profits and losses on cash flow hedging instruments (IAS 39)	49,1	0,0	49,1
Translation profits and losses	28,0	0,0	28,0
Tax on other comprehensive income items	2,2	0,0	2,2
Items that will be reclassified subsequently to profit or loss	**79,4**	**0,0**	79,4
Income from sales of treasury shares	4,5	0,0	4,5
Actuarial gains	-0,1	0,0	-0,1
Items that will not be reclassified subsequently to profit or loss	**4,4**	0,0	**4,4**
Share of other comprehensive income items of equity method investees	0,0	0,0	0,0
Total comprehensive income	**175,3**	**480,5**	**655,8**
Of which			
Group share	*132,3*	428,8	*561,0*
Non-controlling interests	*43,1*	51,7	*94,8*
Undiluted comprehensive earnings per share (euro)	**0,4**	**0,0**	**1,8**
Diluted comprehensive earnings per share (euro)	**0,4**	**0,0**	**1,8**

Consolidated statement of financial position (EPRA model) *in millions of euros*	06/30/2015 Cost model	Fair value restatements	06/30/2015 Fair value model
Goodwill	1 491,0	-4,0	1 487,0
Intangible assets	44,9		44,9
Property, plant and equipment and work in progress	28,6		28,6
Investment property	14 067,3	-14 067,3	0,0
Investment property under construction	805,6	-805,6	0,0
Investment property at fair value	0,0	18 795,0	18 795,0
Investment property at cost model	0,0	440,1	440,1
Equity method securities	903,7	248,1	1 151,8
Other non-current assets	374,8	0,0	374,8
Non-current derivatives	83,7		83,7
Deferred tax assets	83,3	12,3	95,6
NON-CURRENT ASSETS	***17 882,8***	***4 618,8***	***22 501,6***
Investment property held for sale	729,8	-729,8	0,0
Fair value of property held for sale	0,0	735,1	735,1
Trade accounts and notes receivable	153,1		153,1
Other receivables	441,0	-30,0	411,0
Tax receivables	*163,5*		*163,5*
Other debtors	*277,5*	*-30,0*	*247,5*
Current derivatives	154,6		154,6
Cash and cash equivalents	367,4		367,4
CURRENT ASSETS	***1 845,8***	***-24,7***	***1 821,1***
TOTAL ASSETS	**19 728,7**	**4 594,1**	**24 322,7**
Share capital	440,1		440,1
Additional paid-in capital	5 818,1		5 818,1
Legal reserves	44,0		44,0
Consolidated reserves	43,4	3 000,4	3 043,8
Treasury shares	*-81,7*		*-81,7*
Hedging reserves	*-124,0*		*-124,0*
Fair value of investment property		*2 998,8*	*2 998,8*
Other consolidated reserves	*249,1*	*1,7*	*250,8*
Consolidated earnings	62,6	427,9	490,5
Shareholders' equity, group share	6 408,2	3 428,3	9 836,5
Non-controlling interests	1 183,7	805,5	1 989,2
SHAREHOLDERS' EQUITY	***7 591,9***	***4 233,8***	***11 825,7***
Non-current financial liabilities	8 078,5		8 078,5
Long-term provisions	43,3		43,3
Pension commitments	18,4		18,4
Non-current derivatives	80,3		80,3
Security deposits and guarantees	144,8		144,8
Deferred tax liabilities	773,3	360,3	1 133,6
NON-CURRENT LIABILITIES	***9 138,6***	***360,3***	***9 498,9***
Current financial liabilities	1 972,7		1 972,7
Bank facilities	220,2		220,2
Trade payables	190,4		190,4
Payables to fixed asset suppliers	50,8		50,8
Other liabilities	363,4		363,4
Current derivatives	0,2		0,2
Social and tax liabilities	200,4		200,4
CURRENT LIABILITIES	***2 998,1***	***0,0***	***2 998,1***
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	**19 728,7**	**4 594,1**	**24 322,7**

11.2. Transactions with related parties

11.2.1. Transactions with the BNP Paribas group

As of June 30, 2015 the BNP Paribas group holds a 6.6% equity stake in Klépierre SA.

As of June 30, 2015, the part of BNP Paribas in the bank financing amounts to 862 million euros of which 210 million euros used. The total amount of authorized financing equals 11,303 million euros as of June 30, 2015, of which 9,625 million euros have been used.

11.2.2. Transactions with the Simon Property Group

At June 30, 2015, the Simon Property Group holds a 20.3% equity stake in Klépierre SA.

At this date, there is no reciprocal transaction between the two companies.

11.2.3. Transactions with the APG Group

At June 30, 2015, the APG Group holds a 13.5% equity stake in Klépierre SA.

An inflation linked loan of an initial amount of 200 million euros for seven years was granted in 2009 by a related party of APG. The balance of this loan equals to 218 million euros as of June 30, 2015 and the amount of interests due for the first half of 2015 totals 3.4 million euros.

11.2.4. Relationships between Klépierre group consolidated companies

A full list of Klépierre group companies is given in section 4 “Scope of consolidation”.

Transactions between related parties were governed by the same terms as those applying to transactions subject to normal conditions of competition.

The end-of-period balance sheet positions and transactions conducted during the period between fully consolidated companies are fully eliminated.

The following tables show the positions and reciprocal transactions of companies consolidated using the equity method (over which the Group has significant influence) that have not been eliminated.

Balance sheet positions with related parties at period-end

in millions of euros	06/30/2015	12/31/2014
	Companies consolidated using the equity method	Companies consolidated using the equity method
Non-current assets	338,9	163,4
NON-CURRENT ASSETS	**338,9**	**163,4**
Trade accounts and notes receivable	0,8	1,2
Other receivables	5,8	5,8
CURRENT ASSETS	**6,6**	**7,0**
TOTAL ASSETS	**345,5**	**170,4**
Non-current financial liabilities	1,1	1,8
NON-CURRENT LIABILITIES	**1,1**	**1,8**
Trade payables	0,1	0,2
Other liabilities	1,6	1,6
CURRENT LIABILITIES	**1,7**	**1,8**
TOTAL LIABILITIES	**2,8**	**3,5**

"Income" items related to transactions with related parties

in millions of euros	06/30/2015 Companies consolidated using the equity method	06/30/2014 Companies consolidated using the equity method
Management, administrative and related income	1,6	2,0
Operating income	**1,6**	**2,0**
Net cost of debt	3,3	1,2
Profit before tax	**4,9**	**3,2**
Net income of the consolidated entity	**4,9**	**3,2**

Most of these items relate to management and administration fees and income on financing arrangements for these companies' businesses.

11.2.5. Off-balance sheet items related to transactions with related parties:

Commitments given *in millions of euros*	06/30/2015	12/31/2014
Commitments related to the Group's consolidated scope	**0,0**	**0,0**
Purchase commitments	-	-
Commitments related to Group financing	**0,0**	**0,0**
Financial guarantees given	-	-
Commitments related to the Group's operating activities	**7,9**	**7,7**
Commitments on works contracts (Property development/Sale before completion)	-	-
Commitments under conditions precedent	-	-
Work completion commitments	-	-
Rental guarantees and deposits	0,1	0,1
Other commitments given	7,8	7,6
Total	**7,9**	**7,7**

Commitments received *in millions of euros*	06/30/2015	12/31/2014
Commitments related to Group financing	**700,0**	**449,5**
Financing agreements obtained and not used	700,0	449,5
Commitments related to the Group's operating activities	**0,0**	**0,0**
Deposits received guaranteeing the real-estate management activity (under the "Hoguet" law)	-	-
Deposits received from tenants	-	-
Total	**700,0**	**449,5**

11.3. Post-employment benefit plans

The main post-employment benefits are severance pay and defined benefit or defined contribution pension plans.

Post-employment benefit plans are administered by insurance companies and other independent management companies external to the Klépierre group.

11.4. Contingent liabilities

In the last fiscal year, neither Klépierre nor its subsidiaries have been the subject of any governmental, judicial or arbitration action (including any action of which the issuer has knowledge, which is currently suspended or is threatened) which has recently had a significant impact on the financial position or profitability of the issuer and/or the Group.

11.5. Post-balance sheet date events

On 13 July, the Group acquired Markthal, an 11,200 sq.m retail space area, located in Rotterdam, in The Netherlands. Since its opening in October 2014, the center has hosted six million visitors.

Klépierre renegotiated the terms of and extended for a period of 2 years its 750 million euro syndicated revolving credit facility. At the same time, all the former revolving credit facilities of Corio were replaced by a new 850 million euro 5-year (with two extension options by one year) syndicated revolving credit facility.

11.6. Identity of the consolidating companies

At June 30, 2015, Klépierre is consolidated using the equity method by Simon Property Group, the APG Group and BNP Paribas which hold respectively a 20.3%, a 13.5% and a 6.6% stake in the equity of Klépierre (including treasury shares).

KLEPIERRE

Société Anonyme
26, boulevard des Capucines
75009 Paris

Statutory Auditors' review report on the first half-year financial information

Period from January 1, 2015 to June 30, 2015

MAZARS

HEAD OFFICE: 61, RUE HENRI REGNAULT - 92400 COURBEVOIE

SOCIETE ANONYME D'EXPERTISE COMPTABLE ET DE COMMISSARIAT AUX COMPTES
EQUITY: € 8 320 000 - RCS NANTERRE B 784 824 153

DELOITTE & ASSOCIES

HEAD OFFICE : 185, AVENUE CHARLES DE GAULLE - 92200 NEUILLY-SUR-SEINE

SOCIETE ANONYME D'EXPERTISE COMPTABLE ET DE COMMISSARIAT AUX COMPTES
EQUITY: € 1 723 040 - RCS NANTERRE 572 028 041

Statutory Auditors' review report on the first half-year financial information

This is a free translation into English of the Statutory Auditors' review report issued in French and is provided solely for the convenience of English speaking readers. This report should be read in conjunction with, and construed in accordance with, French law and professional auditing standards applicable in France.

To the Shareholders,

In compliance with the assignment entrusted to us by your Annual General Meeting and in accordance with the requirements of article L. 451-1-2 III of the French Monetary and Financial Code (*"Code Monétaire et Financier"*), we hereby report to you on:

- our review of the accompanying condensed half-yearly consolidated financial statements of Klépierre covering the period January 1, 2015 to June 30, 2015;
- the verification of the information contained in the interim management report.

These condensed half-year consolidated financial statements are the responsibility of the Management Board. Our role is to express a conclusion on these financial statements based on our review.

1. Conclusion on the financial statements

We conducted our review in accordance with professional standards applicable in France. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A limited review is substantially less in scope than an audit conducted in accordance with professional standards applicable in France and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed half-year consolidated financial statements are not prepared, in all material respects, in accordance with IAS 34 - standard of the IFRSs as adopted by the European Union applicable to interim financial information.

Without qualifying the conclusion expressed above, we draw your attention to the note 2.2.1 to the condensed half-yearly consolidated financial statements, which sets out the consequences of the initial application as of January 1, 2015 of the interpretation IFRIC 21.

2. Specific verification

We have also verified the information given in the interim management report commenting the condensed half-year consolidated financial statements subject to our review.

We have no matters to report as to its fair presentation and consistency with the condensed half-year consolidated financial statements.

Signed in Paris-La-Défense and Neuilly-sur-Seine, July 29, 2015

The statutory auditors

French original signed by

Mazars	Deloitte & Associés	
Gilles Magnan	Joël Assayah	José Luis Garcia

STATEMENT OF THE PERSON RESPONSIBLE

Paris – August 3, 2015

I certify that, to the best of my knowledge, these condensed consolidated financial statements for the 1st half of the year, have been drawn up in accordance with the applicable accounting standards and accurately reflect the assets, financial position and earnings of the company and all of its consolidated subsidiaries, and that the attached interim management report presents a faithful description of the important events arisen during the first six months of the fiscal year, their incidence on the accounts, the main related-party transactions as well as a description of the principal risks and uncertainties for the remaining six months of the fiscal year.

Laurent MOREL
Chairman of the Executive Board

PERSONS RESPONSIBLE FOR AUDITS

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PERSON RESPONSIBLE FOR FINANCIAL DISCLOSURES

Jean-Michel GAULT
Member of the Executive Board, Deputy CEO
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