ANNUAL REPORT 2014

Bouwinvest Dutch Institutional Retail Fund N.V.

Bouwinvest

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Management company

Bouwinvest Real Estate Investment Management

Bouwinvest Real Estate Investment Management B.V. (Bouwinvest) is one of the largest Dutch investment managers specialised in real estate for institutional investors. Bouwinvest's Amsterdam-based team of 128 fte's manages total assets of € 6.7 billion, in five Dutch property sector funds and international real estate investments.

The Dutch real estate portfolio comprises five sector funds: a Residential Fund, a Retail Fund and an Office Fund – all open to institutional investors – plus a Hotel and a Healthcare Fund managed for anchor investor bpfBOUW. Bouwinvest also provides its anchor investor bpfBOUW with tactical asset allocation advice and investments in listed and unlisted real estate funds in Europe, North America and the Asia-Pacific region.

Bouwinvest is recognised as one of the leading real estate investment managers in the Netherlands. It has a solid track record of high-performance thanks to its in-depth knowledge of the Dutch and international real estate markets and best-in-class valuation and risk management policies.

Bouwinvest's portfolios are constructed to insulate investors against ever rapidly changing market trends and have strong governance structures. The company's Supervisory Board, together with a clearly defined system of checks and balances, provides four levels of governance oversight. Besides dedicated asset management teams Bouwinvest has in-house experts in Compliance, Legal, Risk Management, Research, Marketing and Communications, Finance, CSR and Investor Relations. Bouwinvest has ISAE 3402 type II certification and was one of the first Dutch real estate investment managers to be awarded an AIFMD (Alternative Investment Fund Manager Directive) licence by the Dutch Financial Markets Authority (AFM).

In 2014, Bouwinvest's three main Dutch sector funds received the GRESB Green Star sustainability rating.

2014 at a glance

Key financial information

All amounts in € thousands, unless otherwise stated

Highlights 2014

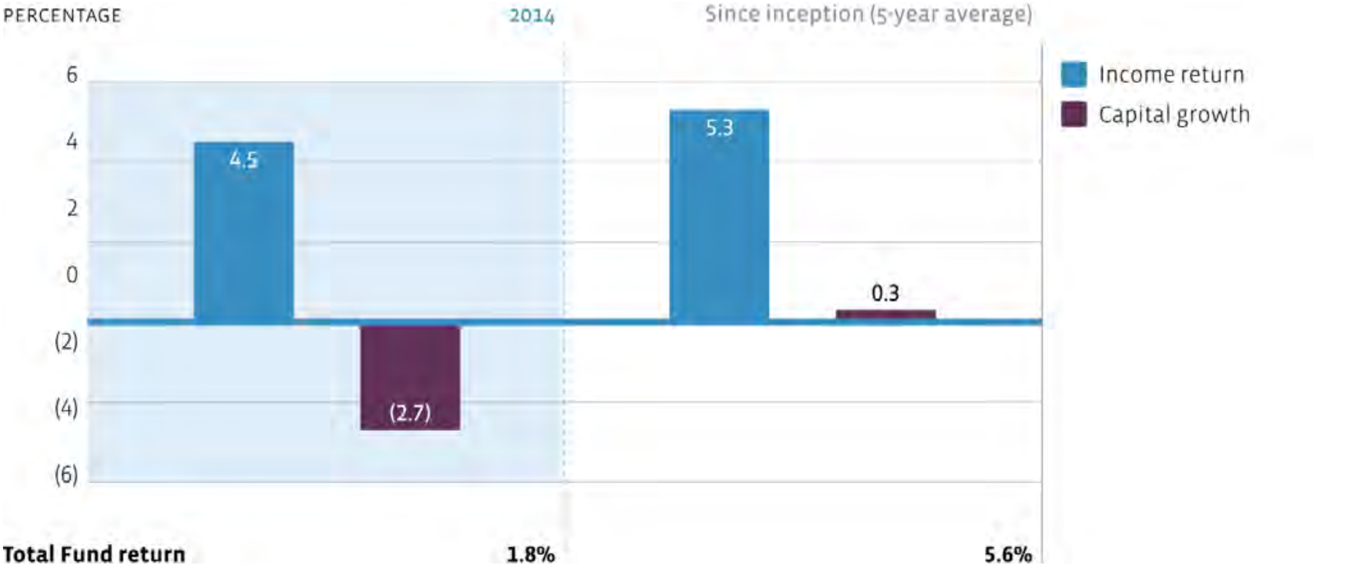
- Dividend return of 4.5%
- Outperformance IPD Property Index (0.7%-point)
- Continued high average financial occupancy rate of 94.4%
- Acquisitions for a total of € 57.0 million
- Investments under construction of € 207.9 million
- New and extended lease contracts totalling 32,590 m^2; rent value € 9.3 million
- New lease contracts redevelopments totalling 27,616 m^2; rent value € 10.4 million
- Average remaining lease time of 6.8 years
- Divestment part of the assets in Ede € 13.0 million
- Like-for-like rent decrease of 2.5%
- Rent in arrears of 2.2%
- Secured pipeline of € 76.0 million
- 79.1% green energy label (A, B or C label)
- GRESB Green Star status two years ahead of schedule

Performance per share	2014	2013
Dividends (in €)	115.68	127.98
Net earnings (in €)	46.76	203.15
Net asset value IFRS (in €, at year-end)	2,527.09	2,594.04
Net asset value INREV (in €, at year-end)	2,544.13	2,608.41

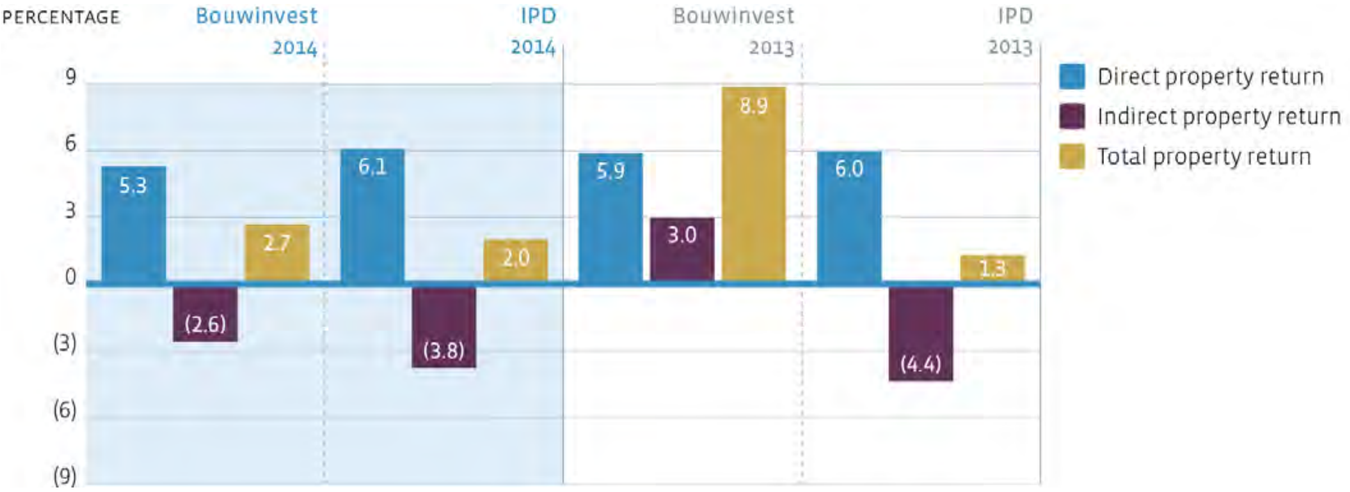
Statement of financial position	2014	2013
Total assets	689,847	615,525
Total shareholders' equity	670,322	605,784
Total debt from credit institutions	-	-

Result	2014	2013
Net result	11,185	47,149
Total Expense Ratio (TER)	0.57%	0.57%
Real Estate Expense Ratio (REER)	0.75%	0.78%

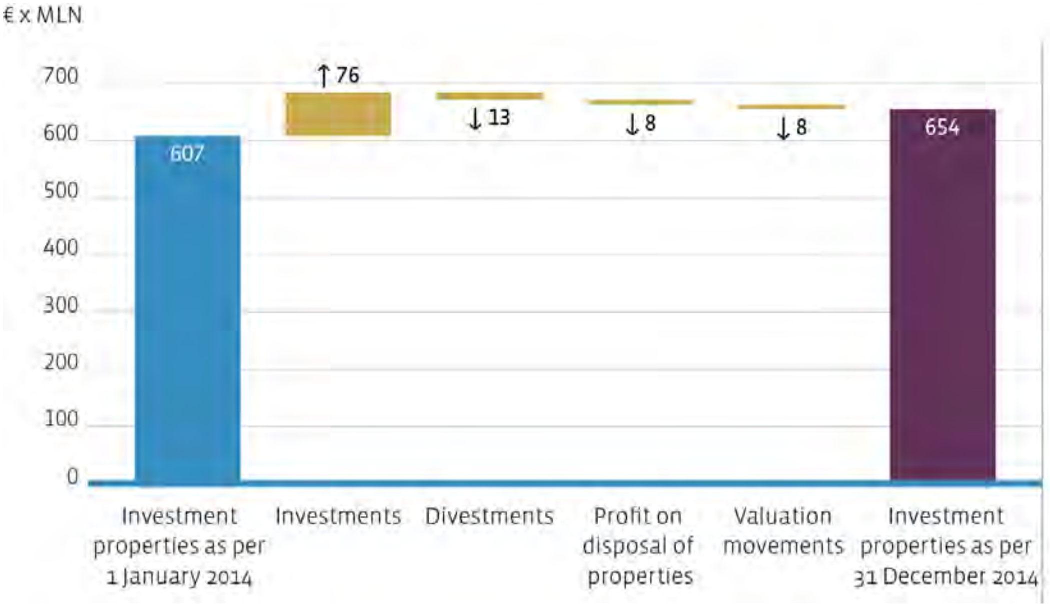
Fund return



Property performance (all properties)



Portfolio movements



Financial occupancy rate

PERCENTAGE

Portfolio figures

	2,014	2,013
Investment property	446,309	459,830
Investment property under construction	207,867	146,945
Gross initial yield	7.0%	6.9%
Total number of properties	41	39
Average monthly rent per square metre (in €)	190	210
Financial occupancy rate (average)	94.4%	92.9%
Sustainability (A, B or C label)	79.1%	60.1%

CSR key data

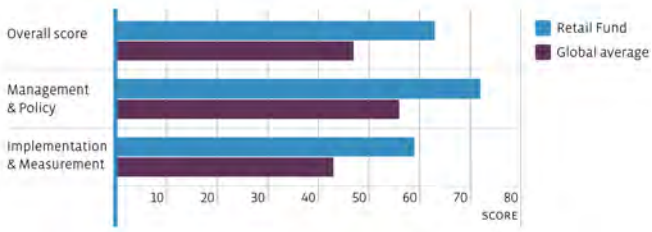
Fund sustainability performance

GRESB Green Star status

GRESB® Green Star 2014

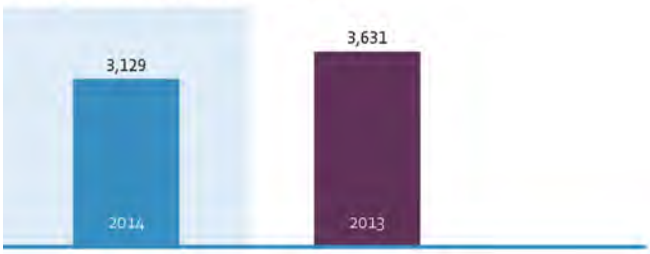
The Fund's performance in the GRESB benchmark

Global Real Estate Sustainability Benchmark 2014

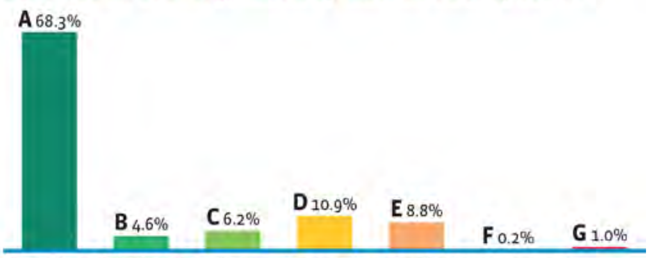


Energy consumption

Energy consumption (like-for-like)



Distribution of energy labels by labelled floor space (m²)[1]

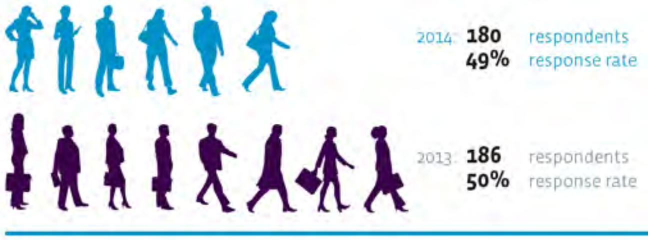


1) 24% not labelled (mainly recent acquisitions and redevelopments)

Tenant engagement

Satisfaction scores tenant engagement survey

Participant rate tenant engagement survey



Sustainability highlights

- GRESB 'Green Star' classification no less than two years ahead of schedule
- Implementation Green Leases started
- Green Building Certificates: BREEAM design certificate (very good) Nieuwendijk 196 and two BREEAM in Use assessments (Goverwelle, Makado)
- Web-based energy consumption monitoring and management started
- Installation first charging station electric vehicles

Key facts

- Enivironmental Management System: 65 smart meters installed
- 79.1% awarded a green energy label (A, B or C label)
- Average energy index improved to 1.03 from 1.14
- Energy consumption fell by 13.8%
- Tenant engagement: 149 units (55,000m²) received DUO label

Key information over five years

All amounts in € thousands, unless otherwise stated

	2014	2013	2012	2011	2010
Statement of financial position					
Total assets	689,847	615,525	593,034	527,071	499,073
Total shareholders' equity	670,322	605,784	586,102	521,508	493,613
Total debt from credit institutions	-	-	-	-	-
Performance per share					
Dividends (in €)	115.68	127.98	140.48	142.50	133.99
Net earnings (in €)	46.76	203.15	98.37	180.75	154.58
Net asset value IFRS (in €, at year-end)	2,527.09	2,594.04	2,571.55	2,577.26	2,468.07
Net asset value INREV (in €, at year-end)	2,544.13	2,608.41	2,587.76	2,585.68	2,478.74
Result					
Net result	11,185	47,149	22,421	36,574	30,912
Total Expense Ratio (TER) *	0.57%	0.57%	0.55%	0.56%	0.56%
Real Estate Expense Ratio (REER) *	0.75%	0.78%	0.78%	0.80%	1.08%
Fund return (% ROE)					
Income return	4.5%	5.1%	5.7%	5.6%	5.7%
Capital growth	(2.7)%	3.0%	(1.5)%	1.6%	1.1%
Total Fund return	**1.8%**	**8.1%**	**4.2%**	**7.2%**	**6.8%**
Portfolio figures					
Investment property	446,309	459,830	474,978	435,571	483,514
Investment property under construction	207,867	146,945	84,477	68,834	0
Gross initial yield	7.0%	6.9%	6.7%	6.6%	6.6%
Total number of properties	41	39	38	22	22
Average monthly rent per square metre (in €)	190	210	207	204	187
Financial occupancy rate (average)	94.4%	92.9%	95.1%	96.8%	97.3%
Sustainability (A, B or C label)	79.1%	60.1%	35.8%	-	-
Property performance (all properties)					
Direct property return	5.3%	5.9%	6.3%	6.5%	6.4%
Indirect property return	(2.6)%	3.0%	(1.5)%	1.6%	1.0%
Total property return	**2.7%**	**8.9%**	**4.8%**	**8.1%**	**7.40%**
IPD Property Index retail real estate (all properties)					
Direct return IPD Property Index	6.1%	6.0%	6.0%	6.2%	6.1%
Indirect return IPD Property Index	(3.8)%	(4.4)%	(1.8)%	1.4%	1.6%
Total return IPD Property Index	**2.0%**	**1.3%**	**4.0%**	**7.6%**	**7.8%**

* The TER and REER are calculated based on the INREV Guidelines 2014 and the comparative figures have been restated accordingly

The Retail Fund at a glance

The Bouwinvest Dutch Institutional Retail Fund's focus on prime locations and daily shopping needs puts it in an excellent position to provide stable returns in the years ahead.

Fund characteristics

- Core investment style
- No leverage
- 7% long-term average annual Fund return target
- Robust governance structure
- Investment structure for an indefinite period of time
- Reporting in accordance with INREV standards

Fund management

Bouwinvest is the manager and Statutory Director of the Retail Fund. The Board of Directors of Bouwinvest is responsible for Bouwinvest's long-term strategy, as well as the day-to-day management of the organisation itself and its assets under management. Bouwinvest's Dutch Investments business unit is responsible for all real estate investments in the Netherlands. This business unit has a dedicated asset management team specialised in the retail real estate sector, with experts in acquisition and divestment, property revitalisation and letting.

Our vision on the Dutch retail real estate market

- Retail market is changing rapidly
- Rapidly increasing online sales
- Regional demographic shrinkage, ageing population transforming retail landscape
- Retail market much more competitive
- Need for clear focus
- Prime shopping locations and centres will withstand changes and will remain competitive and successful

Experience & Convenience

Today's consumers are increasingly embracing the energising experience of shopping in high-quality high street fashion and lifestyle stores. At the same time, they demand easily accessible shopping centres with a wide range of daily goods right on their doorstep.

We believe that this need for high street retail experience and local daily convenience will govern the retail market in the years ahead. This makes finding and acquiring the finest locations based on these criteria more important than ever.

Optimisation strategy

The Fund aims to optimise its portfolio through:

- Targeted acquisitions
- Redevelopment of core assets and the disposal of non-core retail units
- Specialised, well-positioned retail assets.
- Focus on two decisive elements in the future of retail: Experience and Convenience.

The retail portfolio at a glance

Portfolio characteristics

- 41 Dutch retail properties (€ 654 million; 196,537 m^2)
- Focus on high street retail (Experience) and district shopping centres (Convenience)
- Focus on Randstad urban conurbation
- Continuously high occupancy rate
- Continuous outperformance of IPD Property Index
- High percentage of green energy labels (A, B or C label)
- GRESB Green Star

Core region policy

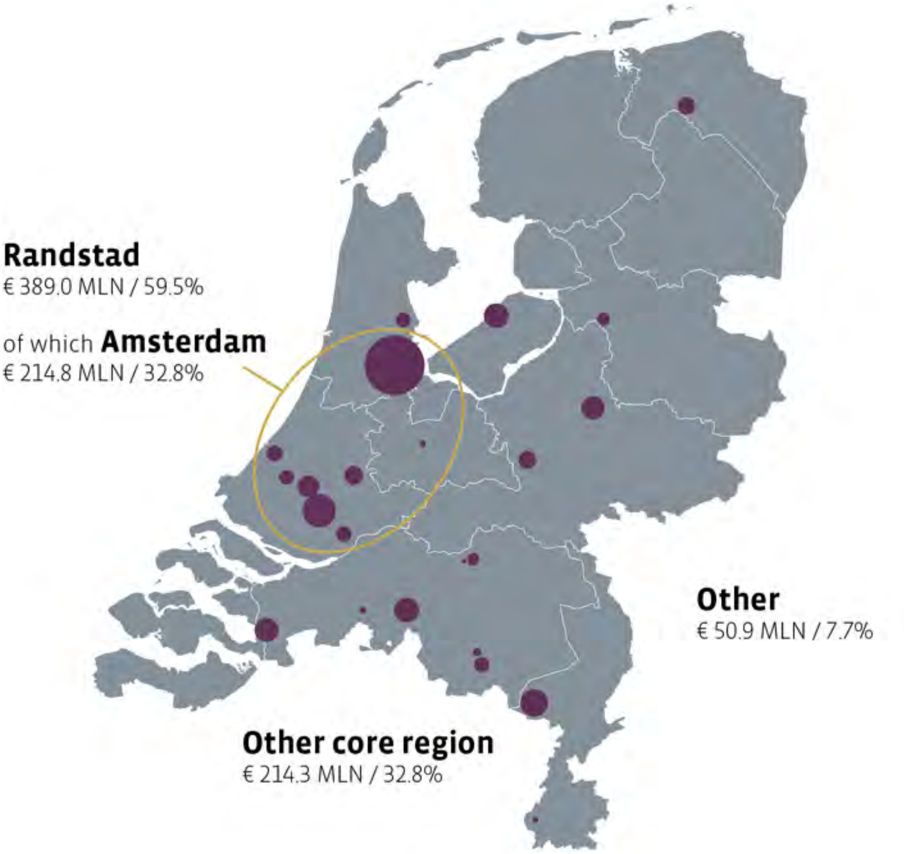
High streets: focus on A1 locations in best shopping cities

To determine the 'best shopping cities', Bouwinvest, including experts at its Research departments, conducts annual evaluations based on several variables. These variables include the number of 'standard consumers', the rent per m² and the number of inhabitants of the specific catchment area.

District shopping centres: focus on catchment area

The economic outlook of the catchment area remains the most important criterion when assessing the location of shopping centres focusing on daily goods. When assessing new and standing assets, the Fund focuses on accessibility, parking, tenant mix, look and routing, all of which are seen as key elements in determining a shopping centre's level of convenience.

Regional spread of the Retail Fund portfolio based on book value



Major segments

The majority of the portfolio's assets consist of high-quality retail facilities. In line with our focus, the properties can be divided into two segments:

EXPERIENCE - high street retail

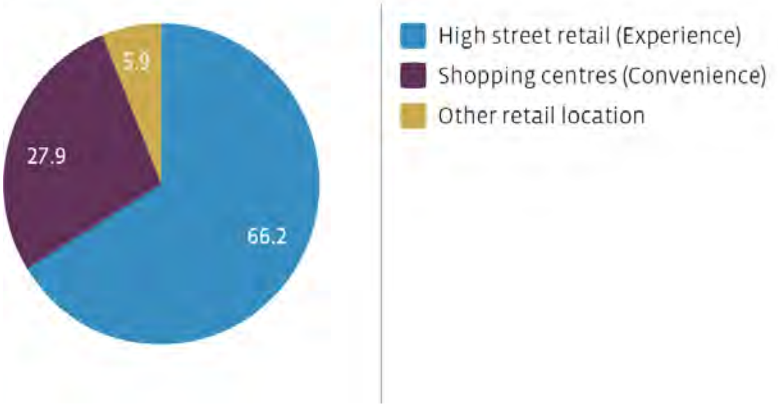
The main focus of Fund's high street retail portfolio is individual high street shops or clusters of shops in retail units located in prime shopping areas in major Dutch city centres that have retained their market share and will do so in the future. The historic surroundings, the varied supply of retail formulas, restaurants and leisure facilities keep these shopping areas attractive and popular and offer today's consumers the experience they demand.

CONVENIENCE – district shopping centres

The majority of the Fund's district shopping centres thrive thanks to their excellent catchment areas. These easily accessible retail destinations with a wide range of products and goods cater to consumers looking for convenient daily shopping close to home. In addition to the continuous optimisation of the portfolio, the Fund also aims to invest in services and products to help local shopkeepers boost their online accessibility.

Portfolio composition by type of retail location based on book value

PERCENTAGE



Selection of principal properties

Experience

Damrak 70
Amsterdam

Nieuwendijk 196
Amsterdam

P.C. Hooftstraat 125
Amsterdam

Beurs-WTC retail units
Rotterdam

Demer 38
Eindhoven

Convenience

Stadionplein
Amsterdam
(opens in 2016)

Prinsenland
Rotterdam

Heyhoef
Tilburg

't Fort
Apeldoorn

Parkweide
Ede
(opens in 2015)

Message from the Chairman

Dear stakeholders,

The Retail Fund had a relatively good year in 2014, as we recorded a good deal of progress in implementing our strategy of optimisation and growth, thanks to our acquisitions and investments in a number of upgrades and redevelopments across the Fund's portfolio. We also kept our occupancy rate at a good level of 94.4%, in a year in which retailers had trouble maintaining sales.

The retail segment in the Netherlands has been the best performing real estate sector during a very long period of crisis, despite the sustained dip in consumer confidence and a concomitant fall in consumer spending. And of course the rise of online sales has left many empty stores. Despite this, retail investments continued to record positive returns, while office and residential indirect returns had dipped into the red.

And yet, there is still a lot of negative sentiment in the retail segment in the Netherlands, because of online shopping, ageing, the surplus square metres, too many new developments, low consumer confidence and low economic growth. And of course, returns are lower now, but this is a very cyclical market. We believe that especially in the secondary segment this negative trend will continue for the next few years and values will dip even further. But we are a long-term investor and we are convinced that retail is a very sound long-term investment. Especially if you have the right strategy and you are willing to take a very active asset management approach.

Right now, this could be a very good time to add high-quality retail assets to portfolios, as prices are at the lowest they have been in years. Just as we did in the residential market in the past, and that is certainly paying off now. Last year, we acquired some excellent assets in both our strategic focus areas of 'Experience' and 'Convenience'. And we have committed to substantial investments to upgrade and future-proof these assets, because we are convinced they will add value to our portfolio.

An excellent example of our strategy on the Experience front from last year is the Fund's acquisition of 8,100 m^2 of high street retail units in the Beurs-WTC Rotterdam. The Retail Fund is investing over € 40 million in this acquisition. The location is perfect, right in heart of the city centre with a very high consumer footfall. The building is also above a major junction of the Rotterdam metro system, which brings huge numbers of office workers and shoppers to the area. Plus, a new Primark store is set to open very close by in the near future. Our choice to buy was also driven by the quality of the retail assets. The synergy in this deal is one of the reasons that Bouwinvest is committed to investing in a full range of real estate sectors. Especially as we believe multi-functional real estate complexes, often with a mix of office, retail, hotel and other leisure facilities, will be the best performing real estate assets in the future. It also gives our investors the potential to compose a mixed real estate portfolio focusing on the segments they want.

We also made several investments on the Convenience front last year, either in new assets or in upgrades for our existing assets, in both the Randstad conurbation and outside. Balance is vital in retail. While assets in the Experience segment will perform better in the major urban centres in the Netherlands, the value of Convenience centres is likely to rise more in the regions. Achieving that balance and optimising our portfolio will be our main focus in the years ahead. As it now stands, retail offers a good perspective for low-risk investments with a good dividend yield of 5 to 6% and with potential value increases in the longer term.

I would like to thank all our employees for their commitment, dedication and hard work over the past year in a time of market uncertainty and challenges.

Dick van Hal
Chairman of the Board of Directors

> ‘We are a long-term investor and we are convinced that retail is a very sound long-term investment.’

Dick van Hal,
Chairman of the Board of Directors

Supervisory Board Report

Composition of the Supervisory Board

As per 1 January 2015, the Supervisory Board of the Fund has the following four members: C.J. Beuving (Chairman), M. Sint (Vice-Chairman), J.H.W.R. van der Vlist and R.Th. Wijmenga. Kees Beuving joined the Supervisory Board on 22 August 2014 and was appointed chairman of the board on 12 December 2014. Roel Wijmenga joined the board on 1 October 2014. J.C. van Ek stepped down as Chairman of the Supervisory Board on 11 December 2014, after serving the maximum term of two periods of four years.

All members of the Supervisory Board are independent in accordance with the criteria laid down in the Supervisory Board charter.

C.J. (Kees) Beuving
(1951, Dutch)

Chairman
Kees Beuving joined the Supervisory Board of the Fund in August 2014 and was appointed chairman in December 2014. Mr. Beuving has a long history in the banking industry. Until 2012, he was Chairman of the Board of Directors at Friesland Bank and, before that, held a number of functions within the Board of Directors of Fortis Bank, including Chairman from 2002 to 2006. In the period 2006 to 2010, Mr. Beuving held various executive positions and supervisory directorships, including the Fortis Nederland pension fund and Currence B.V. He is currently a member of the Supervisory Board of Bank Nederlandse Gemeenten (BNG) and chairman of the board of Stichting VSB Vermogensfonds. He is also chairman of the Supervisory Board of charity Tear and Dutch microfinance organisation Qredits. As per February 2015, he was appointed as a member of the Supervisory Board of Delta Lloyd Bank N.V. Mr. Beuving studied Business Economics at Erasmus University Rotterdam.

M. (Marjanne) Sint
(1949, Dutch)

Vice-chairman
Marjanne Sint was first appointed to the Supervisory Board of the Fund when it was established in January 2010. She is currently chairman of the Supervisory Board of NL Healthcare BV, member of the Supervisory Board of Bank Nederlandse Gemeenten (BNG) and member of the Council for Public Health and Healthcare. Until February 2014, Ms. Sint was the Chairman of the Board of Directors of Isala clinics in Zwolle, the Netherlands, and until May 2014 she was chairman of the Supervisory Board of NV ROVA Holding. From 2000 to 2007, she was Secretary-General of the Ministry of Housing, Spatial Planning and the Environment. She had previously held various other senior positions in both central and local government and at VNU Business Publications.

J.H.W.R. (Jan) van der Vlist
(1954, Dutch)

Member
Jan van der Vlist was first appointed to the Supervisory Board of the Fund in 2013. Mr. Van der Vlist is currently Principal of Klockensteijn B.V., a Dutch real estate consultancy firm. Until 2011, he was Head of Investment Management and Managing Director at NIBC Bank N.V. Prior to joining NIBC, Mr. Van der Vlist held a number of senior positions at pension fund PGGM, most latterly as Director Structured Investments (Real Estate and Private Equity). Mr. Van der Vlist currently holds several (supervisory) positions, including Member of the Board of Directors of European Real Estate Investment Trust Ltd, member of the Supervisory Board of Holland Property Group BV, Chairman of the Board of NIBC Infrastructure Partners I B.V., Senior Board Advisor at NIBC Bank N.V., Member of the Advisory Board at NIBC Merchant Banking Fund IB and Director at Barrage Vastgoed B.V.

R. Th. (Roel) Wijmenga
(1957, Dutch)

Member
Roel Wijmenga has a background in the insurance industry and held a number of financial executive functions at leading Dutch financial companies, including AMEV, Interpolis and Eureko/Achmea. His most recent role was as CFO at insurer ASR Verzekeringen. Roel Wijmenga studied Economics at Erasmus University Rotterdam. Roel Wijmenga holds several (supervisory) positions, including chairman of the Philips Pension fund and member of the Supervisory Board of Achmea.

Report of the Supervisory Board

Role of the Supervisory Board
- The Supervisory Board supervises the policies of the Bouwinvest Board of Directors and the general affairs of the Fund and its related business
- The Supervisory Board monitors and supervises the composition, valuation methods and performance of the portfolio of the Fund

More information on the role of the Supervisory Board can be found in the Corporate governance section.

Financial statements and profit appropriation
The Board of Directors of Bouwinvest prepared the financial statements and discussed these with the Supervisory Board. Deloitte Accountants B.V. have audited the financial statements and provided them with an unqualified independent auditors' report. The financial statements will be submitted for adoption as part of the 2014 annual report at the 2015 Annual General Meeting of Shareholders (AGM). The Supervisory Board proposes that the AGM adopts the financial statements and in accordance with the requirements of a Dutch Fiscal Investment Institution (FII) declares a dividend payable of € 27.7 million.

Supervisory Board meetings
The Supervisory Board met eight times in the course of 2014. None of the members of the Supervisory Board was frequently absent. The main discussion topics at these meetings were the strategy of the Fund as stated in the Fund Plan 2015–2017, the quarterly reports and the compliance and risk management of the Fund.

In 2014, the Supervisory Board discussed the Fund's acquisition of the retail units of the Beurs-WTC complex in the centre of Rotterdam and the redevelopment of the shopping centre Westerhaven in Groningen. The Board also discussed the progress in the redevelopment of Damrak 70 and Nieuwendijk 196 in Amsterdam.

As it does each year, the Supervisory Board devoted extra attention to the Fund's corporate CSR policy. We are therefore extremely pleased to report that the Fund was awarded the GRESB 'Green Star' status due to the transparency of its reporting on Corporate Social Responsibility and sustainability-related matters and its efforts to increase the sustainability of its business operations and its portfolio.

In 2014, two investments in excess of € 25 million were made that required the approval of the Supervisory Board. These were the above-mentioned acquisition of the retail units of the Beurs-WTC in Rotterdam and the redevelopment of Westerhaven, Groningen.

Alternative Investment Fund Managers Directive (AIFMD)

The Supervisory Board also discussed the impact of the Alternative Investment Fund Managers Directive (AIFMD). Bouwinvest has obtained a licence within the meaning of Article 2:65 of the Dutch Financial Supervision Act as per 17 February 2014. Bouwinvest is therefore subject to supervision of the Dutch Financial Markets Authority (AFM) and the Dutch Central Bank (DNB). Intertrust Depositary Services B.V. has been appointed as the Fund's independent depositary.

A word of thanks

Jacques van Ek resigned as Chairman of the Supervisory Board in December 2014. We would like to express our sincere gratitude for Mr. Van Ek's dedication and input in this period. His valuable contribution was significant for the growth of Bouwinvest over the past eight years.

We would also like to thank the Board of Directors and all Bouwinvest employees for their hard work, commitment and the results they achieved for the Fund in 2014.

Amsterdam, the Netherlands, 16 March 2015

The Supervisory Board

Kees Beuving (*Chairman*)
Marjanne Sint (*Vice-chairman*)
Jan van der Vlist
Roel Wijmenga

Report of the Board of Directors

Composition of the Board of Directors

Chairman of the Board of Directors and Statutory Director

D.J. (Dick) van Hal
(1958, Dutch)

Dick van Hal has been Chairman of the Board of Directors since his appointment on 1 March 2008. From 1999 until that time, he held several senior positions at Syntrus Achmea Vastgoed, including Managing Director and CEO. Dick started his career with Centraal Beheer Beleggingen and Staal Bankiers. He studied Investment Analysis (VBA) at the University of Amsterdam. Dick is a board member of the Dutch Green Building Council and Vice-chairman of IVBN (Dutch Association of Institutional Investors in Real Estate).

Managing Director Finance

A. (Arno) van Geet
(1973, Dutch)

Arno van Geet joined Bouwinvest as Managing Director Finance on 1 October 2014. Prior to joining Bouwinvest, he spent his entire career in the financial sector, including various management roles at Interpolis and Westland Utrecht Hypotheekbank, most recently as Chief Financial Officer at Allianz Nederland. Arno is responsible for financial and risk management, accounting, reporting, corporate control, internal audit, business process management, IT and research. Education in Law and Economics at the University of Utrecht

Managing Director Dutch Investments

A. (Allard) van Spaandonk
(1961, Dutch)

Allard van Spaandonk joined Bouwinvest on 1 November 2008, as director Asset Management. As of 1 January 2013, Allard has been Managing Director Dutch Investments, responsible for investments in Dutch real estate. He was previously the director of the retail and residential portfolios at Syntrus Achmea Vastgoed, as well as head of residential mortgages at Achmea Vastgoed. Allard started his real estate career at ABP Hypotheken in 1986.

Managing Director International Investments

S.A. (Stephen) Tross
(1967, Dutch)

Stephen Tross was appointed as Managing Director International Investments on 1 September 2010. He joined Bouwinvest in 2009 as COO International Investments. Stephen previously worked in the real estate audit practices at KPMG Accountants NV and PwC in the Netherlands, New York and London. He studied Business Economics at the Hogeschool Utrecht and accountancy at NIvRA-Nyenrode. Stephen is a professional member of the British Institution of Chartered Surveyors and a member of the ANREV Management Board.

Head of Asset Management Retail
C. (Collin) Boelhouwer
(1976, Dutch)

Collin Boelhouwer has been Head of Asset Management Retail since 2008. He is responsible for the performance of the assets of the Bouwinvest Dutch Institutional Retail Fund. Collin has twelve years' experience in real estate management and gained his retail real estate experience with Fortis Real Estate, where he was the Commercial Real Estate Manager responsible for the asset management of an office and retail portfolio in the Netherlands. Collin studied Real Estate Management & Development at the University of Technology Eindhoven and is a professional member of the RICS since 2010.

Market developments and trends

Economy and demographics
Main economic indicators show improvement
The Dutch economy is projected to grow slightly by 1.5% in 2015. The modest economic growth projected for 2015 is partly due to increased household consumption and a rise in business investments. The main negative uncertainties relate to events outside the Netherlands. Geopolitical tensions in various places around the world pose a risk to the global economy. Consumer confidence is higher than a year ago, but sentiment is still cautious.

Low inflation continues
Inflation will remain low at 1.0% in 2015. The Dutch Central Planning Bureau (CPB) is also projecting an increase in median purchasing power of 1.5% following four years of decline. Median household purchasing power is set to improve by 0.75% this year.

Randstad 'winner' of changing demographics
The number of inhabitants in the Netherlands will continue to grow in the decades ahead. The current 16.8 million people will grow to 17.4 million in 2025 and 17.8 million in 2040. The majority of the growth will be in people above the age of 65. Bouwinvest focuses on Dutch regions with above-average demographic (and economic) growth. The major cities of the Randstad urban conurbation will see relatively higher growth, in line with the urbanisation trend.

Trends and developments in the retail market
Online shopping growing
The turnover of online shopping is growing every year. Total online spending in 2014 came in at approximately € 13.5 billion, representing a growth of 6% compared to 2013. Online turnover now is roughly 10% of total retail turnover. This growth is expected to continue for the foreseeable future. Retail turnover was up 1.0% in 2014 compared to 2013. Prior to the stabilisation and modest growth seen in 2014, retail turnover had been in decline for nearly five years. Retailers that embrace omni-channel strategies create synergy between the digital and physical world.

Polarisation continues
With the risk of (more) vacancy in the market, the focus is on prime quality. Polarisation is expected to continue in the next few years. Regions with below average demographic and economic growth are facing growing vacancy rates. High street retail in big cities remain popular with rents rising in the best locations.

Retail investments focus on high streets in big cities

Investors are focusing on high streets in the large cities and are reluctant to invest outside these cities. The investment market for shopping centres is dominated by overall cautiousness. The emergence of online shopping requires more adaptability from shopping centres than from high street retail. High street retail provides a shopping experience online shopping cannot provide, whereas shopping centres need to add convenience to already easily accessible online platforms.

Implications for retail real estate

High streets in big cities embrace online shopping and offer experience

The increase in online sales will have less of an impact on A1 shopping areas in big cities, led by Amsterdam. These cities have the best demographic and economic outlook, in addition to offering the most 'shopping experience'. Location is a major factor in adding experience. Opportunities are emerging as online retailers tend to open physical shops.

Large retail units prime shopping streets remain attractive

In recent years, there has been a clear trend towards retailers demanding larger retail units. Major national and international fashion chains in particular are demanding more retail space per outlet. Due to the small amount of space available, demand will continue to be strong, particularly in cities like Amsterdam, Utrecht and Rotterdam.

Consumer convenience drives focused shopping centres

District shopping centres with a focus on daily groceries are also well positioned to thrive in the online environment. The combination of a local meeting place with a complete offering of daily products makes these centres complementary to online shopping. This type of retail real estate remains an attractive long-term investment. Good accessibility and parking facilities are vital.

Implications for the Retail Fund

- Focus on experience and convenience in challenging retail landscape with continuous growth of online sales and moderate economic growth
- Best economic outlook for our assets in the most urbanised areas (Experience)
- Best outlook for our tenants in fashion retail in strongest A1 shopping areas (Experience)
- Continuous focus on improving the quality of district shopping centres, in terms of catchment area, accessibility and supply (Convenience)
- Optimising the tenant mix in district shopping centres that are less sensitive to online sales

The Fund's optimisation strategy

To achieve its targets, the Retail Fund aims to optimise its portfolio through targeted acquisitions, the redevelopment of core assets and the disposal of non-core retail units. Taking into account the trends in the retail market and the demographic outlook, we believe that the current competitive market requires specialised, well-positioned retail assets. Our strategy is to focus on what we believe will be the two decisive elements in the future of retail:

- Experience: High street portfolio, focus on A1 locations in major shopping cities
- Convenience: District shopping centres, focus on catchment areas and strong tenant mix

In addition, the key building blocks in the Fund's strategy are:

- Focus on retail tenants less sensitive to economic cycles
- Redevelopment: expansion/redevelopment of well-located shopping centres and retail units to meet the quality requirements of modern retail
- Active asset management: maintaining high occupancy levels by developing close relationships with tenants and by ensuring the right tenant mix per catchment area

Key market developments	Underlying aspects	Implications	Opportunities
Changing demographics	• **Urbanisation:** Urban areas are still growing and continue to attract young people with spending power • **Shrinking and aging** of the population in rural areas	• **Cities, especially those in the Randstad, 'winner'** in changing demographics • **Worsened perspectives** for fashion retailers outside urban areas	**Focus on high street retail units** in A1 locations (EXPERIENCE)
High streets embrace online shopping	• **Consumers demand shopping experience** when shopping for non-food items • **Large (international) fashion brands** focus on exciting flagship stores as an addition to online sales	• **Physical shops add brand value** as service point and experience centre • **Large retail units in best shopping cities** remain popular among retailers	
Consumers demand convenience and value	• Although pressure on household income continues, **food sector remains a relatively stable factor** • **Accessibility and parking facilities are key** in daily shopping	• **District shopping centres** focus on food and daily goods • **Opportunities for district shopping centres** as pick-up point for online shopping	**Focus on district shopping centres** with a strong tenant mix, a strong catchment area and easy access (CONVENIENCE)

Strategic actions in 2014

- Strengthened 'Experience' portfolio, through acquisitions in A1 locations
- Strengthened 'Convenience' portfolio, through acquisitions of local shopping centres that meet the needs of today's consumers
- Divested non-core assets
- Continued to optimise the standing portfolio through redevelopments
- Initiated the development of an online platform for retail tenants in shopping centres

Portfolio developments 2014 in perspective

Portfolio composition at year-end 2014:

- 41 properties across the Netherlands
- 196,537 m² of lettable floor space
- Total value investment properties € 654 million

Diversification guidelines and investment restrictions

Diversification guidelines	Current portfolio	Conclusion
≥ 80% of investments invested in core regions	92.3% in core regions	Compliant
≥ 90% of investments invested in low or medium risk categories. At portfolio level:	96.9% in low and medium risk	Compliant
50-75% low risk investments	76.2% low-risk investments	Temporarily not compliant
25-50% medium-risk investments	20.7% medium-risk investments	Temporarily not compliant
< 10% high-risk investments	3.1% high-risk investments	Compliant
Investment restrictions when the total investments of the Fund are > € 750 million		
< 15% invested in single investment property	There is one investment property exceeding 15% (*)	N/A
< 10% invested in non-core (non- retail) properties	All the investments are in retail	Compliant
< 10% (re)development activities and:	Investments under construction are 32% (*)	N/A
- only assets that are part of the Fund	The assets are property of the Fund	Compliant
- only assets that are optimising the quality of the portfolio	The investments will upgrade the streets as a shopping destination	Compliant
- no negative impact on the diversification	Inrcrease of 6.6% to a total of 66.2% high street retail	Compliant
- signed intents relating to at least 60% of the rental income	> 80% singed intents	Compliant
No investments that will have a material adverse effect on the Fund's diversification guidelines.	There have been no investments in 2014 that have a material adverse effect on the Fund's diversification guidelines	Compliant

(*) The total value of investment property in the Fund is € 654 million so the restriction is not yet applicable.

Investments, divestments and (re)developments

In line with the strategy, the Fund acquired turnkey assets for € 57 million. With our investment activities in new developments and redevelopments, the total investment activities ended up at € 76 million. All the acquisitions bolster either the 'Experience' or 'Convenience' portfolios.

Acquisitions high street retail (Experience)

Beurs-WTC retail units, Rotterdam

The Beurs-WTC Rotterdam on Coolsingel, with its 8,100 m² of high-end retail space, is located in an excellent A1 location in the heart of the second shopping city in the Netherlands. It is well-positioned near major department stores and has strong (international) tenants, such as ZARA (home), WE fashion, Prenatal and Intertoys.

Acquisitions shopping centres (Convenience)

Parkweide, Ede

The Parkweide shopping centre in Ede-Noord is a retail development in a green area to the north of Ede, close to several smaller towns and to road and other transport links. The centre offers 5,400 m² of gross lettable area and will be anchored by two large supermarkets (Albert Heijn and Aldi) and offer a range of retail outlets providing daily groceries and other necessities, plus catering outlets. Parkweide offers very generous parking facilities, with space for no less than 200 cars, adding another level of 'convenience' to the centre.

Acquisitions in 2014

Asset	City	m²	Theoretical rent
Beurs-WTC	ROTTERDAM	8,100	3,088
Parkweide	EDE	5,400	913

New assets in the portfolio (Convenience)

Zuid-Traverse, Rotterdam

The Zuid-Traverse shopping centre in Rotterdam opened fully let in April 2014. This 3,200-m² retail development has helped breathe new life into the local area, adding much-needed convenience shopping to the existing retail offering in the city's Zuider Boulevard. The seven new retail units include supermarket Dirk van den Broek.

Projects in development (Convenience)

Stadionplein, Amsterdam

Bouwinvest Development is developing an eye-catching multi-use complex in the historic district of Amsterdam-Zuid, near the 1928 Olympic Stadium. The new development will include 4,500 m² of retail space for the Retail Fund and 100 apartments for the Bouwinvest Dutch Institutional Residential Fund. The Stadionplein complex will be a very distinctive addition to the neighbourhood, thanks to its much larger shops, especially the Albert Heijn supermarket, and its superb access by road and public transport. The shopping centre will open in 2016 and will focus primarily on healthy foods, anticipating the growing demand for this type of product in its high-end catchment area.

Mosveld, Amsterdam

The Fund acquired the Mosveld shopping centre in the revitalised and restructured southern neighbourhood of Amsterdam-Noord. This centre has a substantial and growing catchment area, thanks to the ongoing transformation of this former harbour area, including numerous residential and cultural developments. The 7,700-m² Mosveld shopping centre will focus on daily goods. With two modern supermarkets as anchor stores, a central location in the neighbourhood and its own parking area, the centre offers all the convenience the Fund demands. Opening is planned for 2016.

Redevelopment investments in high street retail (Experience)

Nieuwendijk 196, Amsterdam

The building activities at Nieuwendijk 196 were started in October 2013 and will be completed in the first half of 2015. The complex is a true eye-catcher, with its impressive new glass façade. The 5,200 m² complex has been rented by two high-fashion department stores. The main tenant is Zara with a 3,000 m² store. In 2014, the Fund signed a lease contract with JD Sports for the remaining 2,200 m² of retail space. The redevelopment of Nieuwendijk 196 will further upgrade the street as a shopping destination.

Damrak 70, Amsterdam

In 2014, the Fund invested € 8 million in the redevelopment of Damrak 70, located in the heart of Amsterdam. The redevelopment has made substantial progress. The building permits have been obtained and leases have been signed with tenants C&A and Primark. C&A has signed a lease on over 8,000 m² of retail space, while Primark has agreed to lease 8,800 m². Starbucks has already opened a store at Damrak 80/81, which is also part of the redevelopment. In total, the Fund will invest some € 42 million. Building activities started in March 2014 and the renewed Damrak 70 is set to open in the fourth quarter of 2015.

Redevelopment investments in shopping centres (Convenience)

Goverwelle, Gouda

The Fund is investing in the upgrade and expansion of the Goverwelle shopping centre. The 1,000-m² extension will create space for the expansion of the Albert Heijn supermarket and for a second supermarket, plus additional parking facilities for 235 cars. Bouwinvest expects to complete this redevelopment in mid-2016.

Molenhoekpassage, Rosmalen

To maintain the high quality of this successful shopping centre for daily goods and reduce the risk of vacancy, the Fund is upgrading and updating the look and feel of this centre and adapting the division of retail spaces to the demands of the current tenants. The Albert Heijn supermarket will be adding over 400 m² to its current retail space and we are improving the routing within the centre. Thanks to these changes, combined with the addition of extra parking spaces and the arrival of a second supermarket (Aldi) nearby, the Fund expects Molenhoekpassage to retain its strong market position in Rosmalen, part of the city of Den Bosch. Construction started in the first quarter of 2015 and Bouwinvest expects to complete the redevelopment in the third quarter of this year.

Redevelopment investments in other retail locations

Westerhaven, Groningen

A large-scale redevelopment will give new momentum to the Westerhaven shopping centre in Groningen. The current shopping centre includes over 14,000 m² of retail space and a parking garage for 800 cars. Westerhaven comprises a traditional shopping street with tenants such as C&A, Hema and Kruidvat and a two-floor building with large-scale retail spaces. Over the past years, vacancies have risen in the centre, especially on the upper floors. The redevelopment of the Westerhaven asset entails a radical change of the concept of these large-scale stores. The current entrances on the first floor will be replaced by ground floor entrances and internal escalators will link the floors in each store. In addition, the architecture will be altered, resulting in a new, distinctive, two-floor high façade.

Divestments
Assets that do not fit our strategic requirements regarding experience or convenience because of their location, size or economic outlook will be sold. Following these divestment criteria, we concluded a partial sale of Achterdoelen in Ede in 2014. The divestment involved approximately 11,000 m², with 900 m² of this office space.

Divestments

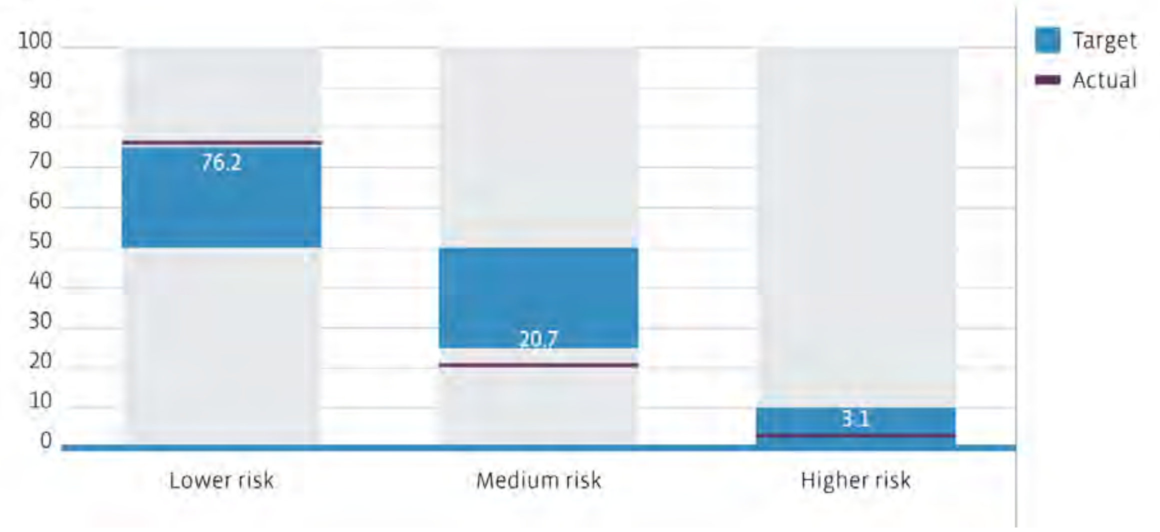
Asset	City	m²
Achterdoelen	EDE	11,000

Optimising the risk-return profile
In terms of risk diversification, at least 90% of the investments must be low or medium risk. On the portfolio level, we have identified bandwidths to budget the risk.

- 50 – 75% lower risk investment properties
- 25 – 50% medium risk investment properties
- 0 – 10% higher risk investment properties

The target and the actual risk allocation at year-end 2014 are shown in the figure below. In 2014, the proportion of low-risk investments increased from 70.7% to 76.2%. This is the result of the acquisition of the high street retail component of Beurs-WTC, the sale of a large part of the asset Achterdoelen in Ede and payment by instalments on committed acquisitions and redevelopments. In early 2015, we will again update the risk category of each asset. After this review, we expect the risk allocation to be within the bandwidths stated above.

Portfolio composition by risk category based on book value
PERCENTAGE



Active asset management
Financial occupancy
The Fund once again had to deal with a difficult retail market in 2014, due to the obvious fragility of the modest economic recovery and continuing low consumer confidence. Nevertheless, thanks to highly active management of the portfolio, the Fund kept the occupancy at a high level last year. The average financial occupancy rate for 2014 was 94.4% (2013: 92.9%).

Financial occupancy rate

PERCENTAGE

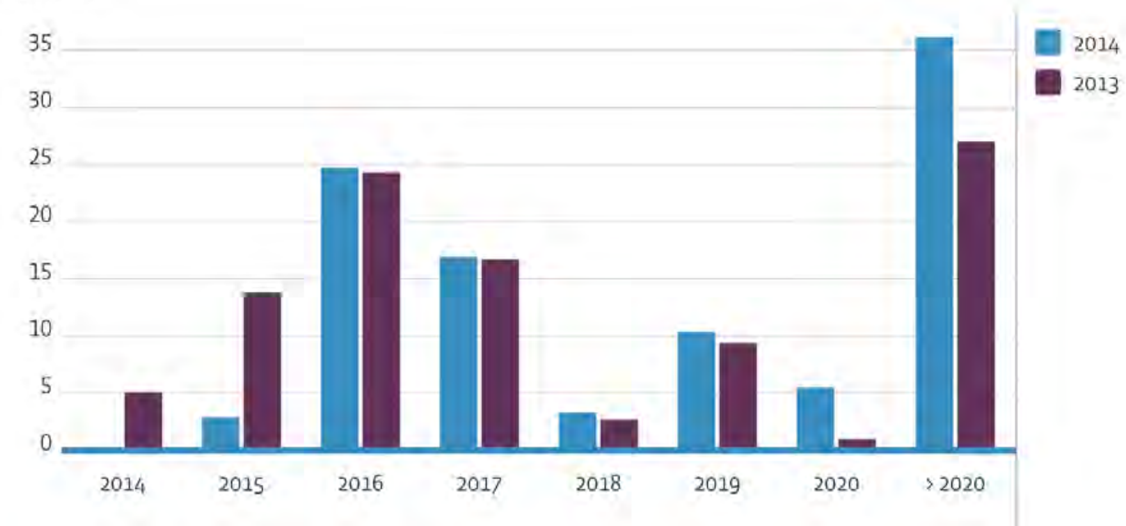
Pro-active leasing

Lease contracts covering a total of 8,755 m² expired in 2014, and the Fund closed and extended leases for a total of 32,590 m² (€ 9.3 million per year). In addition, the Fund also closed new lease contracts for redevelopments totalling 27,616 m². This included the lease with retailer Primark, which was the largest lease transaction in the Netherlands in 2014. Altogether, a record number of square metres in the history of the Fund.

As a result, the average remaining lease time increased significantly to 6.8 years, from 3.4 years at year-end 2013.

Expiry dates as a percentage of rental income

PERCENTAGE



Social media

To keep yields stable and to optimise the occupancy rate, the Fund has also worked on initiatives to integrate social media in its shopping centres. In early 2014, Bouwinvest forged a close partnership with a social media specialist, mainly to support local entrepreneurs.

Sustainable value

Bouwinvest also continued to improve the sustainability of the Fund, for example through the DUO energy labels for all the assets in the portfolio. These labels provide information and sustainability measures for both tenant and lessor. The improved sustainability of the Fund's assets helps to maintain or increase their value and improves their letting potential. As a result of the improved sustainability, the Fund achieved a GRESB Green Star status in 2014. The next objective is to retain this Green Star status and to continue to implement initiatives to achieve our CSR ambitions.

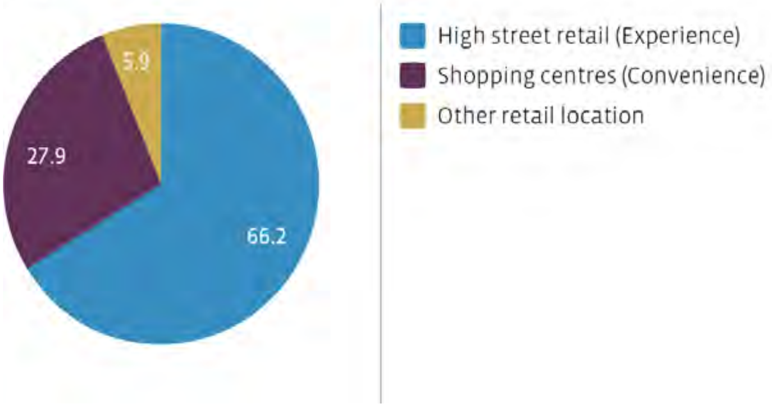
Diversification

Experience vs Convenience

Capitalising on key market developments, the Fund focuses on high street retail units in major shopping cities (Experience) and district shopping centres with a strong catchment area, easy access and a strong tenant mix (Convenience). The target portfolio is divided into 70% high street retail and 30% shopping centres. Following investments and divestments during 2014, the share of high street retail rose to 66.2% in 2014 from 59.6% in 2013 , in line with our diversification targets.

Portfolio composition by type of retail location based on book value

PERCENTAGE

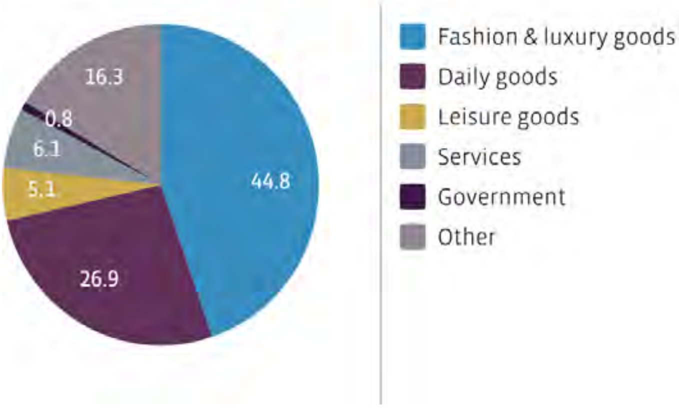


Tenant mix

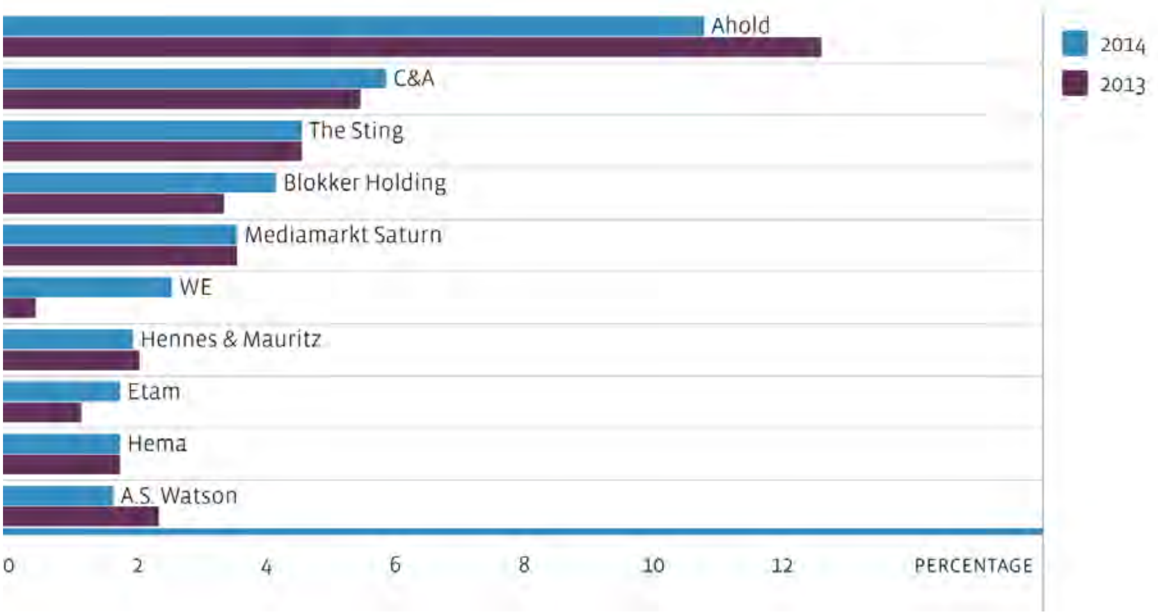
The Fund's portfolio includes a wide range of tenants by segment type. In 2014, the segments fashion and luxury goods increased to 44.8%, mainly due to acquisitions. The segment 'daily goods' is also strongly represented, accounting for 26.9% of the total portfolio, in line with the Fund's strategic focus on 'high street retail' and 'district shopping centres', or Experience and Convenience.

Portfolio composition by tenant sector as a percentage of rental income

PERCENTAGE



Top 10 major tenants based on theoretical rent



The top ten tenants accounted for a total volume of 38.8% of the theoretical rent in 2014 (2013: 37.6%). Following the acquisition of the retail units of Beurs-WTC Rotterdam, WE Fashion became one of the Fund's top-ten tenants (based on theoretical rent). The new leases in our redevelopment projects, such as the leases with major retailers Primark and Zara, are not included in these figures; these will be included at the effective date of the lease.

Financial performance in 2014

Direct return

The Fund's income return (ROE) came in at 4.5%, which was 0.6%-points lower than in 2013, mainly due to strategic vacancy in the investment properties under construction (Damrak/Nieuwendijk).

The direct property return of 5.3% was lower than the 5.9% booked in 2013, and lower than the IPD Property Index of 6.1%.

Indirect return

Property values deteriorated further in 2014. The indirect return (ROE) for 2014 came in at (2.7)%, which was a combination of positive valuations due to the redevelopment of the assets Damrak and Nieuwendijk and devaluations in the portfolio outside the major shopping cities, plus the transaction costs of Beurs-WTC.

The Fund's indirect property return came in at (2.6)%, lower then 3.0% in 2013, but outperformed the 2014 IPD Property Index of (3.8)%.

Total return

The total Fund return was 1.8%, 6.3%-points lower than the 8.1% reported in 2013.

The Fund's total property return came in at 2.7%, which was higher than the IPD Property Index of 2.0%.

Rent

Secured rent for 2017 (three-year horizon) increased to 81% of the 2014 gross rental income (year-end 2013: 78%). In addition, the like-for-like rent decreased to (2.5)% (2013: (0.2)%).

The average financial occupancy rate was up to 94.4% in 2014 from 92.9% in 2013.

Rent in arrears was higher at 2.2% of the gross rental income in 2014, compared with 1.6% in 2013.

Acquisitions
The Fund acquired the retail units of Beurs-WTC (Rotterdam) and Parkweide (Ede) for a total of € 57.0 million (total of 16,700 m²).

Divestments
The Fund sold a part of Achterdoelen (Ede) for a total of € 13.0 million in 2014.

Financing
Treasury management
The Fund had € 19.0 million in cash freely available at year-end 2014.

Interest rate and currency exposure
The Fund has no interest rate or currency exposure.

Dividend and dividend policy
The Board of Directors proposes to pay a dividend of € 115.68 per share for 2014 (2013: € 127.98), which corresponds to a pay-out ratio of 100%. It is proposed that the dividend be paid in cash, within the constraints imposed by the company's fiscal investment institution (FII) status. Of this total dividend, 74.8% was paid out in 2014, with the final quarterly instalment paid out in March 2015. The remainder of the distribution over 2014 will be paid out in a final instalment on 28 April 2015, following approval by the Annual General Meeting of Shareholders to be held on 20 April 2015.

Tax
The Fund is structured as a fiscal investment institution (FII) under Dutch law and is therefore not subject to corporate tax. Being an FII, the Fund is obliged by law to maintain a pay-out ratio of a minimum of 95% of the Fund's distributable profit; as stated above, the Fund proposed to pay out 100% of its distributable profit. The Fund met its obligations related to value added tax, transfer tax and other applicable taxes in their entirety in 2014.

AIFMD
Bouwinvest REIM is the fund manager of the Retail Fund. On 17 February 2014, Bouwinvest was among the first Dutch institutions to obtain the AIFMD licence. Under the licence, Intertrust Depositary Services BV acts as independent depositary of the Fund for the benefit of the investors and performs all depositary functions and duties pursuant to AIFMD regulations.

Outlook

Due to ongoing growth in online shopping and continuing economic uncertainty, the retail market has become fiercely competitive and this is likely to continue for the foreseeable future. Although a further modest increase in GDP growth is forecast for this year, consumer confidence is still low and the Dutch government's ongoing austerity measures and changes to pensions are likely to have a negative impact on consumer spending power.

Polarisation set to continue
One of the main effects of this 'new reality' has been the widening value gap between primary and secondary locations. This has affected both high street retail and local shopping centres. We expect this polarisation to increase in the years ahead, as new retail development increases the oversupply on the market. This will increase the competition for prime assets in A1 locations in both segments.

Future-proofing
We believe that prime retail locations that excel in our strategic segments of experience and convenience will be the most future-proof investments in the years ahead. The Fund will therefore continue optimise its portfolio, by investing in distinctive and high-quality high street retail units in the major shopping cities (A1 locations) and in well-positioned daily shopping centres with a clear focus on convenience.

Growth on the agenda
Our target is to increase the Fund's capital to around € 800 million by the end of 2017. To achieve our target of 70% high street retail (experience) and 30% local shopping centres (convenience), we plan to invest some € 140 million in high street assets and € 15 million in local shopping centres over the next three years. And we have earmarked a sum of approximately € 60 million for the redevelopment of the assets in the standing portfolio. The Fund will also be looking to divest assets worth € 80 million over the next three years.

For the retail market as a whole, there are still many challenges ahead. However, the progress we made in 2014 have put the Fund in a stronger position. In 2015, we will continue to enhance this position as a number of new developments will be delivered and redevelopments will be reopened for business.

Amsterdam, the Netherlands, 16 March 2015

Bouwinvest Real Estate Investment Management B.V.
Dick van Hal, *Chairman of the Board of Directors and Statutory Director*
Arno van Geet, *Managing Director Finance*
Allard van Spaandonk, *Managing Director Dutch Investments*
Stephen Tross, *Managing Director International Investments*

Corporate Social Responsibility

CSR strategy

Bouwinvest believes it has a responsibility to make sure that its investments meet sustainability criteria and that we operate in a responsible and ethical manner. We have always taken a long-term view and environmental, social and governance (ESG) criteria play a significant role in our investment strategy. This is because we are convinced that sustainable and socially responsible investments and business operations play a key role in helping us to book stable returns from our real estate investments.

People
Experience
Convenience
Comfort
Safety

Planet
Energy
Waste and Materials
Water

Profit
Facilities
Flexibility
Accessibility

In 2014, Bouwinvest continued to integrate CSR in its business operations and divided its CSR mission and activities into three pillars:

Our CSR pillars

1. We aim to be a reliable business partner and meet the expectations of our investors through full transparency on our CSR track record and goals.
2. We endeavour to continuously improve the sustainability of our investment portfolio in cooperation with all our stakeholders.
3. We aim to be a flexible, ethical and fair employer to help our people to achieve Bouwinvest's ambitions.

In line with Bouwinvest's CSR pillars, the Retail Fund's sustainability strategy is focused on increasing the sustainability performance and attractiveness of its retail assets. Not only does this boost the long-term performance of the Fund's assets, it also increases the total value of the Fund's property portfolio and creates financial and social value for all stakeholders.

Building value

Bouwinvest considers investments in sustainability from a business perspective. Energy-efficiency measures improve the competitive position of the Fund's retail properties and add value for our stakeholders, both investors and tenants. However, Bouwinvest's sustainability strategy extends beyond energy use to the social aspects of sustainability, such as investments to upgrade local public amenities and facilities, helping to create a pleasant environment where people can shop and meet.

We build value by addressing those issues that are important and relevant to our stakeholders, both investors (such as risk, returns, governance, stability and transparency) and tenants (such as comfort, energy use, materials and indoor climate). We engage them in constructive dialogues.

Focus on material topics

The focus of the Retail Fund's sustainability strategy is on reducing the environmental footprint of the shopping centres or retail assets in its portfolio. It does so by exerting a direct influence on the larger (public) areas of the buildings or complexes, and by investing in improvements that benefit existing and potential tenants. We actively cooperate with existing tenants on initiatives to optimise comfort and energy efficiency. We continue to work with our property managers, local authorities and tenants to provide comfortable, safe and convenient shopping areas in our retail assets. So far, six assets have been assessed or are in the process of being assessed for the '*Keurmerk Veilig Ondernemen*' safety certification.

Scope	Tool	Targets
Fund	GRESB	Outperformance of the benchmark and retain Green Star rating
Asset	EPC labels	Generate insight into current performance and reduce operational costs; improve the quality of assets
Tenants	DUO label, Green Leases	Increase sustainability awareness among tenants, with a focus on energy use; cooperation with tenants: education and awareness
Property managers	Contracts and meetings	Active cooperation to achieve CSR targets

Social performance

Stakeholder engagement
Close cooperation with our tenants and other stakeholders is an important element of our sustainability strategy. The Fund is actively looking for ways to cooperate with tenants to reduce environmental impact, improve service levels and optimise the attractiveness of its shopping centres and other retail assets.

Tenant satisfaction
We conduct an annual tenant satisfaction survey to gather the information we need to promote the interests of our tenants. As in previous years, we discussed the results with our property managers and agreed targets, all aimed at further improving tenant satisfaction.

The key results of the 2014 survey are:

- 180 tenants responded (response rate of 49%)
- Average satisfaction slightly decreased to 5.8 (2013: 6.0)

Tenant satisfaction has dropped slightly as a result of the predominantly negative sentiment at retailers in general.

Tenant engagement
In 2014, Bouwinvest continued to increase assessments in the Retail Fund's portfolio using DUO Labels as part of its tenant engagement programme. A total of 12 properties (149 units) and around 55,000 m^2 was assessed in 2014, completing all relevant and targeted properties in the retail portfolio. The DUO Label system assesses the resource efficiency of tenants' retail units and offers practical advice on achieving sustainability goals. An Energy Map provides tenants with a micro-view of their energy consumption. This map outlines the efficiencies and inefficiencies of areas controlled by the lessor – such as roof, flooring and wall insulation – but more importantly, it analyses the areas controlled by the tenant, including the storefront, climate control, ventilation, lighting and escalators.

The map highlights problem spots, compares the store to the centre average and provides advice on how to reduce energy consumption. These maps serve as a starting point for discussion with the shop owners about energy consumption.

We are currently preparing for the second phase in this process, which will involve gathering data from our tenants and setting targets via green leases or sustainable user agreement in lease contracts.

Property manager engagement
In 2013, we introduced Service Level Agreements. Property managers are now assessed each quarter on topics related to administrative management, technical management (including sustainability), commercial management and tenant satisfaction.

Environmental performance

Monitoring performance
Monitoring environmental performance data (energy and water consumption, greenhouse gas emissions and waste) is an important part of managing sustainability issues. The Fund tracks and aims to improve the environmental performance of its managed real estate assets; those properties where the Fund is responsible for purchasing and managing consumption. The Fund reports on energy consumption (electricity, heating and gas: the energy components) for shopping centres which translates to greenhouse gas emissions and reflects 41% of the portfolio.

In 2014, the Fund focused on continued improvements to energy efficiency. Following technical improvements and joint initiatives with tenants, the average Energy Index improved to 1.03 in 2014 (2013: 1.14). The majority of the portfolio's properties have now been awarded an energy label A, B or C (79.1%), indicating a good overall level of energy efficiency for the portfolio.

Clear targets, practical measures

In 2012, the Fund set a target to reduce energy consumption by at least 10% in 2015 for those assets over which it has 'operational control', mostly shopping centres. The Fund is on track to meet this target. It managed to cut energy consumption on a like-for-like basis by 13.8% in the period 2012-2014. The Fund's first charging station for electric vehicles was installed at the Maasplaza shopping centre in Dordrecht last year.

To gain a better understanding of the environmental impact of our portfolio, we have also started a pilot project to collect data on water use and waste treatment in our portfolio. However, as waste is the responsibility of the tenant, we cannot influence the waste they generate. Our focus is on increasing recycling percentages in those shopping centres where we are in charge of waste disposal, minimising transport (using trash compressors) and recording the quantities per tenant by means of a pass system.

The Fund's ambition to increase the coverage and therefore the transparency of its environmental impact according to INREV sustainability guidelines is reflected in the summary of key CSR data. For more detailed information see Bouwinvest's key performance indicators in the annual report of the management company.

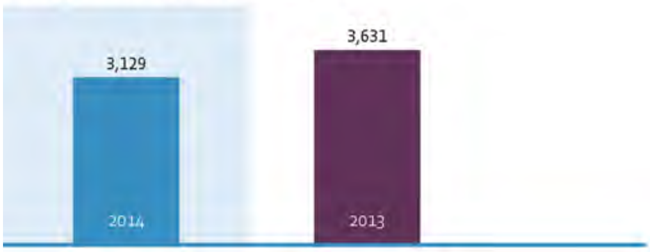
BREEAM self-assessment

In 2014, the Retail Fund conducted its first BREEAM self-assessments at its Goverwelle shopping centre in Gouda and the Makado centre in Purmerend. The aim of this was to ascertain the current sustainability of the properties themselves, and how sustainability is being managed. This helps to identify the potential improvements, both quick wins and measures for long-term improvements. This is a remarkably useful tool, as it helps you to make targeted investments in an asset.

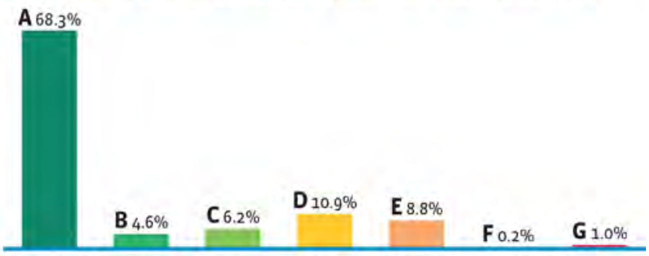
Green lease

Last year saw the roll-out of the first Green Leases in the Retail Fund. These lease agreements incorporate sustainability clauses, with the aim of increasing and enhancing the information exchange between the Retail Fund and its tenants. This in turn creates opportunities to improve environmental performance. One of the first green leases we signed were with the tenants at our Molenhoekpassage shopping centre in Rosmalen, which we are currently redeveloping. This was the first use of the new standard green lease, devised specifically for the Fund, which will make green leases a much more simple process in the future. This model lease lays down clear parameters for the exchange of data between Bouwinvest and its tenants, and what each party can expect from the other. Bouwinvest sees this as the first step towards more far-reaching green leases in the future.

Energy consumption (like-for-like)



Distribution of energy labels by labelled floor space (m²)[1]



1) 24% not labelled (mainly recent acquisitions and redevelopments)

Benchmarking

Benchmarking based on the Global Real Estate Sustainability Benchmark (GRESB) enables the Retail Fund to obtain more insight into the opportunities to improve the sustainability performance measured at fund level. In 2014, the Fund participated for the third time in the GRESB and improved its scores significantly, increasing its overall score by over 67% and taking it to second in its peer group.

‘Green star’

Following the successful implementation of the action plan to enhance overall GRESB performance, the Retail Fund improved its scores dramatically last year. Bouwinvest and the Fund emerged with a ‘Green Star’ classification, the highest category in the GRESB scoring system, no less than two years ahead of schedule.

Smart meters, smart business

To monitor energy consumption closely, the Fund measures energy use at almost 40% of its properties by using smart meters, and issues quarterly reports. In 2014, the Fund expanded active monitoring by installing a total of 65 smart meters. It also started a pilot of web-based energy monitoring and management for two assets. In addition, the Fund plans to install smart meters at all new developments, acquisitions and at individual tenant level. Once again, this will require close cooperation with tenants, as they have to agree to install the smart meters. However, given the current climate in the retail sector, most retailers are more than willing to work with us to cut their energy bills, and increase profit margins.

Corporate governance

Bouwinvest Dutch Institutional Retail Fund N.V. (the Retail Fund) was established in 2010. Stichting Bedrijfstakpensioenfonds voor de Bouwnijverheid (bpfBOUW, the pension fund for the construction industry) is the Retail Fund's anchor investor. The Fund has a transparent governance structure, which ensures effective and efficient management, combined with proper checks and balances. The Fund's governance structure consists of a General Meeting of Shareholders, a Supervisory Board and a Board of Directors.

Fund governance

The Retail Fund is governed in a robust framework with systems and processes to manage risks and direct management. To safeguard the interests of our investors, integrity and transparency play a key role in the Fund's governance principles.

- Independent compliance function
- Conflicts of interests policy
- 'Checks and balances' framework with four lines of defence
- Robust process management: ISAE 3402 type II certified
- AIFMD compliant (February 2014)
- Independent custodian appointed

Rules and principles governing day-to-day business

- Best-in-class system for valuation of assets
- '4-eyes-principle' on all real estate investments
- Transparency and integrity in daily business conduct
- Code of Conduct

Structure of the Fund

The Retail Fund is structured as an investment company with variable capital, as defined in article 2:76a of the Dutch Civil Code, with its corporate seat in Amsterdam, the Netherlands. It is a fiscal investment institution (FII) within the meaning of Article 28 of the Dutch Corporate Income Tax Act 1969. Bouwinvest Real Estate Investment Management B.V. (Bouwinvest) is the Fund's Statutory Director and management company, subject to the terms of the management agreement. In February 2014, the management company obtained a licence within the meaning of Article 2:65 of the Dutch Financial Supervision Act and is now subject to supervision of the Dutch Financial Markets Authority (AFM) and the Dutch Central Bank (DNB). Bouwinvest Retail Development B.V., a subsidiary of the Retail Fund, was liquidated in 2014.

Supervisory Board

The role of the Supervisory Board is to supervise the policies of the Board of Directors and the general affairs of the Fund and its related business. The Supervisory Board shall assist the Board of Directors by providing advice. It acts in the interest of all stakeholders of the Retail Fund, and in particular monitors and supervises the composition, valuation and performance of its portfolio. The Supervisory Board currently has four members, each of whom is appointed by the General Meeting of Shareholders. To increase investors' influence, a Shareholders Committee will replace the Fund's Supervisory Board when one or more investors enter the Fund.

The supervision of the Board of Directors by the Supervisory Board shall include:
(a) the achievement of the company's objectives;
(b) the corporate strategy and the risks inherent in the business activities;
(c) the compliance of the company with its prospectus;
(d) the compliance with the management agreement in respect of the company;
(e) the structure and operation of the internal risk management and control systems;
(f) the financial reporting process;
(g) compliance with legislation and regulations; and
(h) the company-shareholder relationship.

The following actions or decisions of the management company require the prior approval of the Supervisory Board:

- investments and divestments exceeding € 25 million
- significant changes to the valuation methodology
- changes to accounting principles or practices, where these are likely to have a significant impact on accounting treatment
- changes to external auditors on the recommendation of the Board of Directors

General Meeting of Shareholders

Shareholders of the Retail Fund must be qualified institutional investors within the meaning of section 1:1 of the Dutch Financial Markets Supervision Act (FMSA). General Meetings of Shareholders are held at least once a year to discuss the annual report, adopt the financial statements, discharge the Statutory Directors of the Fund for their management and discharge the members of Supervisory Board for their supervision. Shareholder approval is required for resolutions that have a substantial impact on the Retail Fund and its risk profile.

In addition to the shareholders' rights as stated in the Articles of Association, shareholders have the rights conferred on them pursuant to the Retail Fund's documentation, as well ass some additional rights.

Anchor investor

As at this annual report's publication date, Stichting Bedrijfstakpensioenfonds voor de Bouwnijverheid (bpfBOUW, the Dutch pension fund for the construction industry), holds the majority of the shares of the Retail Fund.

Management company

Bouwinvest is charged with the management and administration of the Fund. It is authorised to conduct any and all business activities related to the entire real estate investment process to achieve the Fund's investment objectives. Bouwinvest believes responsible business practices are a vital element in achieving the targeted return on investment.

Bouwinvest is structured as a private limited company. Bouwinvest is wholly owned by bpfBOUW.

Board of Directors

Bouwinvest has a Board of Directors, consisting of the Statutory Director, also Chairman of the Board, and three managing directors: the Managing Director Finance, the Managing Director Dutch Investments and the Managing Director International Investments. The Statutory Director is appointed by the General Meeting of Shareholders of Bouwinvest following nomination by Bouwinvest's Supervisory Board. The Board of Directors is governed by a set of regulations that also outline its tasks and responsibilities.

Supervisory Board

Bouwinvest has an independent Supervisory Board with a minimum of three and a maximum of five members. The Supervisory Board currently has four members. The maximum term of office is four years, with the possibility of reappointment for an additional four years.

The role of the Supervisory Board is to supervise the policies of the Board of Directors and the general affairs of the company and its related business. The Supervisory Board is responsible for the quality of its own performance. The members of the Supervisory Board are appointed by the General Meeting of Shareholders of Bouwinvest. In carrying out its duties, the Supervisory Board is guided by the interests of the company and its related business.

Policies, rules and regulations

Corporate Governance Code

Although the Dutch Corporate Governance Code is not mandatory for Bouwinvest as an unlisted company, the Board of Directors endorses the best practices of the Code as far as applicable to Bouwinvest.

Code of Conduct

Bouwinvest has drawn up a Code of Conduct that applies to all its employees and which includes rules that apply to the Board of Directors and Supervisory Board with respect to conflicts of interest and investments. The Code of Conduct deals with issues such as ethical behaviour, conflicts of interest, compliance with laws and (internal and external) regulations, CSR, health and safety and our business partners.

Bouwinvest has also instituted a whistleblower policy dealing with the reporting and investigation of unethical behaviour. All employees receive code of conduct training.

Compliance
Bouwinvest has an independent compliance function that identifies, assesses, advises on, monitors and reports on the company's compliance risks. These include the risk of legal or regulatory sanctions, financial loss, or loss of reputation that the management company may suffer as a result of any failure to comply with all applicable laws, regulations, codes of conduct and standards of good practice. The compliance officer reports to the Statutory Director on a monthly basis and to the chairman of the Supervisory Board on issues related to the Board of Directors. You will find more details on the compliance function in the Risk Management section of this annual report.

Conflicts of Interests policy
Bouwinvest has a Conflicts of Interests policy. The purpose of this policy is to protect the interests of Bouwinvest and the interests of the Fund when Bouwinvest is contemplating entering into a transaction or arrangement that might benefit the private interests of a Bouwinvest employee or might result in a possible excess benefit transaction. The policy also describes how Bouwinvest should act with respect to the allocation of different investment opportunities over the respective funds and clients. The policy is intended to supplement but not replace any applicable Dutch laws governing conflicts of interests.

In 2014, there were no conflicts of interests as referred to in the Bouwinvest Conflicts of Interests Policy, either between the members of the Board of Directors, the management company, the Fund and/or other funds managed by the management company.

Funds managed by Bouwinvest
Bouwinvest manages the following funds:

- Bouwinvest Dutch Institutional Residential Fund N.V.
- Bouwinvest Dutch Institutional Retail Fund N.V.
- Bouwinvest Dutch Institutional Office Fund N.V.
- Bouwinvest Dutch Institutional Hotel Fund N.V.
- Bouwinvest Dutch Institutional Healthcare Fund N.V.

Bouwinvest has a separate mandate from bpfBOUW for the management of international real estate investments.

External Auditor

The Fund's external auditor is Deloitte Accountants B.V. Deloitte audits the financial statements of the Fund. Deloitte also audits the financial statements of Bouwinvest and of the other funds managed by Bouwinvest.

Regulation

Bouwinvest has a licence within the meaning of Article 2:65 of the Dutch Financial Supervision Act (Wet op het financieel toezicht). Bouwinvest is therefore subject to supervision of the Dutch Financial Markets Authority (AFM) and the Dutch Central Bank (DNB).

Dutch Management and Supervision Act

The Dutch Management and Supervision Act (Wet Bestuur en Toezicht) came into force on 1 January 2013. Bouwinvest has amended its articles of association and internal regulations in line with this legislation, insofar as applicable and necessary. The Management and Supervision Act includes a guideline for a balanced gender ratio within the Board of Directors and Supervisory Board. At least 30% of these positions should be filled by women and at least 30% by men. Bouwinvest's Board of Directors and Supervisory Board do not yet have the above-mentioned gender balance. Based on the profiles of the members of the Board of Directors and of the Supervisory Board, in the event of future resignations Bouwinvest will carry out an evaluation to determine the desired profile any new members. This evaluation will take into account diversity criteria, including a balance of male and female.

Risk management

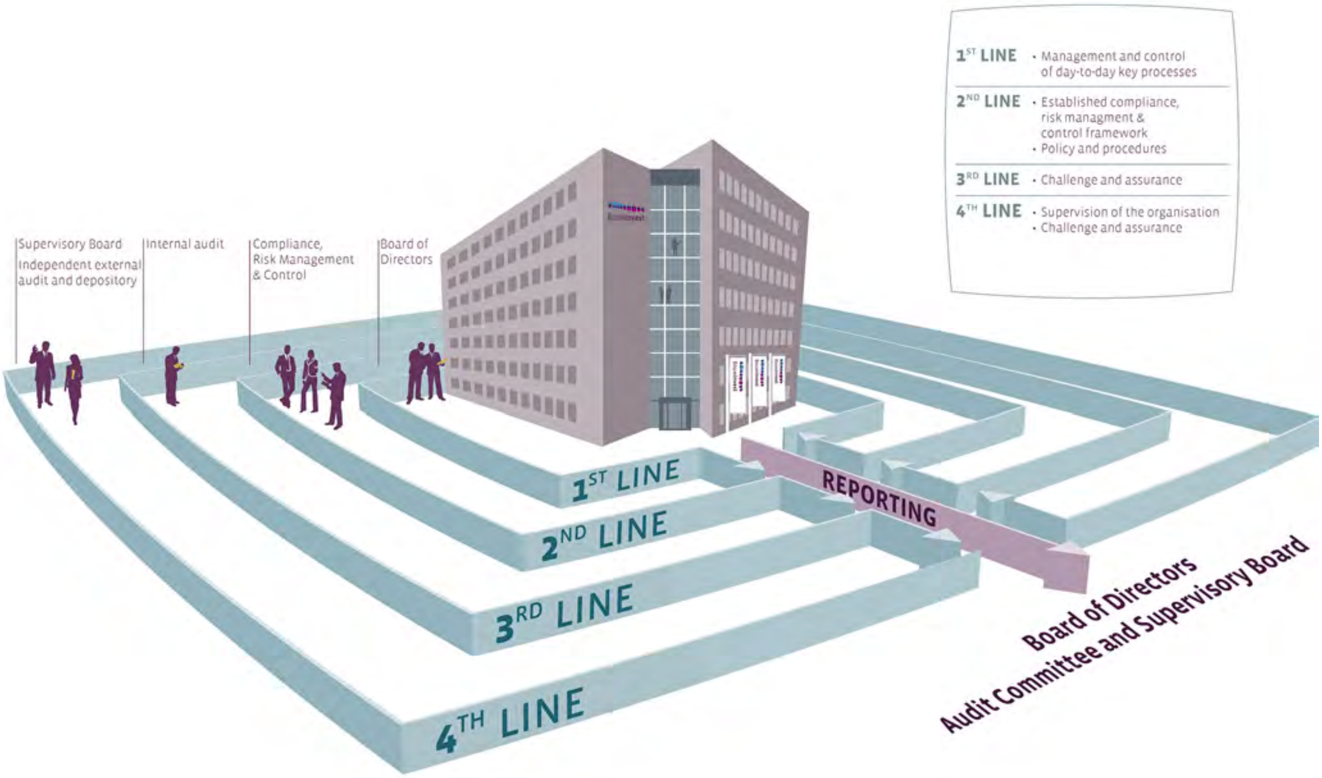
Risk management and compliance

Risk management and compliance are independent functions within Bouwinvest. Their role is to identify, assess, advise on, monitor and report on compliance and other risks faced by the Retail Fund. In 2014, Bouwinvest continued to refine and enhance its risk and compliance capabilities. It also introduced new policies and widened the scope of its quarterly reporting.

Risk management framework

Bouwinvest has implemented a risk management framework based upon the principles of The Committee of Sponsoring Organizations of the Treadway Commission (COSO). It is an Enterprise Risk Management Framework (ERMF), covering all activities of the Fund at all levels. To make the risk management framework operational and effective, Bouwinvest has established an Accountability and Monitoring policy, consisting of the 'Four lines of defence'. This policy puts risk management into practice by using Management (1st line), Risk-compliance-control (2nd line), Internal audit (3rd line) and External audit – Supervisory Board (4th line) as defence functions.

Bouwinvest's lines of defense



Major risk factors and corrective measures

Within the domain of the Retail Fund, we distinguish the following risk clusters:

- Allocation risks
- Generic sector risks
- Specific sector risks
- Management risks

Allocation risks

Following the decision to invest in real estate, an investor has a wide range of choices for the allocation of investments. Bouwinvest believes that it is not the allocation to real estate that determines risk levels, but the secondary conditions set for the allocation. Using the secondary conditions it has formulated, Bouwinvest allocates based on:

- Responsible costs
- Low risk profile
- Stable returns
- Corporate Social Responsibility
- Optimal diversification

The main allocation risks for the Fund are country, real estate market, portfolio, leverage and regulation risks (i.e. tax and legal). These risks are low for the Retail Fund, as the allocation for the Fund is pre-set. Risk is further limited by pre-defined core regions and core properties.

Generic sector risks

In the real estate sector, the indirect return is part of the overall return. This is why Bouwinvest devotes a great deal of attention to the factors that can influence indirect returns. The term ‘generic sector’ is used because these elements are indistinguishable from the underlying object itself. The main risks associated with the indirect return are valuation, transactions and integrity. These risks are within the scope of management and are managed as follows.

Valuation risk

Valuation risk is the risk that the property value is affected by incorrect valuation methods or assumptions. To control this risk, the properties are valued on a quarterly basis by external appraisers, who are rotated every three years. Bouwinvest closely monitors the observance by the appraisers of the 28 recommendations as put forward by the Platform Taxateurs en Accountants (PTA). The results of the valuations are reviewed on a quarterly basis and deviations from previous quarters in excess of 5% are analysed in detail. Bouwinvest has developed its own proprietary valuation model, which complies with the International Valuation Standard Council, IPD and IFRS valuation guidelines and is considered a best-in-class valuation model in the Netherlands. The model includes a set of fixed valuation criteria, such as vacant value ratio, mutation ratio, exit yield and discount rate.

Transaction risk

Transaction risk is the risk that there is either scarcity or oversupply (in terms of both quantity and quality) for the acquisition or sale of assets. As the market fundamentals cannot be controlled by Bouwinvest there is no way to influence this scarcity or oversupply. However, Bouwinvest does have a set governance mechanisms to ensure that market sentiment does not cause the Fund to invest in assets that clash with investor goals. A strict protocol specifies necessary steps and diversification guidelines in the process of an acquisition or disposal.

No proposal for an acquisition or disposal can be approved prior to a recommendation from the Investment Committee. This committee’s review of the proposal includes their assessment as to whether Bouwinvest’s risk return models have been correctly applied. Bouwinvest also has its own research department that continuously monitors market developments. The final measure is an up-to-the-minute cash-flow planning that reflects all changes in the cash position, including the acquisition/divestment planning based on hold/sell analyses. Bouwinvest uses a ‘pipeline’ report, containing an outlook on all possible acquisitions and divestments and the conversion rate.

Integrity risk

Integrity risk is the risk that the Retail Fund may be affected by improper or unethical conduct on the part of Bouwinvest, its employees or management, such in contravention of legislation and regulations, as well as the standards set by society or by Bouwinvest itself.

To control this risk, Bouwinvest has implemented policies and procedures including:

- A Code of Conduct
- A whistle blower policy
- A policy on incidents
- Know-your-customer guidelines
- Pre-employment screening

The Compliance department has also implemented an effective monitoring and testing process and has an ongoing awareness programme to increase knowledge and awareness of risk throughout the organisation. The Compliance department reports its findings to the Statutory Director on a monthly basis.

Specific sector risk

Fund returns are to a large extent influenced by market trends and quality of asset management. Specific knowledge of the sector is crucial to the understanding of the specifics of the property and to optimising direct returns. We use the term sector-specific, as there is a correlation between the risk and the direct return of the property. These risks are within the scope of management and the specifc sector risks are:

- Sector market risk
- Legal risk
- Rental risk
- Object risk

Sector market risk

Sector market risk is the risk that a fund is insufficiently able to adopt its portfolio to important market trends. For the Dutch retail market the most important recognisable market trend is a polarisation between market segments.

Due to the prevailing economic conditions and the strong growth in online sales, the 2014 retail market saw rising numbers of bankruptcies and a higher risk of vacancy. Together with permanent shifts in the Dutch demographics, this has led to a polarisation in the Dutch retail real estate market: as valuations and occupancy for prime convenience and central urban shopping locations have shown stability or growth, other locations show opposite trends.

The aforementioned polarisation is expected to continue in 2015. The opportunities for retail property investors can be found in the early recognition of the changing retail space requirements of retailers in different sectors. This makes an effective sale, purchase and redevelopment policy – with the correct price/quality ratio – essential for the Bouwinvest Retail Fund.

Legal risk

This is the risk that the direct return is influenced by insufficient legal measures. To control this risk, Bouwinvest has a legal department that implements policies and procedures to support the business. This department advises the business when needed and seeks external support when required. The legal department reports its findings and involvement in any legal procedures to the Statutory Director on a quarterly basis.

Rental risk

This is the risk that the direct return is influenced by changes in the rental conditions, or that the properties are no longer attractive to tenants. Customer (tenant) satisfaction is key to the direct returns from the Retail Fund's real estate portfolio. The Retail Fund has introduced measures to limit rental risk, including a system to monitor tenant satisfaction with both its rented property and the services provided by the Fund's external property managers. This includes but is not limited to the annual satisfaction survey and random spot checks.

Object risk

Object risk is the risk that the returns from the property will deviate from the amount that has been calculated in advance. Bouwinvest has the following measures in place to control this risk. Bouwinvest performs an annual hold/sell analysis of the properties to ensure that they continue to support the Retail Fund's overall return objective. The long-term estimates on a per property basis also provide effective insight into expected maintenance costs.

The structuring of the portfolio – or the overall balance of the assets – also takes into account the following diversification variables:

- type of catchment area
- the indexation policy
- the rental segment
- regional spread, with a focus on economically strong regions

The IPD provides a report each quarter, based on our data, on the returns from specific properties. Bouwinvest monitors this information closely to detect any deviations at an early stage.

Counterparty risk
Counterparty risk is the risk that other parties in an agreement will default. For the Retail Fund, the largest single counterparty exposure is the bank that is used by the Fund. Furthermore, this risk is largely determined by the ability of its tenants to fulfil their contractual obligations.

Bouwinvest reduces counterparty risk by having good credit controls in place, as well as sound collection processes.

Management risks
This refers to the risk that Bouwinvest's management of the Retail Fund, including its management and control of the risks it faces, may in some way be inadequate or ineffective. This would affect the Retail Fund's direct and indirect returns. This risk is subdivided into the following risk elements:

- continuity
- quality
- relative performance
- transparency
- management fee

To control these risks, there is a management agreement in place that determines the responsibilities of Bouwinvest as the Retail Fund's management company. ISAE 3402 certification provides investors with reassurance on the risk management, including risk definition and control measures, of all key processes of a company's day-to-day operations. Bouwinvest gained an ISAE 3402 Type II standard Service Organization Control (SOC) reporting certification in 2013 and received a certificate over 2014 in January 2015.

Alternative Investment Fund Managers Directive (AIFMD)

Early in 2014, Bouwinvest was granted an AIFMD licence by the Dutch Financial Markets Authority (AFM), making it one of the first organisations in the Netherlands to gain such a licence. The AIFMD is European legislation put into place to protect the shareholders of Alternative Investment Funds (AIFs) against the risk of unauthorised value losses of the funds. Existing policies and controls at Bouwinvest provide a good basis for its licence obligations; obtaining and retaining the license by Bouwinvest provide extra assurance on this front.

Monitoring and reporting

The monitoring of the risks is embedded in the daily activities of the responsible line manager and is an integral part of the planning and control cycle. Bouwinvest monitors all the defined risks via key risk indicators, supported by the performance reporting and business incidents reporting processes. Each quarter, the Board of Directors is provided with a risk report, including the risk indicators indicated above and actions necessary to limit or mitigate risk, if there is a deviation between the outcome and the pre-determined norm. The Fund continued to enhance its system for reporting and monitoring risk in 2014. These improvements enable management to act in a timely manner to counteract or mitigate risk.

For further details on financial risk factors, see the 'Financial risk management' section in the Notes to the financial statements.

Financial statements

Statement of comprehensive income

All amounts in € thousands unless otherwise stated

	Note	2014	2014	2013	2013
Gross rental income	6	35,662		37,620	
Service charge income	6	1,930		1,982	
Other income		159		207	
Revenues			**37,751**		**39,809**
Service charge expenses		(2,203)		(2,329)	
Property operating expenses	7	(4,631)		(4,533)	
			(6,834)		**(6,862)**
Net rental income			**30,917**		**32,947**
Profit (loss) on sales of investment property			**(8,356)**		**694**
Positive fair value adjustment completed investment property		2,465		921	
Negative fair value adjustment completed investment property		(40,846)		(35,015)	
Net valuation gain (loss) on investment property	12		**(38,381)**		**(34,094)**
Net valuation gain (loss) on investment property under construction	13		**30,254**		**50,846**
Administrative expenses	8		(3,254)		(3,171)
Result before finance result			**11,180**		**47,222**
Finance income	9	5		4	
Net finance result			**5**		**4**
Result of participation	14		**-**		**-**
Result before tax			**11,185**		**47,226**
Income taxes	10		-		(77)
Result for the year			**11,185**		**47,149**
Items that will not be reclassified subsequently to comprehensive income			-		-
Items that may be reclassified subsequently to comprehensive income			-		-
Total comprehensive income for the year, net of tax			**11,185**		**47,149**
Net result attributable to shareholders			11,185		47,149
Total comprehensive income attributable to shareholders			**11,185**		**47,149**
Earnings per share (€)					
Basic earnings per share	19		**46.76**		**203.15**
Diluted earnings per share			**46.76**		**203.15**

Statement of financial position

Before appropriation of profit, all amounts in € thousands

As at 31 December	Note	2014	2013
Assets			
Non-current assets			
Investment property	12	446,309	459,830
Investment property under construction	13	207,867	146,945
Financial assets	14	-	525
Other non-current receivables		-	-
		654,176	**607,300**
Current assets			
Trade and other current receivables	15	16,669	467
Cash and cash equivalents	16	19,002	7,758
		35,671	**8,225**
Total assets		**689,847**	**615,525**
Equity and liabilities			
Equity attributable to the owners of the Fund			
Issued capital		265,254	233,529
Share premium		306,991	301,042
Revaluation reserve		98,077	71,213
Retained earnings		(11,185)	(47,149)
Net result for the year		11,185	47,149
Total equity	17	**670,322**	**605,784**
Current liabilities			
Trade and other payables	18	19,525	9,741
Total liabilities		**19,525**	**9,741**
Total equity and liabilities		**689,847**	**615,525**

Statement of changes in equity

For 2014, before appropriation of profit, all amounts in € thousands

	Issued capital	Share premium	Revaluation reserve*	Retained earnings	Net result for the year	Total equity
Balance at 1 January 2014	**233,529**	**301,042**	**71,213**	**(47,149)**	**47,149**	**605,784**
Comprehensive income						
Net result	-	-	-	-	11,185	11,185
Total comprehensive income	**-**	**-**	**-**	**-**	**11,185**	**11,185**
Other movements						
Issued shares	31,725	49,275	-	-	-	81,000
Appropriation of result	-	-	-	47,149	(47,149)	-
Dividends paid	-	(43,326)	-	15,679	-	(27,647)
Movement revaluation reserve	-	-	26,864	(26,864)	-	-
Total other movements	**31,725**	**5,949**	**26,864**	**35,964**	**(47,149)**	**53,353**
Balance at 31 December 2014	**265,254**	**306,991**	**98,077**	**(11,185)**	**11,185**	**670,322**

* See explanation dividend restrictions Note 17

For 2013, before appropriation of profit, all amounts in € thousands

	Issued capital	Share premium	Revaluation reserve*	Retained earnings	Net result for the year	Total equity
Balance at 1 January 2013	**227,918**	**332,620**	**25,564**	**(22,421)**	**22,421**	**586,102**
Comprehensive income						
Net result	-	-	-	-	47,149	47,149
Total comprehensive income	**-**	**-**	**-**	**-**	**47,149**	**47,149**
Other movements						
Issued shares	5,611	8,389	-	-	-	14,000
Appropriation of result	-	-	-	22,421	(22,421)	-
Dividends paid	-	(39,967)	-	(1,500)	-	(41,467)
Movement revaluation reserve	-	-	45,649	(45,649)	-	-
Total other movements	**5,611**	**(31,578)**	**45,649**	**(24,728)**	**(22,421)**	**(27,467)**
Balance at 31 December 2013	**233,529**	**301,042**	**71,213**	**(47,149)**	**47,149**	**605,784**

* See explanation dividend restrictions Note 17

Statement of cash flows

All amounts in € thousands

	Note	2014	2013
Operating activities			
Rental receipts		38,134	42,586
Service charge receipts		1,761	2,884
Operating payments		(10,582)	(5,101)
Service charge payments		(1,702)	(2,329)
VAT received (paid)		(2,837)	1,534
Interest received		5	4
Cash flows from operating activities		**24,779**	**39,578**
Investment activities			
Proceeds from sales of investment property		-	941
Payments of investment property under construction		(22,214)	(11,622)
Payments of investment property		(45,199)	(18,878)
Net cash inflow on disposal of participation		525	-
Cash flows from investment activities		**(66,888)**	**(29,559)**
Finance activities			
Proceeds from the issue of share capital		81,000	14,000
Dividends paid		(27,647)	(41,467)
Cash flows from finance activities		**53,353**	**(27,467)**
Net increase/(decrease) in cash and cash equivalents		11,244	(17,448)
Cash and cash equivalents at beginning of year		7,758	25,206
Cash and cash equivalents at end of year	16	**19,002**	**7,758**

Notes to the financial statements

All amounts in € thousands, unless otherwise stated

1 General information

The Retail Fund is a public limited liability company incorporated under the laws of the Netherlands, with its corporate seat in Amsterdam, the Netherlands. The Fund was formed for the purpose of providing shareholders with a rate of return by acquiring, managing, adding value to and disposing of a diversified real estate portfolio through investments in retail real estate in the Netherlands. The anchor shareholder is Stichting Bedrijfstakpensioenfonds voor de Bouwnijverheid(99.7%) and Bouwinvest (0.3%), manager of the Fund, is aligned with the main shareholder of the Fund.

The Statutory Director will present the annual report to the meeting of the Supervisory Board on 16 March 2015, and to the Annual General Meeting of shareholders on 20 April 2015, and will request the approval of the financial statements.

2 Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied unless otherwise stated.

The Fund's functional and presentation currency is the Euro. All amounts are in thousands of euros, unless otherwise stated. The financial year 2014 was a normal calendar year from 1 January to 31 December 2014.

2.1 Basis of preparation

Statement of compliance

In accordance with Part 9, Book 2 of the Dutch Civil Code, Section 362, subsection 8, the financial statements of the Fund have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union. The financial statements of the Fund presented are also in accordance with Part 9, Book 2 of the Dutch Civil Code based on Section 362, subsection 8 and 9.

Statement of comprehensive income

The Fund presents its statement of comprehensive income by nature of expenses.

Changes in consolidation

The associated company Bouwinvest Retail Development BV was disposed of in the financial year 2014. As a result of the disposal of this company, the comparative figures have been restated. The movement in the associated company is stated in explanatory Note 14 with a balance of nil at year end 2014. The result of the disposed associated company is included in the financial statements up to the date of disposal, see explanatory Note 14.

Application of new and revised International Financial Reporting Standards (IFRS)

In 2014, the Fund did not adopt any new or amended standards and does not plan the early adoption of any of the standards issued but not yet effective.

Below is a list of the amendments to IFRSs and the new Interpretations that are mandatorily effective for accounting periods that begin on or after 1 January 2014.

- IFRS 10 Consolidated Financial Statements
- IFRS 11 Joint Arrangements
- IFRS 12 Disclosure of Interests in Other Entities
- Amendments to IFRS 10, IFRS 12 and IAS 27 Investment Entities;
- Amendments to IAS 32 Offsetting Financial Assets and Financial Liabilities;
- Amendments to IAS 36 Recoverable Amount Disclosures for Non-Financial Assets;
- Amendments to IAS 39 Novation of Derivatives and Continuation of Hedge Accounting; and
- IFRIC 21 Levies

IFRS 10 Consolidated Financial Statements
This standard applies to financial years beginning on or after 1 January 2014, and identifies the concept of control as the determining factor in whether an entity should be included in the consolidated financial statements of the parent company. The standard provides additional guidance to assist in the determination of control where this is difficult to assess. The standard has had no impact on the financial statements of the Fund.

IFRS 11 Joint Arrangements
This standard applies to financial years beginning on or after 1 January 2014, and provides a reflection of joint arrangements by focusing on the rights and obligations of the arrangement rather than its legal form. The standard requires a single method to account for interests in jointly controlled entities. The standard has had no impact on the financial statements of the Fund.

IFRS 12 Disclosure of Interests in Other Entities
This standard applies to financial years beginning on or after 1 January 2014, and provides disclosure requirements for all forms of interests in other entities, including joint arrangements, associations, special purpose vehicles and other off-balance sheet vehicles. The standard has had no impact on the financial statements of the Fund.

Amendments to IFRS 10, IFRS 12 and IAS 27 Investment Entities
The amendments to IFRS 10 define an investment entity and introduce an exception from the requirement to consolidate subsidiaries for an investment entity. In terms of the exception, an investment entity is required to measure its interests in subsidiaries at fair value through profit or loss. The exception does not apply to subsidiaries of investment entities that provide services that relate to the investment entity's investment activities. Consequential amendments to IFRS 12 and IAS 27 have been made to introduce new disclosure requirements for investment entities. As the Fund is not an investment entity, the application of the amendments has had no impact on the disclosures or the amounts recognised in the Fund's financial statements.

Amendments to IAS 32 Offsetting Financial Assets and Financial Liabilities
The amendments to IAS 32 clarify the requirements relating to the offset of financial assets and financial liabilities. Specifically, the amendments clarify the meaning of 'currently has a legally enforceable right of set-off' and 'simultaneous realisation and settlement'. As the Fund does not have any financial assets and financial liabilities that qualify for offset, the application of the amendments has had no impact on the disclosures or on the amounts recognised in the Fund's financial statements.

Amendments to IAS 36 Recoverable Amount Disclosures for Non-Financial Assets
The amendments to IAS 36 remove the requirement to disclose the recoverable amount of a cash-generating unit (CGU) to which goodwill or other intangible assets with indefinite useful lives had been allocated when there has been no impairment or reversal of impairment of the related CGU. Furthermore, the amendments introduce additional disclosure requirements applicable to when the recoverable amount of an asset or a CGU is measured at fair value less costs of disposal. These new disclosures include the fair value hierarchy, key assumptions and valuation techniques used which are in line with the disclosure required by IFRS 13 Fair Value Measurements. The application of these amendments has had no material impact on the disclosures in the Fund's financial statements.

Amendments to IAS 39 Novation of Derivatives and Continuation of Hedge Accounting
The amendments to IAS 39 provide relief from the requirement to discontinue hedge accounting when a derivative designated as a hedging instrument is novated under certain circumstances. The amendments also clarify that any change to the fair value of the derivative designated as a hedging instrument arising from the novation should be included in the assessment and measurement of hedge effectiveness. As the Fund does not have any derivatives that are subject to novation, the application of these amendments has had no impact on the disclosures or on the amounts recognised in the Fund's financial statements.

IFRIC 21 Levies
IFRIC 21 addresses the issue of when to recognise a liability to pay a levy. The Interpretation defines a levy, and specifies that the obligating event that gives rise to the liability is the activity that triggers the payment of the levy, as identified by legislation. The Interpretation provides guidance on how different levy arrangements should be accounted for, in particular, it clarifies that neither economic compulsion nor the going concern basis of financial statements preparation implies that an entity has a present obligation to pay a levy that will be triggered by operating in a future period. The application of this Interpretation has had no material impact on the disclosures or on the amounts recognised in the Fund's financial statements.

New and amended standards and interpretations, effective for financial years beginning on or after 1 January 2015

Standards issued but not yet effective

Standards issued but not yet effective up to the date of the issuance of the Fund’s financial statements are listed below:

- IFRS 9 Financial Instruments, effective 1 January 2018
- IFRS 15 Revenue from Contracts with Customers, effective 1 January 2017
- Amendments to IFRS 11 Accounting for Acquisitions of Interests in Joint Operations, effective 1 January 2016
- Amendments to IAS 16 and IAS 38 Clarification of Acceptable Methods of Depreciation and Amortisation, effective 1 January 2016
- Amendments to IAS 16 and IAS 41 Agriculture: Bearer Plants, effective 1 January 2016
- Amendments to IAS 19 Defined Benefit Plans: Employee Contributions, effective 1 July 2014
- Annual Improvements to IFRSs 2010-2012 Cycle, effective 1 July 2014
- Annual Improvements to IFRSs 2011-2013 Cycle, effective 1 July 2014

The Fund has studied the improvements and is currently assessing their impact.

IFRS 9 Financial Instruments

IFRS 9 issued in November 2009 introduced new requirements for the classification and measurement of financial assets. IFRS 9 was subsequently amended in October 2010 to include requirements for the classification and measurement of financial liabilities and for derecognition, and in November 2013 to include the new requirements for general hedge accounting. Another revised version of IFRS 9 was issued in July 2014 mainly to include a) impairment requirements forfinancial assets and b) limited amendments to the classification and measurement requirements by introducing a ‘fair value through other comprehensive income’ (FVTOCI) measurement category for certain simple debt instruments. The Fund does not expect any impact on its financial position or performance.

IFRS 15 Revenue from Contracts with Customers

In May 2014, IFRS 15 was issued which establishes a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers. IFRS 15 will supersede the current revenue recognition guidance including IAS 18 Revenue, IAS 11 Construction Contracts and the related Interpretations when it becomes effective. The core principle of IFRS 15 is that an entity should recognise revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Specifically, the Standard introduces a 5-step approach to revenue recognition:

- Step 1: Identify the contract(s) with a customer.
- Step 2: Identify the performance obligations in the contract.
- Step 3: Determine the transaction price.
- Step 4: Allocate the transaction price to the performance obligations in the contract.
- Step 5: Recognise revenue when (or as) the entity satisfies a performance obligation.

Under IFRS 15, an entity recognises revenue when (or as) a performance obligation is satisfied, i.e. when ‘control’ of the goods or services underlying the particular performance obligation is transferred to the customer. Far more prescriptive guidance has been added in IFRS 15 to deal with specific scenarios. Furthermore, extensive disclosures are required by IFRS 15. The Fund is assessing the potential impact on its financial statements resulting from the application of IFRS 15.

Amendments to IFRS 11 Accounting for Acquisitions of Interests in Joint Operations

The amendments to IFRS 11 provide guidance on how to account for the acquisition of an interest in a joint operation in which the activities constitute a business as defined in IFRS 3 Business Combinations. Specifically, the amendments state that the relevant principles on accounting for business combinations in IFRS 3 and other standards (e.g. IAS 36 Impairment of Assets regarding impairment testing of a cash-generating unit to which goodwill on acquisition of a joint operation has been allocated) should be applied. The same requirements should be applied to the formation of a joint operation if and only if an existing business is contributed to the joint operation by one of the parties that participate in the joint operation. The directors of the Fund do not anticipate that the application of these amendments to IFRS 11 will have a material impact on the Fund's financial statements.

Amendments to IAS 16 and IAS 38 Clarification of Acceptable Methods of Depreciation and Amortisation

The amendments to IAS 16 prohibit entities from using a revenue-based depreciation method for items of property, plant and equipment. The amendments to IAS 38 introduce a rebuttable presumption that revenue is not an appropriate basis for amortisation of an intangible asset. The directors of the Fund do not anticipate that the application of these amendments to IAS 16 and IAS 38 will have a material impact on the Fund's financial statements.

Amendments to IAS 16 and IAS 41 Agriculture: Bearer Plants

The amendments to IAS 16 Property, Plant and Equipment and IAS 41 Agriculture define a bearer plant and require biological assets that meet the definition of a bearer plant to be accounted for as property, plant and equipment in accordance with IAS 16, instead of IAS 41. In terms of the amendments, bearer plants can be measured using either the cost model or the revaluation model set out in IAS 16. The directors of the Fund do not anticipate that the application of these amendments to IAS 16 and IAS 41 will have a material impact on the Fund's financial statements as the Fund is not engaged in agricultural activities.

Amendments to IAS 19 Defined Benefit Plans: Employee Contributions

The amendments to IAS 19 clarify how an entity should account for contributions made by employees or third parties that are linked to services to defined benefit plans, based on whether those contributions are dependent on the number of years of service provided by the employee.

For contributions that are independent of the number of years of service, the entity may either recognise the contributions as a reduction of the service cost in the period in which the related service is rendered, or to attribute them to the employees' periods of service either using the plan's contribution formula or on a straight-line basis; whereas for contributions that are dependent on the number of years of service, the entity is required to attribute them to the employees' periods of service. The Fund is assessing the potential impact on its financial statements resulting from the amendments to IAS 19.

Annual Improvements to IFRSs 2010 – 2012 Cycle

The Annual Improvements to IFRSs 2010-2012 Cycle include a number of amendments to various IFRSs, which are summarised below.

The amendments to IFRS 2 (i) change the definitions of 'vesting condition' and 'market condition'; and (ii) add definitions for 'performance condition' and 'service condition' which were previously included within the definition of 'vesting condition'. The amendments to IFRS 2 are effective for share-based payment transactions for which the grant date is on or after 1 July 2014.

The amendments to IFRS 3 clarify that contingent consideration that is classified as an asset or a liability should be measured at fair value at each reporting date, irrespective of whether the contingent consideration is a financial instrument within the scope of IFRS 9 or IAS 39 or a non-financial asset or liability. Changes in fair value (other than measurement period adjustments) should be recognised in profit or loss. The amendments to IFRS 3 are effective for business combinations for which the acquisition date is on or after 1 July 2014.

The amendments to IFRS 8 (i) require an entity to disclose the judgements made by management in applying the aggregation criteria to operating segments, including a description of the operating segments aggregated and the economic indicators assessed in determining whether the operating segments have 'similar economic characteristics'; and (ii) clarify that a reconciliation of the total of the reportable segments' assets to the entity's assets should only be provided if the segment assets are regularly provided to the chief operating decision-maker.

The amendments to the basis for conclusions of IFRS 13 clarify that the issue of IFRS 13 and consequential amendments to IAS 39 and IFRS 9 did not remove the ability to measure short-term receivables and payables with no stated interest rate at their invoice amounts without discounting, if the effect of discounting is immaterial. As the amendments do not contain any effective date, they are considered to be immediately effective.

The amendments to IAS 16 and IAS 38 remove perceived inconsistencies in the accounting for accumulated depreciation/amortisation when an item of property, plant and equipment or an intangible asset is revalued. The amended standards clarify that the gross carrying amount is adjusted in a manner consistent with the revaluation of the carrying amount of the asset and that accumulated depreciation/amortisation is the difference between the gross carrying amount and the carrying amount after taking into account accumulated impairment losses.

The amendments to IAS 24 clarify that a management entity providing key management personnel services to a reporting entity is a related party of the reporting entity. Consequently, the reporting entity should disclose as related party transactions the amounts incurred for the service paid or payable to the management entity for the provision of key management personnel services. However, disclosure of the components of such compensation is not required.

The Fund is assessing the potential impact on its financial statements resulting from the annual improvements.

Annual Improvements to IFRSs 2011 – 2013 Cycle
The Annual Improvements to IFRSs 2011-2013 Cycle include a number of amendments to various IFRSs, which are summarised below.

The amendments to IFRS 3 clarify that the standard does not apply to the accounting for the formation of all types of joint arrangement in the financial statements of the joint arrangement itself.

The amendments to IFRS 13 clarify that the scope of the portfolio exception for measuring the fair value of a group of financial assets and financial liabilities on a net basis includes all contracts that are within the scope of, and accounted for in accordance with, IAS 39 or IFRS 9, even if those contracts do not meet the definitions of financial assets or financial liabilities within IAS 32.

The amendments to IAS 40 clarify that IAS 40 and IFRS 3 are not mutually exclusive and application of both standards may be required. Consequently, an entity acquiring investment property must determine whether:

1. the property meets the definition of investment property in terms of IAS 40; and
2. the transaction meets the definition of a business combination under IFRS 3.

The Fund is assessing the potential impact on its financial statements resulting from the annual improvements.

Preparation of the financial statements
The financial statements have been prepared on the historical cost basis except for investment property and investment property under construction, that are measured at fair value as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The principal accounting policies are set out below.

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Fund’s accounting policies. Changes in assumptions may have a significant impact on the financial statements in the period the assumptions changed. Management believes that the underlying assumptions are appropriate. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in Note 4.

2.2 Investment property
Investment property under construction or being developed for future use as investment property is presented under ‘Investment property under construction’.

Land held under operating leases is classified and accounted for by the Fund as investment property when it meets the rest of the definition of investment property and is accounted for as a finance lease.

Investment property is measured initially at its cost, including related transaction costs such as advisory costs, notary costs, transfer taxes and borrowing costs. Borrowing costs incurred for the purpose of acquiring, constructing or producing a qualifying investment property are capitalised as part of its cost. Borrowing costs are capitalised while acquisition or construction is actively underway and cease once the asset is substantially complete, or suspended if the development of the asset is suspended.

After initial recognition, investment property is stated at fair value. Fair value is based on active market prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset.

In line with the Practice Statements, as incorporated in the Royal Institute of Chartered Surveyors Appraisal and Valuation Standards ('the Red Book'), valuations are performed as of the financial position date by professional valuation experts who hold recognised and relevant professional qualifications and have recent experience in the location and category of the investment property being valued. These valuations form the basis for the carrying amounts in the financial statements. Investment property that is being redeveloped for continuing use as an investment property or for which the market has become less active continues to be measured at fair value.

The fair value of investment property reflects, among other things, rental income from current leases and assumptions about rental income from future leases in the light of current market conditions. including vacancy and rental incentives. The fair value also reflects, on a similar basis, any cash outflows that could be expected in respect of the property. Some of those outflows are recognised as a liability, including finance lease liabilities in respect of leasehold land classified as investment property; others, including contingent rent payments, are not recognised in the financial statements.

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Fund and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised.

If a valuation obtained for a property held under a lease is net of all payments expected to be made, any related lease liability recognised separately in the statement of financial position is added back to arrive at the carrying value of the investment property for accounting purposes.

The fair value of investment property does not reflect future capital expenditure that will improve or enhance the property and does not reflect the related future benefits from this future expenditure other than those a rational market participant would take into account when determining the value of the property.

Gains and losses arising from changes in fair values are included in the statement of comprehensive income in the year in which they arise. Investment properties are derecognised either when they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Gains and losses on disposal of investment properties are recognised in the statement of comprehensive income in the year of disposal.

In the fair value assessment of the investment property the potential effect on future cash flow in respect to granted lease incentives are taken into consideration.

2.3 Investment property under construction

Investment property under construction for future use as investment property is stated at fair value.

Fair value measurement on investment property under construction is only applied if the fair value is considered to be reliably measurable. If the Fund determines that the fair value of an investment property under construction is not reliably determinable when construction is incomplete, it shall measure that investment under construction at cost until either its fair value becomes reliably determinable or construction is completed.

It may sometimes be difficult to determine the fair value of the investment property under construction reliably. In order to evaluate whether the fair value of an investment under construction can be determined reliably, management considers, among others, the following factors:

- The provisions of the construction contract
- The stage of completion
- Whether the project/property is standard (typical for the market) or non-standard
- The level of reliability of cash inflows after completion
- The development risk specific to the property
- Past experience with similar construction projects
- Pre-let percentage
- Status of construction permits

Starting one year before completion of the project, an external valuation expert values the project twice a year. Gains and losses arising from changes in fair values are included in the statement of comprehensive income in the year in which they arise.

The Retail Fund has an agreement with Bouwinvest Development B.V. Investment property is not developed within the Retail Fund but within Bouwinvest Development B.V. When entering into the contract, the rental risk is transferred to the Fund; the remaining risks remain with the developer. The paid instalments are therefore recognised as investment property under construction.

2.4 Other non-current receivables

Other non-current receivables relate to VAT compensation.

2.5 Financial instruments

Financial assets

Financial assets are classified as financial assets at fair value through profit or loss, loans and receivables, held-to-maturity financial assets, and available-for-sale financial assets, as appropriate. The Fund determines the classification of its financial assets at initial recognition. When financial assets are initially recognised, they are measured at fair value, plus, in the case of investments not at fair value through profit or loss, directly attributable transaction costs.

Financial assets are derecognised only when the contractual rights to the cash flows from the financial asset expire or the Fund transfers substantially all risks and rewards of ownership. The Fund's financial assets consist of loans and receivables.

Financial assets recognised in the statement of financial position as trade and other receivables are classified as loans and receivables. They are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment.

The Fund assesses at each financial position date whether there is objective evidence that a financial asset or group of financial assets is impaired. If there is objective evidence (such as significant financial difficulty of the obligor, breach of contract, or it becomes probable that the debtor will enter bankruptcy), the asset is tested for impairment. The amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future expected credit losses that have not been incurred) discounted at the financial asset's original effective interest rate (that is, the effective interest rate computed at initial recognition). The carrying amount of the asset is reduced through use of an allowance account. The amount of the loss is recognised in the statement of comprehensive income.

With respect to trade receivables, a provision for impairment is made when there is objective evidence (such as the probability of insolvency or significant financial difficulties of the debtor) that the Fund will not be able to collect all of the amounts due under the original terms of the invoice. Impaired debts are derecognised when they are assessed as uncollectible.

If in a subsequent period the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed, to the extent that the carrying value of the asset does not exceed its amortised cost at the reversal date. Any subsequent reversal of an impairment loss is recognised in the statement of comprehensive income.

Financial liabilities

Financial liabilities are classified as financial liabilities at fair value through the statement of comprehensive income, loans, held-to-maturity financial liabilities, and available-for-sale financial liabilities, as appropriate. The Fund determines the classification of its financial liabilities at initial recognition. When financial liabilities are initially recognised, they are measured at fair value, plus, in the case of investments not at fair value through the statement of comprehensive income, directly attributable transaction costs.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expired.

Financial liabilities included in trade and other payables are initially recognised at fair value and subsequently at amortised cost. The fair value of a non-interest bearing liability is its discounted repayment amount. If the due date of the liability is less than one year, discounting is omitted.

2.6 Prepayments

Prepayments are stated at cost less any accumulated impairment losses.

2.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts.

2.8 Issued capital

Shares are classified as equity when there is no obligation to transfer cash or other assets. Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction, net of tax, from the proceeds.

2.9 Trade and other payables

Trade and other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

Tenant deposits

The Retail Fund obtains deposits from tenants as a guarantee for the return of the property at the end of the lease term in a specified good condition or for the lease payments for a period ranging from 1 to 12 months. Such deposits are treated as financial assets in accordance with IAS 39 and they are initially recognised at fair value. The deposit is subsequently measured at amortised cost.

Tenant deposits are classified as current liabilities unless the Fund has an unconditional right to defer settlement of the deposit for at least 12 months after the date of the statement of financial position.

2.10 Dividend distribution

Dividend distribution to the Fund's shareholders is recognised as a liability in the Fund's financial statements in the period in which the dividends are approved.

2.11 Rental income

Rental income from investment property leased out under operating leases is recognised in the statement of comprehensive income on a straight-line basis over the term of the lease. Rent incentives granted by the Fund to its tenants are recognised as an integral part of the total rental income. The rent incentives are included in investment property.

Incentives to enter into rental agreements are spread evenly over the rental term, even if the payments are not made on such a basis. The rental term is the non-cancellable period of the rental agreement, together with any further term for which the tenant has the option to continue the rental agreement, when, at the inception of the rental agreement it is reasonably certain that the tenant will exercise this option.

Premiums received to terminate rental agreement are recognised in the statement of comprehensive income when they arise.

2.12 Service charges, property operating expenses and administrative expenses

In the case of service contracts with third parties, service charges are recovered from tenants. Service charges in respect of vacant property are expensed. These mainly relate to gas, water, electricity, cleaning and security. Property operating expenses comprise those costs that are directly attributable to the operation of properties, net of costs charged to tenants. These mainly relate to tax, insurance, leasehold, maintenance and professional fees. These are expensed as incurred. Administrative expenses are expenses that are not directly attributable to the operation of properties (including charged management costs not directly related to properties, office overheads, advice, valuation and audit fees, listing costs and marketing and promotion costs).

Service charges for which the Fund acts as a principal are presented in the statement of comprehensive income. Therefore, for those property investments for which the Fund is in full control of the service charges, the service charges invoiced to tenants and the corresponding expenses are shown separately on an accrual basis.

2.13 Finance income and expenses

Finance income consists of interest income and is recognised in the statement of comprehensive income. Interest income is recognised in the statement of comprehensive income as it accrues.

2.14 Cash flow statement

Cash flows are stated according to the direct method. The premise for operating cash flows is rental income, to which adjustments are made to obtain the net operating cash flows.

The acquisitions of investment properties are disclosed as cash flows from investment activities, as this reflects the Fund's business activities most appropriately.

Cash and cash equivalents comprise cash on hand, demand deposits, short-term deposits in banks with original maturities of three months or less and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

2.15 Earnings per share
The Fund presents basic and diluted earnings per share (EPS) for its ordinary share capital. The earnings per ordinary share are calculated by dividing the profit or loss attributable to the Fund's shareholders by the weighted average number of issued ordinary shares during the reporting period. In calculating the diluted earnings per share, the profit or loss attributable to the Fund's shareholders and the weighted average number of issued ordinary shares during the reporting period are adjusted for all potential dilutive effects on the ordinary shares.

2.16 Income taxes
Based on its status as an FII, the Fund is subject to Dutch corporate income tax at a rate of 0%, see Note 10.

3 Financial risk management

3.1 Financial risk factors
The risk management function within the Fund is carried out with respect to financial risks. Financial risks are risks arising from financial instruments to which the Fund is exposed during or at the end of the reporting period. Financial risk comprises market risk (including interest rate risk and other price risk), credit risk and liquidity risk.

Risk management is carried out by the risk manager under policies approved by the Statutory Director of the Fund. The treasury manager identifies and evaluates financial risks in close cooperation with the Fund's business units and the risk manager. The Statutory Director of the Fund provides written principles for overall risk management, as well as written policies covering specific areas, such as interest rate risk, credit risk, and the investment of excess liquidity.

Market risk
The market risk of financial instruments relates to foreign exchange risk, price risk and interest rate risk. For more information, we refer you to the Risk Management section.

(I) Foreign exchange risk
The Fund has no exposure to foreign exchange risk as it operates in a euro country only.

(II) Price risk
The Fund has no significant exposure to price risk as it does not hold any equity securities or commodities.

The Fund is not exposed to price risk other than in respect of financial instruments, such as property price risk, including property rental risk.

(III) Interest rate risk
As the Fund has no external loans and borrowings, it has no exposure to interest rate risks.

(IV) Hedging risk
The Fund has no hedging instruments in use.

Credit risk
Credit risk is defined as the unforeseen losses on assets if counterparties should fail to meet their obligations. The creditworthiness of tenants is closely monitored by checking their credit rating and keeping a close watch on the accounts receivable. Rents are in general also payable in advance and part of the rent payable is secured by means of bank guarantees or guarantee deposits. There are no significant credit risk concentrations.

It is our policy to enter into financial transactions only with financial institutions with a credit rating of at least A+ (Standard & Poor's). The financial risk is monitored for each individual transaction. Given the high credit rating of its counterparties, the Fund does not expect any defaults.

The carrying amounts of the financial assets represent the maximum credit risk. The combined carrying amount on the reporting date was made up as follows:

(I) The Fund's maximum exposure to credit risk by class of financial asset was as follows:

	2014	2013
Trade and other receivables, net of provision for impairment (Note 15)		
Rent receivables from tenants	277	191
Other financial assets	16,392	276
Cash and cash equivalents	19,002	7,758

Of the Other financial assets, € 70,000 (2013: € 1.6 million) relate to reclaimable VAT.

Deposits refundable to tenants may be withheld by the Fund in part or in whole if receivables due from the tenant are not settled or in case of other breaches of contract.

(II) Analysis by credit quality of financial assets was as follows:

	2014	2013
Trade and other current receivables		
Neither past due nor impaired	2,953	267
Total neither past due nor impaired	**2,953**	**267**
Past due but not impaired		
Less than 30 days overdue	13,439	90
30 to 90 days overdue	-	-
Total past due but not impaired	**13,439**	**90**
Individually determined to be impaired (gross)		
30 days to 90 days overdue	252	465
90 to 180 days overdue	532	52
Total individually determined to be impaired (gross)	**784**	**517**
Less: impairment provision	(507)	(407)
Total trade and other current receivables, net of provision for impairment	**16,669**	**467**

There is no significant concentration of credit risk with respect to cash and cash equivalents, as the Fund holds cash accounts with a number of financial institutions.

Liquidity risk

Liquidity risk is the risk that the Fund will encounter difficulty in meeting obligations associated with financial liabilities. Prudent liquidity risk management implies maintaining sufficient cash, the availability of funding through an adequate amount of committed credit facilities and the ability to close out market positions. Due to the dynamic nature of the underlying businesses, the treasury manager aims to maintain flexibility in funding by keeping committed credit lines available.

The Fund's liquidity position is monitored on a daily basis by management and is reviewed quarterly by the Statutory Director of the Fund. A summary table with maturity of financial assets and liabilities (see below) is used by key management personnel to manage liquidity risks and is derived from managerial reports at Fund level. The amounts disclosed in these tables are the contractual undiscounted cash flows. Undiscounted cash flows in respect of balances due within 12 months generally equal their carrying amounts in the statement of financial position, as the impact of discounting is not significant.

The maturity analysis of financial instruments at 31 December 2014 was as follows:

	Demand and less than 1 month	From 1 to 3 months	From 3 to 12 months	Total
Assets				
Trade and other receivables	2,953	13,716	-	16,669
Liabilities				
Tenant deposits	-	-	1,079	1,079
Trade payables	11,520	-	-	11,520
Other financial liabilities	4,873	77	1,976	6,926

The maturity analysis of financial instruments at 31 December 2013 was as follows:

	Demand and less than 1 month	From 1 to 3 months	From 3 to 12 months	Total
Assets				
Trade and other receivables	267	200	-	467
Liabilities				
Tenant deposits	-	-	380	380
Trade payables	2,980	848	-	3,828
Other financial liabilities	4,289	125	1,119	5,533

As the amount of contractual undiscounted cash flows related to bank borrowings and debentures and other loans is based on variable rather than fixed interest rates, the amount disclosed is determined by reference to the conditions existing at the reporting date. That is, the actual spot interest rates effective as of 31 December 2014 and 31 December 2013 are used to determine the related undiscounted cash flows.

3.2 Fair value estimation

The Fund has no financial assets that are measured at fair value. The carrying amounts of the financial assets and liabilities and their fair values were as follows:

As at 31 December		2014		2013	
	Note	Carrying amount	Fair value	Carrying amount	Fair value
Loans and receivables (level 2)	15	16,669	16,669	467	467
Cash and cash equivalents (level 1)	16	19,002	19,002	7,758	7,758
Financial liabilities measured at amortised cost and other payables (level 2)	18	(19,525)	(19,525)	(9,741)	(9,741)
		16,146	**16,146**	**(1,516)**	**(1,516)**

In addition, for financial purposes fair value measurements are categorised into level 1, 2 and 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.
- Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3 inputs are unobservable inputs for the asset or liability.

The carrying amount less impairment provision of trade receivables and trade payables approximates their fair value. All other Statement of financial position items are short-term and therefore not adjusted to their fair value.

3.3 Capital risk management

The Fund's objectives when managing capital are to safeguard the Fund's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital. Funding is secured by its shareholders through capital calls for which estimations are made each year. No external funding will be obtained.

The Fund distributes the operating profit annually to its shareholders as required by tax law. Reference is made to Note 10. In order to maintain or adjust its capital structure, the Fund may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares, buy back shares from shareholders or sell assets to reduce debt.

4 Critical accounting estimates and judgements

Estimates and judgements are continually evaluated and are based on historical experience and adjusted for current market conditions and other factors.

4.1 Critical accounting estimates and assumptions

Management makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom be exactly the same as the related actual results. The estimates, assumptions and management judgements that carry a significant risk of material adjustments to the carrying amounts of assets and liabilities within the next financial year are outlined below.

Principal assumptions underlying management's estimation of fair value property portfolio

The valuation of the investment property portfolio is determined in accordance with the Fund's valuation principles. All investments are measured at fair value and based on active market prices, adjusted, if necessary, for any difference in nature, location or condition of the specific asset.

Current economic developments and uncertainties influence the valuation of our investment properties. The methods and significant assumptions applied in determining the fair value of our investment properties are mainly due to (i) active market prices, (ii) the influence of so-called rent-free periods and vacancy rates, (iii) the discount rates and (iv) assumed trends in rents.

These market values are based on valuations by independent external valuation experts. The valuation is based on an open market value, supported by market evidence in which assets can be exchanged between a knowledgeable willing buyer and a knowledgeable willing seller in an arm's length transaction at the date of the valuation, in accordance with the guidelines of the IPD Nederland (IPD Property Index) applicable in the Netherlands.

The valuations are based on a discounted cash flow (DCF) analysis of each property combined – where necessary – with valuations based on market evidence. The DCF analyses are adjusted to existing lease agreements, in order to cover the full period of existing lease agreements. The DCF analyses are based on calculations of the future rental revenue in accordance with the terms in existing lease agreement, and estimations of the rental values when the agreement expires. The starting point for the estimation of the discount rate is the nominal interest rate for 10-year Dutch government bonds. This rate should be increased in accordance with the risks involved in property investments. The whole investment property portfolio is appraised on a quarterly basis by external appraisers. The valuations are executed by external independent valuation experts.

5 Retail locations

A spread by retail location is applied in the analysis of the valuation of the investment property portfolio.

The Fund's key retail locations are: high street retail, shopping centres, other retail locations.

The valuation of the completed investment properties per retail location was as follows:

Property valuation as at 31 December	2014	2013
Retail location		
High street retail	256,100	222,550
Shopping centres	151,736	166,886
Other retail location	38,473	70,394
Total	**446,309**	459,830

6 Gross rental income and service charge income

	2014	2013
Theoretical rent	38,090	40,866
Incentives	(301)	(347)
Vacancies	(2,127)	(2,899)
Total gross rental income	**35,662**	**37,620**

The future contractual rent from leases in existence on 31 December 2014, until the end of contract (accounted for on the basis of the minimum rent) can be analysed as follows:

	2014*	2013
First year	40,421	35,190
Second to fifth years	119,019	101,449
More than five year	75,574	55,622

*The future contractual rent for 2014 is including the contracts for the Nieuwendijk 196 and the Damrak 70 which will be in use from the first half of 2015 respectively the fourth quarter of 2015.

Service charge income represents € 1.9 million (2013: € 2.0 million) income receivable from tenants for the services utilities, caretakers, etc. when the Fund acts as a principal.

7 Property operating expenses

	2014	2013
Taxes	1,162	1,166
Insurance	80	90
Maintenance	751	951
Valuation fees	166	159
Property management fees	715	787
Promotion and marketing	165	117
Letting and lease renewal fees	296	228
Other operating expenses	949	738
Addition to provision for bad debts	347	297
Total property operating expenses	**4,631**	**4,533**

In 2014, € 0.2 million (2013: € 0.1 million) of the maintenance expenses related to unlet properties.

8 Administrative expenses

	2014	2013
Management fee Bouwinvest	3,058	2,896
Audit fees	23	31
Other administrative expenses	142	90
Legal fees	-	-
Other Fund expenses	31	154
Total administrative expenses	**3,254**	**3,171**

Where administrative expenses relate directly to the operation of the property portfolio, they are charged to operating expenses. Where administrative expenses relate directly to the development of the property portfolio, they are capitalised.

9 Finance income

	2014	2013
Interest income	5	4
Total finance result	**5**	**4**

10 Income taxes

The Fund is structured as a fiscal investment institution (*fiscale beleggingsinstelling*, or 'FII') within the meaning of Article 28 of the Dutch Corporate Income Tax Act 1969 (*Wet op de vennootschapsbelasting 1969*). An FII is subject to Dutch corporate income tax at a rate of 0%, provided that certain requirements are met regarding the Fund's distribution of profits, its activities, leverage and shareholders.

An FII is obliged to distribute its distributable profit annually within eight (8) months after the end of the relevant fiscal year (*doorstootverplichting*). The distributable profit generally only includes current income (dividends, interest and rental income). The (realised and unrealised) gains on securities and the realised gains on all other investments (including real estate), which are added to a so-called reinvestment reserve (*herbeleggingsreserve*), are not included in the distributable profit.

An FII is obliged to be engaged exclusively in portfolio investment activities, i.e. it may not (partly) conduct an active trade or business. Whether an activity is characterised as a portfolio investment activity or as a business activity for Dutch tax purposes depends on all the relevant facts and circumstances. Additional rules apply for real estate development activities related to the FII's own real estate portfolio. In this respect, an FII may engage in development activities for its own real estate portfolio, provided that the property development is carried out within a taxable subsidiary that carries out the development activities on behalf of the FII. Improvements to existing properties do not qualify as development activities provided that the capital expenditure is less than 30% of the value of the property as determined by the Dutch Valuation of Immovable Property Act (Wet waardering onroerende zaken) prior to the improvements.

An FII may finance its investments with debt up to a maximum of 60% of the fiscal book value of the real estate property, plus 20% of the fiscal book value of all other investments.

To qualify as an FII, at least 75% of the Fund must be owned by:

- Individuals
- Entities that are not liable for profit tax and the profits of which are not taxed at the level of the beneficiaries
- Entities that are exempt from profit tax and the profits of which are not taxed at the level of the beneficiaries
- Listed/regulated FIIs

It is also prohibited for entities resident in the Netherlands to collectively own an interest of 25% or more in the Fund through one or more mutual funds or corporate entities not resident in the Netherlands with a capital divided into shares; and no single individual may own an interest of 5% or more.

Bouwinvest Retail Development was the taxable subsidiary that carried out development activities for the Retail Fund in 2013. The result before tax (2013) of Retail Development was € 310,000 and therefore the income tax amount to € 77,000.

The Retail Fund met the requirements of an FII in 2014. The effective tax rate was 0.0% (2013: 0.3%).

11 Employee benefits expense

The Retail Fund has no employees.

12 Investment property

	2014	2013
At the beginning of the year	**459,494**	**474,978**
Additions:		
Transfers from investment property under construction	9,511	-
Investments	45,947	18,878
Total investments	**55,458**	**18,878**
Transfers to investment property under construction	(9,279)	-
Disposals	(21,356)	(268)
Net gain (loss) from fair value adjustments on investment property (like for like)	(33,841)	(31,821)
Net gain (loss) from fair value adjustments on investment property	(4,540)	(2,273)
In profit or loss	**(38,381)**	**(34,094)**
In other comprehensive income	-	-
Transfers out of level 3	-	-
Total investment property (level 3)	**445,936**	**459,494**
Lease incentives	373	336
Less: classified as held for sale	-	-
At the end of the year	**446,309**	**459,830**

The Fund's investment properties are valued by an external valuation expert on a quarterly basis. The external valuation expert is changed every three years. On 31 December 2014, these properties were revalued by independent professionally qualified valuation experts who hold a recognised relevant professional qualification and had recent experience in the locations and categories of the investment properties valued. The carrying values of investment property as at 31 December 2014, and 1 January 2014, are in line with the valuations reported by the external valuation experts.

Since the accounting effect of lease incentives granted is included under non-current assets the recognised amount € 373,000 (2013: € 336,000) is deducted from the total fair value of investment properties.

Investments and investment property under construction	2014	2013
High street retail	54,765	18,878
Shopping centres	86	-
Other retail location	607	-
Total Investments and investment property under construction	**55,458**	**18,878**

Disposals	2014	2013
High street retail	-	-
Shopping centres	-	-
Other retail location	(21,356)	(268)
Total disposals	**(21,356)**	**(268)**

The significant assumptions made relating to the valuations are set out below.

2014

	High street retail	Shopping centres	Other retail location	Total
Current average rent (€/m²)	254	209	149	190
Estimated rental value (€/m²)	242	192	145	179
Gross initial yield	6.9%	7.6%	5.9%	7.0%
Net initial yield	5.2%	6.5%	7.2%	5.9%
Current vacancy rate (LFA m²)	4.5%	3.9%	26.0%	7.8%
Current financial vacancy rate	4.3%	3.1%	16.4%	5.9%
Long-term vacancy rate	3.0%	3.7%	N/A	3.3%
Long-term growth rental rate	2.0%	2.1%	1.6%	2.0%
Average 10-years inflation rate (IPD Nederland)				1.9%

2013

	High street retail	Shopping centres	Other retail location	Total
Current average rent (€/m²)	243	206	162	210
Estimated rental value (€/m²)	218	191	154	193
Gross initial yield	6.6%	7.2%	7.0%	6.9%
Net initial yield	5.9%	6.4%	5.8%	6.1%
Current vacancy rate (LFA m²)	2.4%	4.9%	21.1%	7.7%
Current financial vacancy rate	1.5%	3.7%	16.2%	5.0%
Long-term vacancy rate	4.1%	4.4%	N/A	4.2%
Long-term growth rental rate	2.2%	2.2%	2.0%	2.1%
Average 10-years inflation rate (IPD Nederland)				2.1%

The vacancy rate showed an upward trend due to some bankruptcies.

The total gain (loss) for the year included an unrealised gain of € 2,465 (2013: € 921) relating to investment properties that are measured at fair value at the end of the reporting period.

The valuation of the investment properties takes into account a rent-free period/rent incentives ranging from 1 to 3 months after occupation.

As at 31 December 2014, the Fund had unprovisioned contractual obligations for future repairs and maintenance of € 0.1 million (2013: € 0.2 million).

Direct operating expenses recognised in profit or loss include € 0.1 million (2013: € 0.2 million) relating to vacant investment property. Investment property includes buildings held under finance leases. The carrying amount is € nil (2013: € nil).

Sensitivity analysis

The appraisal of the portfolio implies a net initial yield of 5.9% (2013: 6.1%). If the yields used for the appraisals of investment properties on 31 December 2014 had been 100 basis points higher (2013: 100 basis points higher) than was the case at that time, the value of the investments would have been 14.7 % lower (2013: 14.2% lower). In this situation, the Fund's shareholders' equity would have been € 92 million lower (2013: € 70 million lower).

The table below presents the sensitivity of the valuation to changes in the most significant assumptions.

		2014		2013
Change rental rates	-5%	5%	-5%	5%
Value of the investment property change	(24,396)	25,872	(20,811)	20,811

	2014		2013	
Change net initial yield	- 25 bps	+ 25 bps	- 25 bps	+ 25 bps
Value of the investment property change	23,145	(19,835)	13,953	(13,077)

13 Investment property under construction

	2014	2013
At the beginning of the year	**146,945**	**84,477**
Investments	30,900	11,622
Transfer to investment property	(9,511)	-
Transfer from investment property	9,279	-
Net gain (loss) from fair value adjustments on investment property under construction	30,254	50,846
In profit or loss	30,254	50,846
In other comprehensive income	-	-
Transfers out of level 3	-	-
At the end of the year	**207,867**	**146,945**

	2014	2013
Investment property under construction at fair value	207,867	146,945
Investment property under construction at amortised cost	-	-
As at 31 December	**207,867**	**146,945**

The Fund has an agreement with Bouwinvest Development B.V., which develops part of the investment property for the Fund. Investment property under construction relates to Damrak and Nieuwendijk (Amsterdam), Molenhoekpassage (Rosmalen) and Zuidtraverse, Rotterdam.

Investments and investment property under construction	2014	2013
High street retail	30,900	8,065
Shopping centres	-	3,557
Other retail locations	-	-
Total investments and investment property under construction	**30,900**	**11,622**

The investment property under construction is valued by external valuation experts.

The significant assumptions made relating to the valuations are set out below.

	2014	2013
Gross initial yield	4.3% - 8.2%	4.3% - 6.7%
Net initial yield	4.0% - 6.9%	4.0% - 6.0%
Long-term vacancy rate	0.0%	0.0%
Average 10 – years inflation rate (IPD Nederland)	1.9%	2.1%
Estimated average percentage of completion	49.1%	24.0%
Current average rent (€/m2)	360	388
Construction costs (€/m2)	2,325	2,130

14 Financial assets

	Book value 31-12-2013	Disposal	Result 2014	Book value 31-12-2014
Retail Development B.V.	525	(525)	-	-
Total	**525**	**(525)**	**-**	**-**

15 Trade and other current receivables

	2014	2013
Trade receivables	277	191
Bouwinvest Real Estate Investment Management B.V.	1	152
Tax	2,952	115
Other receivables	13,439	9
Balance as at 31 December	**16,669**	**467**

16 Cash and cash equivalents

	2014	2013
Bank balances	19,002	7,758
Balance as at 31 December	**19,002**	**7,758**

The cash and cash equivalents are freely available to the Fund as at 31 December 2014.

17 Equity attributable to shareholders of Bouwinvest Dutch Institutional Retail Fund N.V.

For 2014, before appropriation of profit

	Issued capital	Share premium	Revaluation reserve*	Retained earnings	Net result for the year	Total equity
Balance at 1 January 2014	**233,529**	**301,042**	**71,213**	**(47,149)**	**47,149**	**605,784**
Comprehensive income						
Net result	-	-	-	-	11,185	11,185
Total comprehensive income	**-**	**-**	**-**	**-**	**11,185**	**11,185**
Other movements						
Issued shares	31,725	49,275	-	-	-	81,000
Appropriation of result	-	-	-	47,149	(47,149)	-
Dividends paid	-	(43,326)	-	15,679	-	(27,647)
Movement revaluation reserve	-	-	26,864	(26,864)	-	-
Total other movements	31,725	5,949	26,864	35,964	(47,149)	53,353
Balance at 31 December 2014	**265,254**	**306,991**	**98,077**	**(11,185)**	**11,185**	**670,322**

* See explanation dividend restrictions in this Note.

For 2013, before appropriation of profit

	Issued capital	Share premium	Revaluation reserve*	Retained earnings	Net result for the year	Total equity
Balance at 1 January 2013	**227,918**	**332,620**	**25,564**	**(22,421)**	**22,421**	**586,102**
Comprehensive income						
Net result	-	-	-	-	47,149	**47,149**
Total comprehensive income	-	-	-	-	**47,149**	**47,149**
Other movements						
Issued shares	5,611	8,389	-	-	-	14,000
Appropriation of result	-	-	-	22,421	(22,421)	-
Dividends paid	-	(39,967)	-	(1,500)	-	(41,467)
Movement revaluation reserve	-	-	45,649	(45,649)	-	-
Total other movements	**5,611**	**(31,578)**	**45,649**	**(24,728)**	**(22,421)**	**(27,467)**
Balance at 31 December 2013	**233,529**	**301,042**	**71,213**	**(47,149)**	**47,149**	**605,784**

* See explanation dividend restrictions in this Note.

Dividend restrictions

The Retail Fund is subject to legal restrictions regarding the amount of dividends it can pay to its shareholders. Dutch Law stipulates that dividends can only be paid up to an amount equal to the excess of the Fund's own funds over the sum of the paid-up capital, statutory reserves and reserves required by law.

The revaluation reserve, being a legal reserve, cannot be freely distributed. Dividends are all payments from the free reserves. The free reserves consist of the share premium and retained earnings. Dividend will consist partly of profits and other payments.

In order to further align the processing of the distributable dividends with Dutch Law and taking into account the FII status of the Fund, the distributable dividends are made from retained earnings insofar the retained earnings – being the total amount of retained earnings and result for the year – are not negative. The remaining amount of legally required distributable dividends is subsequently made from share premium. Any residual negative retained earnings is supplemented from the share premium.

	Number of shares in fully paid up equivalents	Paid-up share capital	Share premium	Total share capital and share premium
Opening balance at 1 January 2014	**233,529**	**233,529**	**301,042**	**534,571**
New shares issued	31,725	31,725	49,275	81,000
Dividend paid	-	-	(43,326)	(43,326)
Balance at 31 December 2014	**265,254**	**265,254**	**306,991**	**572,245**
Opening balance at 1 January 2013	**227,918**	**227,918**	**332,620**	**560,538**
New shares issued	5,611	5,611	8,389	14,000
Dividend paid	-	-	(39,967)	(39,967)
Balance at 31 December 2013	**233,529**	**233,529**	**301,042**	**534,571**

Issued capital

The authorised capital comprises 1 million shares each with a nominal value of € 1,000. As at 31 December 2014, in total 265,254 shares had been issued and fully paid up.

Share premium

The share premium reserve consists of capital paid on shares in excess of the nominal value. At the establishment of the Fund, the shareholder bpfBOUW contributed an investment property portfolio under legal title of share premium.

Revaluation reserve

The revaluation reserve relates to the revaluation of the property investments. The (unrealised) positive or negative difference between the cumulative increase or decrease in the fair value of the investment property owned at the end of the year has been included in the revaluation reserve. The revaluation reserve as at year-end 2014 was determined at the individual property level.

18 Trade and other payables

	2014	2013
Trade payables	948	928
Bouwinvest Development B.V.	10,572	2,900
Rent invoiced in advance	4,873	4,497
Tenant deposits	1,079	380
Service charge payments	774	441
Payable incentives	-	-
Promotion costs	117	125
Tax	77	-
Other payables	1,085	470
Balance as at 31 December	**19,525**	**9,741**

The other payables relate to invoices yet to be received for maintenance of and investments in the portfolio.

19 Earnings per share

Basic earnings per share are calculated by dividing the net profit attributable to shareholders by the weighted average number of ordinary shares outstanding during the year.

	2014	2013
Net result attributable to shareholders	11,185	47,149
Weighted average number of ordinary shares	242,239	232,086
Basic earnings per share (€ per share)	46.76	203.15

The Fund has no potentially dilutive ordinary shares. Therefore, the diluted earnings per share are the same as the basic earnings per share.

20 Dividends per share

In 2014, € 27.6 million (2013: € 41.5 million) was paid as dividend. The payment of a dividend over 2014 of € 115.68 per share as at year-end 2014 (2013: € 127.98), amounting to a total dividend of € 27.7 million (2013: € 29.7 million), is to be proposed at the Annual General Meeting of shareholders on 20 April 2015. These financial statements do not reflect this dividend payable.

The dividend proposal for 2014 has not been accounted for in the financial statements. The dividend for 2014 will be paid in cash.

21 Contingent liabilities and assets

As at 31 December 2014, the Fund's total future commitments amounted to € 76 million (2013: € 91 million).

These commitments are made up as follows:

Investment commitments	2015	2016	2017	2018	2019
Damrak 70, Amsterdam	24				
Nieuwendijk 196, Amsterdam	4				
Mosveld, Amsterdam	20	9			
Stadionplein, Amsterdam	11	3			
Parkweide, Ede	2				
Westerhaven, Groningen	3				
	64	**12**			

The Fund has a contractual agreement with Bouwinvest REIM for an indefinite period in which it has to pay a management fee, based on the net asset value. The notice period is two years.

22 Related parties

The Retail Fund's subsidiairies and members of the Supervisory Board and Board of Directors of Bouwinvest Real Estate Investment Management B.V. (Bouwinvest) and the other entities under management by Bouwinvest, qualify as related parties of the Retail Fund. A € 3.1 million fee was paid to Bouwinvest in 2014 (2013: € 2.9 million). bpfBOUW and the subsidiaries and investments held by bpfBOUW are also deemed related parties.

In the trade and other payables is € 10.5 million (2013: € 2.9 million) recorded as a liability from the Retail Fund to Bouwinvest Development B.V.

Members of the Supervisory Board and Board of Directors of Bouwinvest do not have any material interest in the Fund's voting shares and do not have options on shares. The Fund has not granted any loans to the members of the Bouwinvest Supervisory Board and Board of Directors.

The members of the Bouwinvest Supervisory Board and Board of Directors held no personal interest in the Fund's investments in 2014.

23 Remuneration

Bouwinvest is the manager and the Statutory Director of the Fund. The management fee paid for the year 2014 amounted to € 3.1 million (2013: € 2.9 million).

In consideration of the management activities with respect to the Fund, Bouwinvest receives an annual management fee equal to 0.50% (exclusive of VAT) of the Fund's net asset value in accordance with the valuation methods of the Fund. The management fee is payable quarterly in advance.

The remuneration of the members of the Supervisory Board is included in the management fee paid to Bouwinvest REIM.

During the reporting period, the manager, Bouwinvest, is responsible for eight entities of which the Residential, Office and Retail Fund are under supervision of the Dutch Financial Markets Authority (AFM). The remuneration cannot be explicitly allocated per fund and is therefore not available. The remuneration, in line with the AIMFD Article 107, is disclosed in the annual report 2014 of Bouwinvest Real Estate Investment Management B.V., which is filed and public.

24 Audit fees

The table below shows the fees charged over the year 2014 by Deloitte Accountants B.V. and the Deloitte Network in respect of activities for the Retail Fund.

	2014	2013
Audit of the financial statements	23	31
Other audit engagements	-	-
Tax advisory services	-	-
Other non-audit services	-	-
Total fees	**23**	**31**

25 Subsequent events

The Retail Fund has no significant subsequent events that need to be disclosed.

Signing of the Financial Statements

Amsterdam, the Netherlands, 16 March 2015

Bouwinvest Real Estate Investment Management B.V.

Dick van Hal, *Chairman of the Board of Directors and Statutory Director*
Arno van Geet, *Managing Director Finance*
Allard van Spaandonk, *Managing Director Dutch Investments*
Stephen Tross, *Managing Director International Investments*

The Supervisory Board of Bouwinvest Dutch Institutional Retail Fund N.V.

Kees Beuving, *Chairman of the Supervisory Board*
Marjanne Sint, *Vice-chairman of the Supervisory Board*
Jan van der Vlist
Roel Wijmenga

Other information

Articles of Association related to the appropriation of profit

Appropriation of profit is provided for in Article 23 of the Retail Fund's Articles of Association. This specific article is quoted below.

23.1

The distributable profit shall be at the disposal of the General Meeting for distribution of dividend or in order to be added to the reserves. If the General Meeting has made a decision about profit distribution not later than immediately prior to or after the adoption of the financial statements, the distributable profit will be added to the reserves.

23.2

Distribution of profits shall take place after the adoption of the financial statements which show that the distribution is permitted.

23.3

The General Meeting may resolve to distribute one or more interim dividends and/or other interim distributions. The Board of Directors may also resolve to distribute one or more interim dividends.

23.4

Dividends shall be payable immediately after they have been declared, unless the General Meeting provides otherwise.

23.5

Distribution to shareholders may be made only to the extent of distributable equity and if an interim dividend is paid, that requirement is met according to an interim financial statement as referred to in Article 2:105 Section 4 of the Dutch Civil Code. The Fund shall deposit the interim financial statements at the offices of the Chamber of Commerce (Commercial Register) within eight days after the date of the decision to make an interim distribution.

23.6

In calculating the appropriation of profits, the shares held by the Fund in its own share capital shall not be taken into account.

Appropriation of profit 2013

The Annual General Meeting of shareholders on 25 April 2014 adopted and approved the 2013 financial statements of the Retail Fund. A dividend of € 127.98 (in cash) per share has been paid. Of the profit for 2013 amounting to € 47.1 million, € 47.1 million was incorporated in the retained earnings.

Proposal for profit appropriation 2014

The management of the Fund proposes to the General Meeting of shareholders that a dividend of € 115.68 (in cash) per share be paid. Of the profit for 2014 amounting to € 11.2 million, € 11.2 million will be incorporated in the retained earnings.

Subsequent events

The Retail Fund has no significant subsequent events that need to be disclosed.

Independent auditor's report

To: The shareholders of Bouwinvest Dutch Institutional Retail Fund N.V.

Report on the financial statements

We have audited the accompanying financial statements 2014 of Bouwinvest Dutch Institutional Retail Fund N.V., Amsterdam, which comprise the statement of financial position as per December 31, 2014, the statements of comprehensive income, changes in equity and cash flows for the year then ended and notes, comprising a summary of the significant accounting policies and other explanatory information.

Management's responsibility

Management is responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting Standards as adopted by the European Union and with Part 9 of Book 2 of the Dutch Civil Code, and for the preparation of the Report of the Board of Directors in accordance with Part 9 of Book 2 of the Dutch Civil Code. Furthermore management is responsible for such internal control as it determines is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Dutch law, including the Dutch Standards on Auditing. This requires that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion with respect to the financial statements

In our opinion, the financial statements give a true and fair view of the financial position of Bouwinvest Dutch Institutional Retail Fund N.V. as per December 31, 2014 and of its result and its cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by the European Union and with Part 9 of Book 2 of the Dutch Civil Code.

Report on other legal and regulatory requirements

Pursuant to the legal requirement under Section 2:393 sub 5 at e and f of the Dutch Civil Code, we have no deficiencies to report as a result of our examination whether the Report of the Board of Directors, to the extent we can assess, has been prepared in accordance with Part 9 of Book 2 of this Code, and whether the information as required under Section 2:392 sub 1 at b-h has been annexed. Further we report that the Report of the Board of Directors, to the extent we can assess, is consistent with the financial statements as required by Section 2:391 sub 4 of the Dutch Civil Code.

Amsterdam, March 16, 2015

Deloitte Accountants B.V.

Signed on the original: J. Holland

Financial overviews in accordance with INREV valuation principles

In order to give investors information on the transition from the Net Asset Value (NAV) according to IFRS to the adjusted NAV based on INREV valuation principles, the Fund also publishes the accounts according to the INREV valuation principles.

The fundamental assumption underlying the adjusted INREV NAV of the Fund is that it should give a more accurate reflection of the economic value of the Fund and of a participation in the Fund as it would be realised by a participant in a theoretical sale, as of the balance sheet date, assuming an arm's length transaction, a willing buyer/seller and an adequate time to market.

The adjusted INREV NAV is based on the IFRS valuation principles plus the deviations, as described below.

Note		Total	Per share	Actual impact on 2014 figures	Actual impact on 2013 figures
	NAV per the IFRS financial statements				
	Reclassification of certain IFRS liabilities as components of equity	X	X	Yes	Yes
1	Effect of reclassifying shareholder loans and hybrid capital instruments (including convertible bonds) that represent shareholders long term interests in a vehicle	X	X	N/A	N/A
2	Effect of dividends recorded as a liability which have not been distributed	X	X	N/A	N/A
	NAV after reclassification of equity-like interests and dividends not yet distributed	X	X	N/A	N/A
	Fair value of assets and liabilities	X	X	N/A	N/A
3	Revaluation to fair value of investment properties	X	X	N/A	N/A
4	Revaluation to fair value of self-constructed or developed investment property	X	X	N/A	N/A
5	Revaluation to fair value of investment property held for sale	X	X	N/A	N/A
6	Revaluation to fair value of property that is leased to tenants under a finance lease	X	X	N/A	N/A
7	Revaluation to fair value of real estate held as inventory	X	X	N/A	N/A
8	Revaluation to fair value of other investments in real assets	X	X	N/A	N/A
9	Revaluation to fair value of indirect investments not consolidated	X	X	N/A	N/A
10	Revaluation to fair value of financial assets and financial liabilities	X	X	N/A	N/A
11	Revaluation to fair value of construction contracts for third parties	X	X	N/A	N/A
12	Set-up costs	X	X	Yes	Yes
13	Acquisition expenses	X	X	Yes	Yes
14	Contractual fees	X	X	N/A	N/A
	Effects of the expected manner of settlement of sales/vehicle unwinding	X	X	N/A	N/A
15	Revaluation to fair value of savings of purchaser's costs such as transfer taxes	X	X	N/A	N/A
16	Revaluation to fair value of deferred taxes and tax effect of INREV NAV adjustments	X	X	N/A	N/A
17	Effect of subsidiaries having a negative equity (non-recourse	X	X	N/A	N/A
	Other adjustments	X	X	N/A	N/A
18	Goodwill	X	X	N/A	N/A
19	Non-controlling interest effects of INREV adjustments	X	X	N/A	N/A
	INREV NAV	X	X	Yes	Yes

X= Possible impact on NAV and NAV per share
N/A= Not applicable
Yes= Impact on INREV NAV

Statement of financial position in accordance with INREV valuation principles

Before appropriation of profit, All amounts in € thousands

As at 31 December			2014			2013
	IFRS	Adjustment	INREV	IFRS	Adjustment	INREV
Assets						
Non-current assets						
Investment property	446,309		446,309	459,830		459,830
Development property	207,867		207,867	146,945		146,945
Financial assets	-		-	525		525
Other non-current receivables	-		-	-		-
	654,176		**654,176**	**607,300**		**607,300**
Current assets						
Trade and other current receivables*	16,669	4,518	21,187	467	3,355	3,822
Cash and cash equivalents	19,002		19,002	7,758		7,758
	35,671	**4,518**	**40,189**	**8,225**	**3,355**	**11,580**
Total assets	**689,847**	**4,518**	**694,365**	**615,525**	**3,355**	**618,880**
Equity						
Equity attributable to the owners of the Fund						
Total equity	**670,322**	**4,518**	**674,840**	**605,784**	**3,355**	**609,139**
Current liabilities						
Trade and other payables	13,573		13,573	4,864		4,864
Rent invoiced in advance	4,873		4,873	4,497		4,497
Tenant deposits	1,079		1,079	380		380
Total liabilities	**19,525**		**19,525**	**9,741**		**9,741**
Total equity and liabilities	**689,847**	**4,518**	**694,365**	**615,525**	**3,355**	**618,880**

* The INREV adjustment in the trade and other current receivables is netted.

Statement of comprehensive income in accordance with INREV valuation principles

All amounts in € thousands unless otherwise stated

As at 31 December			2014			2013
	IFRS	Adjustment	INREV	IFRS	Adjustment	INREV
Gross rental income	35,662		35,662	37,620		37,620
Service charge income	1,930		1,930	1,982		1,982
Other income	159		159	207		207
Revenues	**37,751**		**37,751**	**39,809**		**39,809**
Service charge expenses	(2,203)		(2,203)	(2,329)		(2,329)
Property operating expenses	(4,631)		(4,631)	(4,533)		(4,533)
	(6,834)		**(6,834)**	**(6,862)**		**(6,862)**
Net rental income	**30,917**		**30,917**	**32,947**		**32,947**
Profit (loss) on sales of investment property	**(8,356)**		**(8,356)**	**694**		**694**
Positive fair value adjustment	32,719		32,719	51,767		51,767
Negative fair value adjustment	(40,846)	1,263	(39,583)	(35,015)	(241)	(35,256)
Net valuation gain (loss) on investment property	**(8,127)**	**1,263**	**(6,864)**	**16,752**	**(241)**	**16,511**
Administrative expenses	(3,254)	(100)	(3,354)	(3,171)	(100)	(3,271)
Result before finance expense	**11,180**	**1,163**	**12,343**	**47,222**	**(341)**	**46,881**
Finance income	5		5	4		4
Net finance expense	**5**		**5**	**4**		**4**
Result of participation	**-**		**-**	**-**		**-**
Result before tax	11,185	1,163	12,348	47,226	(341)	46,885
Income taxes	-		-	(77)		(77)
Net result	**11,185**		**12,348**	**47,149**		**46,808**
Other comprehensive income for the year	-		-	-		-
Total comprehensive income for the year	**11,185**		**12,348**	**47,149**		**46,808**
Net result attributable to shareholders	11,185		12,348	47,149		46,808
Total comprehensive income attributable to shareholders	**11,185**		**12,348**	**47,149**		**46,808**
Earnings per share (€)						
Basic earnings per share	**46.76**		**51.62**	**203.15**		**201.68**
Diluted earnings per share	**46.76**		**51.62**	**203.15**		**201.68**

Statement of changes in equity in accordance with INREV valuation principles

All amounts in € thousands

For 2014, before appropriation of profit

	Issued capital	Share premium	Revaluation reserve	Retained earnings	Net result for the year	Total equity
Balance according to IFRS at 1 January 2014	**233,529**	**301,042**	**71,213**	**(47,149)**	**47,149**	**605,784**
Changes according to INREV at 1 January 2014	-	-	-	3,696	(341)	3,355
Balance at 1 January 2014	**233,529**	**301,042**	**71,213**	**(43,453)**	**46,808**	**609,139**
Comprehensive income						
Net result	-	-	-	-	11,185	11,185
Total comprehensive income	**-**	**-**	**-**	**-**	**11,185**	**11,185**
Other movements						
Issued shares	31,725	49,275	-	-	-	81,000
Appropriation of result	-	-	-	46,808	(46,808)	-
Dividends paid	-	(43,326)	-	15,679	-	(27,647)
Movement revaluation reserve	-	-	26,864	(26,864)	-	-
Changes according to INREV	-	-	-	-	1,163	1,163
Total other movements	**31,725**	**5,949**	**26,864**	**35,623**	**(45,645)**	**54,516**
Balance at 31 December 2014	**265,254**	**306,991**	**98,077**	**(7,830)**	**12,348**	**674,840**

For 2013, before appropriation of profit

	Issued capital	Share premium	Revaluation reserve	Retained earnings	Net result for the year	Total equity
Balance according to IFRS at 1 January 2013	**227,918**	**332,620**	**25,564**	**(22,421)**	**22,421**	**586,102**
Changes according to INREV at 1 January 2013	-	-	-	1,806	1,890	3,696
Balance at 1 January 2013	**227,918**	**332,620**	**25,564**	**(20,615)**	**24,311**	**589,798**
Comprehensive income						
Net result	-	-	-	-	47,149	47,149
Total comprehensive income	**-**	**-**	**-**	**-**	**47,149**	**47,149**
Other movements						
Issued shares	5,611	8,389	-	-	-	14,000
Appropriation of result	-	-	-	24,311	(24,311)	-
Dividends paid	-	(39,967)	-	(1,500)	-	(41,467)
Movement revaluation reserve	-	-	45,649	(45,649)	-	-
Changes according to INREV	-	-	-	-	(341)	(341)
Total other movements	**5,611**	**(31,578)**	**45,649**	**(22,838)**	**(24,652)**	**(27,808)**
Balance at 31 December 2013	**233,529**	**301,042**	**71,213**	**(43,453)**	**46,808**	**609,139**

Notes to the INREV financial statements

All amounts in € thousands unless otherwise stated

Note		Total 2014	Per share 2014	Total 2013	Per share 2013
	NAV as per the financial statements	**670,322**	**2,527.09**	**605,784**	**2,594.04**
	Reclassification of certain IFRS liabilities as components of equity				
1	Effect of reclassifying shareholder loans and hybrid capital instruments (including convertible bonds) that represent shareholders long term interests in a vehicle	-	-	-	-
2	Effect of dividends recorded as a liability which have not been distributed	-	-	-	-
	NAV after reclassification of equity-like interests and dividends not yet distributed	**670,322**	**2,527.09**	**605,784**	**2,594.04**
	Fair value of assets and liabilities				
3	Revaluation to fair value of investment properties	-	-	-	-
4	Revaluation to fair value of self-constructed or developed investment property	-	-	-	-
5	Revaluation to fair value of investment property held for sale	-	-	-	-
6	Revaluation to fair value of property that is leased to tenants under a finance lease	-	-	-	-
7	Revaluation to fair value of real estate held as inventory	-	-	-	-
8	Revaluation to fair value of other investments in real assets	-	-	-	-
9	Revaluation to fair value of indirect investments not consolidated	-	-	-	-
10	Revaluation to fair value of financial assets and financial liabilities	-	-	-	-
11	Revaluation to fair value of construction contracts for third parties	-	-	-	-
12	Set-up costs	-	-	100	0.43
13	Acquisition expenses	4,518	17.03	3,255	13.94
14	Contractual fees	-	-	-	-
	Effects of the expected manner of settlement of sales/vehicle unwinding				
15	Revaluation to fair value of savings of purchaser's costs such as transfer taxes	-	-	-	-
16	Revaluation to fair value of deferred taxes and tax effect of INREV NAV adjustments	-	-	-	-
17	Effect of subsidiaries having a negative equity (non-recourse	-	-	-	-
	Other adjustments				
18	Goodwill	-	-	-	-
19	Non-controlling interest effects of INREV adjustments	-	-	-	-
	INREV NAV	**674,840**	**2,544.13**	**609,139**	**2,608.41**
	Number of shares issued	265,254		233,529	
	Number of shares issued taking dilution effect into account	265,254		233,529	
	Weighted average INREV NAV	641,989		599,469	
	Weigthed average INREV GAV	656,622		607,877	
	Total Expense Ratio (NAV)	0.57%		0.57%	
	Total Expense Ratio (GAV)	0.56%		0.56%	
	Real Estate Expense Ratio (GAV)	0.75%		0.78%	

1 Effect of reclassifying shareholder loans and hybrid capital instruments (including convertible bonds) that represent shareholders' long term interest in a vehicle

Investors' capital can take various forms aside from equity – examples include shareholder loans and hybrid capital instruments such as convertible bonds. Some vehicles are structured via a combination of equity participations and shareholder loans.

Shareholder loans and hybrid capital instruments are generally seen as part of the investors' overall interest in the vehicle.

Since investors in the Fund only invest via shares, no adjustment is included.

2 Effect of dividends recorded as a liability which have not been distributed

Under certain circumstances dividends are recorded as a liability but have not yet been legally distributed. For the determination of INREV NAV, these accrued dividends should be reversed to the NAV.

As per 31 December 2014 no dividends are recorded as a liability, no adjustment is included.

3 Revaluation to fair value of investment property

After initial recognition, investment property is valued at fair value under the fair value option of IAS 40. Therefore no adjustment had to be made as per 31 December 2014.

4 Revaluation to fair value of self-constructed or developed investment property

Development property is investment property under construction and valued at fair value under the fair value option of IAS 40. Therefore no adjustment had to be made as per 31 December 2014.

5 Revaluation to fair value of investment property held for sale

Assets in this category are measured under IFRS at the lower of cost or net realisable value in the financial statements. The adjustment represents the impact on NAV of the revaluation of the property intended for sale, measured at cost, to fair value.

As per 31 December 2014, no properties intended for sale had been presented that are not included in the fair value of investment property.

6 Revaluation to fair value of property that is leased to tenants under a finance lease

Property that is leased to tenants under a finance lease is initially measured on a net investment basis and subsequently re-measured based on an amortisation pattern reflecting a constant rate of return. The adjustment represents the impact on NAV of the revaluation of the finance lease receivable to fair value.

As per 31 December 2014, no adjustment had been made since no property is held that is leased to tenants under a finance lease.

7 Revaluation to fair value of real estate held as inventory

Properties intended for sale and accounted for under IAS 2 (Inventory) are measured at the lower of cost or net realisable value in the financial statements. This adjustment represents the impact on the NAV of the revaluation of such properties to net realisable value (fair value less disposal costs). This adjustment should be included under the caption 'revaluation to fair value of real estate held as inventory'.

As per 31 December 2014, no adjustment had been made since no property is accounted for under IAS 2 (Inventory).

8 Revaluation to fair value of other investments in real assets

Under IAS16 other investments in real assets are normally accounted for at cost. The adjustment represents the impact on NAV of the revaluation of other investments in real assets to fair value in accordance with the fair value assumptions under IFRS 13.

As per 31 December 2014, no adjustment had been made since the Fund has no investments in real assets.

9 Revaluation to fair value of indirect investments not consolidated

Indirect investments in real estate, such as investments in associations and joint ventures, have different accounting treatments and carrying values under IFRS. Such investments can be valued at cost, fair value or NAV. The adjustment represents the impact on NAV of the revaluation of indirect investments to fair value if not yet accounted for at fair value.

As per 31 December 2014, no adjustment had been made since the Fund has no indirect investments in real estate.

10 Revaluation to fair value of financial assets and liabilities (including revaluation to fair value of debt obligations)

Financial assets and liabilities such as debt obligations are generally measured at amortised cost, taking into account any impairment when applicable. The adjustment represents the impact on NAV of the revaluation of financial assets and financial liabilities to fair value as determined in accordance with IFRS.

As per 31 December 2014, no adjustment had been made since the financial assets and liabilities accounted for in the Statement of financial position are not materially different with the fair value of the financial assets and liabilities in accordance with the fair value principles of IFRS 13.

11 Revaluation to fair value of construction contracts for third parties

Under IAS11, construction contracts for third parties are normally accounted for based on the stage of completion. The adjustment represents the impact on NAV of the revaluation of construction contracts for third parties to fair value in accordance with the fair value principles of IFRS 13.

As per 31 December 2014, no adjustment had been made since the Fund has no construction contracts of third parties.

Adjustments to reflect the spreading of one-off costs
As described in further detail below, set-up costs and acquisition expenses should be capitalised and amortised. The rationale for these adjustments is to spread these costs over a defined period of time to smooth the effect of the write-off of costs on the vehicle's performance. Furthermore, it is a simple mechanism to spread costs between different investor groups entering or leaving the vehicle's equity at different times.

In practice, there are many other ways in which vehicles address such issues for pricing, valuation, or other purposes. Since the INREV NAV is primarily intended to facilitate comparability between different vehicles, the INREV approach is a simple but fixed methodology. Please note that these capitalised costs are subject to an impairment test each time the NAV is calculated and therefore should always be recoverable over time.

As the adjustments with respect to set-up costs are separately disclosed in the calculation of a vehicle's INREV NAV, investors can choose how these are taken into account when valuing their holding.

12 Set-up costs

Set-up costs (i.e. establishment expenses) are charged immediately to income after the initial closing date. This adjustment represents the impact on NAV of the capitalisation and amortisation of set-up costs over the first five years of the terms of the Fund. When capitalising and amortising set-up costs, a possible impairment test should be taken into account every time the adjusted NAV is calculated when market circumstances change and it is not to be expected that the capitalised set-up costs can be profitable.

As per 31 December 2014, the set-up costs of the Fund have been amortised, so no adjustment had been made per 31 December 2014.

Calculation adjustment NAV	
Total set-up costs	500
Accumulated depreciation of set-up costs (5 years)	100
Total amortised value as per 31 December 2014	500
Set-up costs booked directly charged to income as per 31 December 2014	-
Adjustment NAV (excluding tax)	**-**

13 Acquisition expenses

Under the Fair Value model, acquisition expenses of investments under the fair value assumptions according to IFRS may be partly charged to income or equity as fair value changes at the first subsequent measurement date after acquisition. This is when the fair value at the moment of measurement is less than the total amount of the purchase value of the assets and the acquisition expenses.

This adjustment represents the impact on NAV of the capitalisation and amortisation of acquisition expenses over the period from acquisition of the specific asset to five years after initial closing.

When an asset is sold during the amortisation period, the balance of capitalised acquisition expenses is charged to the income statement in the period of sale.

When capitalising and amortising acquisition costs, a possible impairment test should be taken into account every time the adjusted NAV is calculated (when market circumstances change). It is not expected that the capitalised acquisition costs can be utilised with the sale of units of the Fund.

Total acquisition costs per 31 December 2013	6,596
New acquisition costs 2014	2,580
Total acquisition costs per 31 December 2014	9,176
Accumulated depreciation of acquisition costs (5 years)	1,317
Total amortised value as per 31 December 2014	4,658
Set-up costs booked directly charged to income as per 31 December 2014	4,518
Adjustment NAV (excluding tax)	**4,518**

14 Contractual fees

A liability represents a present obligation. A fee payable at the end of the lifetime of the Fund or at any other moment during the lifetime of the Fund may not meet the criteria for recognition of a provision or liability in accordance with IFRS at the moment the accounts are prepared.

As per the balance sheet date all contractual fees and contingent liabilities are recognised in accordance with IFRS. The Fund did not enter into any other contractual fees or contingent liabilities that are not presented in the accounts as per the balance sheet date.

15 Revaluation to fair value of savings of purchaser's costs such as transfer taxes

This adjustment represents the positive impact on NAV of the possible reduction of transfer taxes and purchaser's costs for the seller based on the expected sale via the sale of shares. Transfer taxes and purchaser's costs which would be incurred in an asset sale are generally deducted when determining the fair value of the properties. The effect of a possible sale of shares in a property vehicle might be taken into account when determining the deduction of transfer taxes and purchaser's costs (if this lowers the actual transfer tax and/or purchaser's costs to be paid upon sale by the seller).

The Fund has no investment property structured in special vehicles. As per 31 December 2014, no adjustment had been made due to the fact that it is impossible to sell investment property via a share deal. Therefore, there is no possibility of an additional reduction of the transfer tax or purchaser's costs that might lead to a higher sales price.

16 Revaluation to fair value of deferred taxes and tax effect of INREV NAV adjustments

Under IFRS, deferred tax (assets and liabilities) is measured at the nominal statutory tax rate. How the Fund expects to settle deferred tax is not taken into consideration. This adjustment represents the impact on NAV of the deferred tax for assets and liabilities or financial instruments based on the expected settlement. This should be taken into consideration when tax structures have been applied to reduce tax on capital gains or allowances. Where goodwill is included in the Statement of financial position as a result of a deferred tax liability that is eliminated as a result of the above-mentioned adjustment, the goodwill related to this deferred tax will be excluded from NAV.

The Fund has the status of a fiscal investment institution (0% corporate tax rate). Therefore, no adjustment has been made, as the Fund is exempt from corporate tax payments.

17 Effect of subsidiaries having a negative equity (non-recourse)

The adjustment represents the positive impact on the NAV of the partial or full reversal of the negative equity of the specific subsidiary. If the vehicle has granted shareholder loans to the subsidiary, these should be taken into account.

As per 31 December 2014, no adjustment had been made since the Fund has no subsidiaries.

18 Goodwill

At acquisition of an entity which is determined to be a business combination, goodwill may arise as a result of a purchase price allocation exercise. Often a major component of such goodwill in property vehicles reflects the difference between the full recognition of deferred tax, purchaser's costs or similar items in the IFRS accounts (which does not generally take account of the likely or intended method of subsequent exit), and the economic value attributed to such items in the actual purchase price. Except where such components of goodwill have already been written off in the NAV as determined under IFRS, they should be written off in the INREV NAV.

As per 31 December 2014, no adjustment had been made since the Fund has no goodwill recognised in the Statement of financial position.

19 Non-controlling interest effects on the above adjustments

This adjustment represents the impact on the NAV of the recognition of non-controlling interests on all of the above adjustments.

As per 31 December 2014, no adjustment had been made since the Fund holds no minority interests.

Independent auditor’s report

To: The shareholders of Bouwinvest Dutch Institutional Retail Fund N.V.

We have audited the accompanying financial overviews 2014 of Bouwinvest Dutch Institutional Retail Fund N.V., Amsterdam, in accordance with INREV Valuation Principles as set out on page 71 up to and including page 79, which comprise the statement of financial position as per December 31, 2014, the statements of comprehensive income and changes in equity for the year then ended and notes, comprising a summary of the accounting policies and other explanatory information.

Management's responsibility

Management is responsible for the preparation of the financial overviews in accordance with the INREV Valuation Principles, which are selected and disclosed by the Fund, as set out in the notes on page 71 up to and including page 79 of the financial overviews in accordance with INREV Valuation Principles. Furthermore management is responsible for such internal control as it determines is necessary to enable the preparation of the financial overviews that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on these financial overviews based on our audit. We conducted our audit in accordance with Dutch law, including the Dutch Standards on Auditing. This requires that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial overviews are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial overviews. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial overviews, whether due to fraud or error.

In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial overviews in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial overviews.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial overviews are prepared, in all material respects in accordance with the accounting policies selected and disclosed by the Fund, as set out in the notes on page 71 up to and including page 79 of the financial overviews in accordance with INREV Valuation Principles.

Basis of accounting

We draw attention to notes on page 71 up to and including page 79 of the financial overviews in accordance with INREV Valuation Principles, which describes the basis of accounting. The accounting policies used are selected and disclosed by the entity. Our opinion is not qualified in this respect.

Amsterdam, March 16, 2015

Deloitte Accountants B.V.

Signed on the original: J. Holland

Shareholders' information & Investor Relations

Legal and capital structure

Bouwinvest Dutch Institutional Retail Fund N.V. is a public limited liability company incorporated under the laws of the Netherlands, with its corporate seat in Amsterdam, the Netherlands. The Fund is structured as an investment company with variable capital, as defined in article 2:76a of the Dutch Civil Code. It is a fiscal investment institution (FII) within the meaning of Article 28 of the Dutch Corporate Income Tax Act 1969. Bouwinvest Real Estate Investment Management B.V. (Bouwinvest) is the Fund's Statutory Director and management company, subject to the terms of the management agreement. In February 2014, the management company obtained a licence within the meaning of Article 2:65 of the Dutch Financial Supervision Act and is now subject to the supervision of the Dutch Financial Markets Authority (AFM) and the Dutch Central Bank (DNB).

Shareholders

Bouwinvest became a shareholder of the Fund in the second quarter of 2013. With the issue of new shares to Bouwinvest, the management company is aligned with the other shareholders of the Fund.

Name shareholder	Number of shares at year-end 2014
Stichting Bedrijfstakpensioenfonds voor de Bouwnijverheid (bpfBOUW)	266,591
Bouwinvest Real Estate Investment Management B.V.	854

Dividend

As a result of the Fund's fiscal investment institution (FII) status, Bouwinvest will distribute all of the Net Realised Result to the shareholders through four quarterly interim dividend payments and one final dividend payment.

The Board of Directors proposes to pay a dividend of € 115.68 per share for 2014 (2013: € 127.98), which corresponds to a pay-out ratio of 100%. It is proposed that the dividend will be paid in cash, within the constraints imposed by the company's fiscal investment institution (FII) status. Of this total dividend, 74.8 % was paid out in the course of 2014. The fourth instalment was paid on 3 March 2015. The rest of the distribution over 2014 will be paid in one final instalment following the Annual General Meeting of shareholders on 20 April 2015.

Financial calendar

3 June 2014	Payment interim dividend first quarter 2014, € 31.26 per share
2 September 2014	Payment interim dividend second quarter 2014, € 29.23 per share
2 December 2014	Payment interim dividend third quarter 2014, € 28.82 per share
3 March 2015	Payment interim dividend fourth quarter 2014, € 19.21 per share
20 April 2015	Annual General Meeting of Shareholders
28 April 2015	Payment of final dividend 2014, € 4.78 per share
2 June 2015	Payment interim dividend first quarter 2015
1 September 2015	Payment interim dividend second quarter 2015
1 December 2015	Payment interim dividend third quarter 2015
9 December 2015	General Meeting of Shareholders
2 March 2016	Payment interim dividend fourth quarter 2015

Investor relations

Bouwinvest aims for the highest level of transparency in its communications on the financial situation, strategy, plans and other information relevant to its existing and potential investors and other stakeholders. All the information Bouwinvest publishes via various channels is also available on the Bouwinvest Investor Web.

In addition to the regular information outlined above, Bouwinvest organised a number of investor relations activities in 2014, including our traditional investor relations seminar in May, road shows, property tours and one-on-one meetings with (potential) investors, plus we attended several high-profile real estate conferences to present the management organisation, its strategy and its vision on real estate to (potential) investors.

For further information on Bouwinvest's investor relations activities, please visit our corporate website at www.bouwinvest.nl/en. You can also contact our Investor Relations department at ir@bouwinvest.nl or Karen Huizer, Investor Relations manager: +31 (0)20 677 1598.

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Glossary

Assets under management
Assets under management are the investment properties, properties under construction, the properties held for sale and cash.

Capital growth
Capital growth to the investor is the INREV total return per year, based on the increase in net asset value.

Committed property
Property which the Fund or any of the Fund entities has committed to acquire under any binding contractual agreement, arrangement, promise, commitment, contract, instrument or understanding, where such property is not generating income for the benefit of the Fund or any of the Fund entities as of the reporting date.

Direct Fund return
The direct Fund return is the percentage of the generated net cash income over the reporting period, divided by the average net asset value of the Fund (INREV methodology).

Direct property return
Net rental income from investment properties divided by the value of the investment properties, on a monthly basis (IPD methodology).

Distributable earnings
Distributable earnings is the total rental income net of all expenses, costs, fees (including management fee), financing costs and taxes borne by the Fund, as well as net proceeds from disposals and other income, available for distribution to the shareholders after payment of, or making reasonable reservation for, any obligations, costs and expenses of the Fund.

Distributable earnings differs from the fiscal distributable profits. The fiscal distributable profits only include current income (dividends, interest and rental income) and may be adjusted for certain specific items. The gains on investments, which are added to a so-called reinvestment reserve, are not included in the fiscal distributable profits.

Financial occupancy rate
This is the average occupancy rate of the portfolio over the year calculated on the basis of rental revenue according to contracts as at the reporting date, as a percentage of the theoretical rental revenue.

Forward acquisitions
Forward acquisitions are contractual obligations for the purchase of investment properties, either at a fixed price or for which the purchase price has not been fixed. The committed forward acquisitions are disclosed in the Notes to the statement of financial position and are not capitalised, apart from prepayments and costs incurred directly in relation to the forward acquisition projects, which in these cases are capitalised as assets under construction. The project is classified as investment property after the moment of conveyance.

Gross Asset Value (GAV)
The gross asset value of a fund is the gross property value plus the value of any further assets at market value as per the chosen valuation principles.

Gross initial yield
Gross initial yield is the annualised rent divided by the property value as per year-end.

Gross lettable area (GLA)
Gross lettable area is the total floor area of all investment properties that can be occupied by tenants at the reporting date.

Gross rental income
The gross rental income is the total contractual rental income over the reporting period.

Indirect Fund return
The indirect Fund return is the percentage of the valuation movements over the reporting period, divided by the average net asset value of the Fund (INREV methodology).

Income return
Income return to the investor is the income return per year, based on distributed dividends/capital distributions. The income return per year as a percentage is equal to the distributed dividends/capital distributions, divided by the net asset value at the beginning of the year, plus any capital calls and less any distributed dividends/capital distributions. INREV applies the definition 'dividend yield' which is the amount of income the Fund distributes to investors as a percentage of the current NAV.

Indirect property return
Capital increase of investment properties divided by the value of the investment properties, on a monthly basis (IPD methodology).

Indirect return investment under construction
Indirect return investment under construction is the indirect result related to investment under construction divided by the average gross asset value at the beginning and the end of the period, plus investments and less transfers to the portfolio.

Interest coverage ratio
The interest coverage ratio is the earnings before finance expense as a percentage of the finance expense.

Investment properties
Properties in operation are investment properties that are fully operational on the reporting date.

Like-for-like gross rental income
Like-for-like gross rental income compares the increase of the gross rental income of the portfolio that has been consistently in operation. This is excluding new contracts, vacancy and rental income from properties under construction.

Net asset value (NAV)
The net asset value is equal to the shareholders' equity of the Fund.
INREV NAV is equal to IFRS NAV plus INREV adjustments regarding:

- revaluation to fair value of property intended for sale
- revaluation to fair value of fixed rate debt
- set-up costs
- acquisition expenses

Net asset value per share is the net asset value divided by the number of shares as at the reporting date.

Net initial yield
This is the net rental income divided by the property value as per year-end.

Pay-out ratio of distributable earnings
This is the distributed dividend in the reporting period divided by the distributable income in the reporting period.

Real Estate Expense Ratio (REER)
The real estate expense ratio reflects real estate expenses of the current reporting period (12 months) and is backward-looking. The REER includes the management fees and the fund expenses as a percentage of the weighted average NAV over the year.

Reletting and renewal
The percentage of reletting and renewal is the amount of new rental contracts over the reporting period divided by the total theoretical rent at year-end (contractual rent plus estimated rental value of vacant space).

Solvency ratio

The solvency ratio is equity divided by total assets.

Total Expense Ratio (TER)

The total expense ratio reflects the total expenses of the current reporting period (12 months) as a percentage of the weighted average Net Asset Value (NAV) over the period. The TER is backward-looking and includes the management fee, the Fund expenses, the property specific costs and the service charge shortfall.

Total Return On Equity (ROE)

Total return on equity is the INREV total return per year (income return plus capital growth).

Weighted average cost of debt

The compounded total average rate of the interest rates on each external debt instrument in the Fund weighted by the size of such instruments.

Property overview

Municipality	Street name/property name	Floor space (in m²)	No. of parking units	Year of construction /renovation	Land ownership	Location type	Theoretical gross annual rent as per 31 December 2014	Occupancy rate (financial)
AMSTERDAM	Damrak 70	18,302	-	2014	Freehold	High street	-	100.0%
AMSTERDAM	Nieuwendijk 196	7,312	-	2014	Freehold	High street	-	100.0%
AMSTERDAM	Nieuwendijk 92	123	-	1900	Freehold	High street	121	100.0%
AMSTERDAM	Nieuwendijk 94	206	-	1900	Freehold	High street	123	100.0%
AMSTERDAM	Nieuwendijk 107	102	-	1900	Freehold	High street	90	100.0%
AMSTERDAM	Ferdinand Bolstraat 105	138	-	1900	Leasehold	High street	60	100.0%
AMSTERDAM	Beethovenstraat 67	104	-	1900	Leasehold	High street	58	100.0%
AMSTERDAM	PC Hooftstraat 125	218	-	1900	Freehold	High street	185	100.0%
AMSTERDAM	Wolvenstraat 10	180	-	1900	Freehold	High street	118	100.0%
AMSTERDAM	Shopping Centre Dukaat	6,041	-	1999	Freehold	Shopping centres	1,153	98.1%
APELDOORN	Hoofdstraat 107-115	4,625	-	2012	Freehold	High street	1,012	100.0%
APELDOORN	t Fort	6,549	-	2001	Freehold	Shopping centres	1,306	98.3%
BERGEN OP ZOOM	Shopping Centre De Parade	15,220	-	2009	Freehold	High street	3,240	93.5%
BERKEL EN RODENRIJS	Shopping Centre Berkel Center	10,496	-	1997	Freehold	Shopping centres	2,274	98.0%
BEST	Shopping Centre Boterhoek	1,617	-	1984	Freehold	Shopping centres	309	100.0%
BREDA	Ginnekenstraat 131	415	-	1900	Freehold	High street	68	28.3%
BREDA	Ridderstraat 10	197	-	1900	Freehold	High street	128	60.2%
DELFT	Sprengmolen	6,153	-	2012	Freehold	High street	957	100.0%
DORDRECHT	Maasplaza	9,038	192	1994	Freehold	Shopping centres	1,331	94.6%
EDE	Shopping Centre Achterdoelen	4,731		2001	Freehold	Other retail location	813	88.7%
EINDHOVEN	Demer 38	694	-	2012	Freehold	High street	406	100.0%
EINDHOVEN	Demer 48	869	-	1950	Freehold	High street	237	98.5%
GOUDA	Kleiweg 27-31	1,499	-	2012	Freehold	High street	483	100.0%
GOUDA	Shopping Centre Goverwelle	5,879	-	1993	Freehold	Shopping centres	1,305	91.3%
GRONINGEN	Westerhaven	14,410	-	2001	Freehold	Other retail location	2,108	85.4%
LELYSTAD	Shopping Centre De Promesse	15,359	-	2009	Freehold	High street	3,384	94.6%
MAASTRICHT	Muntstraat 19	261	-	1900	Freehold	High street	90	60.4%
PURMEREND	Shopping Centre Makado	6,409	-	1971	Freehold	Shopping centres	1,192	91.7%
ROSMALEN	Shopping Centre Molenhoekpassage	3,922	-	1992	Freehold	Shopping centres	805	91.6%
ROTTERDAM	Shopping Centre Prinsenland	4,551	-	2007	Leasehold	Shopping centres	1,087	100.0%
ROTTERDAM	Kop van Zuid	2,454	-	1995	Freehold	Other retail location	234	95.5%
ROTTERDAM	Beijerlandselaan	3,093		2014	Freehold	Shopping centres	706	100.0%
ROTTERDAM	WTC	8,094		1987	Freehold	High street	3,089	
THE HAGUE	Spui - Grote Marktstraat	3,256	-	1997	Freehold	High street	895	100.0%

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THE HAGUE	Spuistraat 70	131	-	1900	Freehold	High street	81	100.0%
S-HERTOGENBOSCH	Vughterstraat 2	57	-	1900	Freehold	High street	47	100.0%
S-HERTOGENBOSCH	Vughterstraat 4	58	-	1900	Freehold	High street	39	100.0%
TILBURG	Shopping Centre Heyhoef	10,359	-	1997	Freehold	Shopping centres	2,744	100.0%
UTRECHT	Steenweg 43	275	-	1900	Freehold	High street	145	100.0%
WEERT	Muntpassage	16,207	154	1996	Freehold	High street	3,981	96.8%
ZWOLLE	Shopping Centre Het Eiland	6,933	-	2001	Freehold	Other retail location	1,094	62.4%
Total		**196,537**	**346**				**37,498**	**94.4%**

April 2015