PRELIMINARY RESULTS FOR THE YEAR TO 30 JUNE 2017

10% NAV growth driven by development profits and increased underlying earnings

Dublin, 18 September, 2017 - Green REIT plc, ("Green REIT" or the "Company"), the Irish property investment company, today announces aits results for the year ended 30 June 2017.

	30 June 2017	30 June 2016	Change
EPRA Earnings	€33.0m	€24.8m	+33%
Profit after Tax	€129.8m	€145.5m	-11%
Portfolio Valuation	€1,381.4m	€1,240.7m	+11%
Basic NAV per Share	166.9 cents	153.9 cents	+8%
EPRA NAV per Share	165.6 cents	151.8 cents	+9%
NAV	€1,152.2m	€1,048.0m	+10%
Total Return	12.9%	17.7%	-27%
Property LTV	20.2%	20.6%	-0.4%
EPRA EPS	4.8 cents	3.7 cents	+31%
Basic EPS	18.9 cents	21.5 cents	-12%
Proposed Dividend per Share	5.0 cent	4.6 cent	+9%

KEY FINANCIAL HIGHLIGHTS

- 9% increase in EPRA NAV to €1.66 per share, underpinning a 12.9% total return in the period
- 12% increase in contracted annual rent to €68.9 million, including €8 million per annum in new rent from developments and €2.4 million per annum from investment properties
- Revaluation surpluses of €97 million, of which €47 million is from new developments
- 33% growth in EPRA Earnings to €33 million and 31% increase in EPRA EPS to 4.8 cents per share
- LTV remains low at 20.2%, with undrawn facilities at year end of €82 million providing further capital for deployment into development pipeline
- Proposed full year dividend of 5 cents per share, a 9% increase over prior year, equating to 3% on June 2017 NAV

STRATEGIC & OPERATIONAL HIGHLIGHTS

- **Substantial value and income created through development completions, with expanded development programme and potential to deliver a further €11 million of annual rent**
  - Completion and full letting of office developments at 32 Molesworth Street and Building H in Central Park, adding €6.5 million to contracted annual rent and 6 cents/€41 million to EPRA NAV
  - Commenced construction of Building I in Central Park, with completion in Q1 2019 of this 9,000 square metre (97,000 square feet) office building
  - 164 acres of additional lands acquired at Horizon Logistics Park, with a further 30 acres contracted post year end, bringing total land holding to circa 300 acres, providing short, medium and longer term optionality

- Fourth new unit completed at Horizon Logistics Park, with 2 further pre-let units totalling 11,800 square metres (127,000 square feet) under construction and 2 further units to commence shortly
- Barclays Bank Ireland plc signed up at €62 per square foot at One Molesworth Street for over 50% of the office space, at an annual rent of €2.4 million
- €8.0 million of new contracted annual rent added from developments in the year to 30 June 2017, or €11.9 million including lettings completed since year end Potential future development of a minimum of 350,000 square feet at Central Park, post Building I

- **Successful asset management initiatives driving record WAULT**
  - €2.4 million of new annual rent secured through new lettings on our investment properties
  - Lease renegotiations agreed on €4.4 million of annual contracted rent, principally with Bank of America Merrill Lynch in Central Park (€2.3 million) and the Irish Government at 76-78 Harcourt Street (€1.0 million)
  - WAULT of 8 years across the portfolio, a record high for the Company
  - Occupancy rate of 98.5% (30 June 2016: 98.3%)
  - Dublin 2 and 4 offices 12% reversionary, with an average contracted rent per square foot of €43 versus €49 average ERV per square foot at 30 June 2017

Gary Kennedy, Chairman of Green REIT plc, commented: "*This has been another year of strong results for the Company, with a significant contribution to both income and NAV from our development schemes. Our strategic focus continues to be on driving risk adjusted returns for shareholders, and we look forward to the further contributions to come from the completion and letting of our high quality buildings, against the backdrop of a robust office and logistics occupier market in Dublin*."

Pat Gunne, Chief Executive of Green Property REIT Ventures, added: "*The market backdrop in Ireland continues to provide us with opportunity, particularly around our development assets, which are achieving considerable letting success ahead of expectations. The strong levels of foreign investment into Ireland, demonstrated by the ongoing success of IDA Ireland in attracting international projects, is one of the key factors encouraging us to expand upon our existing development programme as we continue to successfully de-risk our current pipeline.*"

ENDS

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About Green REIT plc

Green REIT plc is an Irish Real Estate Investment Trust (“REIT”) and is listed on the Irish and London Stock Exchanges. The Company was the first REIT established in Ireland following the introduction of REIT legislation by the Irish Government. The Company’s stated strategy is to create a property portfolio consisting primarily of commercial property in Ireland to deliver income and capital growth through opportunistic investments, active property management and prudent use of debt finance. Please visit www.greenreitplc.com

Note on Forward-looking Statements

This Announcement contains forward-looking statements, which are subject to risks and uncertainties because they relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends, and similar expressions concerning matters that are not historical facts. Such forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, performance or achievements of the Company or the industry in which it operates, to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. The forward-looking statements referred to in this paragraph speak only as at the date of this Announcement. The Company will not undertake any obligation to release publicly any revisions or updates to these forward-looking statements to reflect future events, circumstances, unanticipated events, new information or otherwise except as required by law or by any appropriate regulatory authority.

Chairman's Report

It gives me pleasure to communicate another positive set of results for the Company for the year to 30 June 2017, a year of strong operational performance.

Development pipeline delivering ahead of plan

The year to 30 June 2017 saw the completion of our first two office developments in Dublin, both of which were fully let during the year and have made a significant contribution to both net asset value and to income, ahead of our forecasts. Since 30 June 2017 we have further de-risked our office development pipeline through the pre-letting to Barclays Bank Ireland plc of over half of the office space at One Molesworth Street, which is due for completion at the end of 2017.

Our strategy of developing the highest quality office buildings in the best locations in Dublin is paying off, and has led to the attraction of high calibre tenants. Our contracted rent and the security of our income are at Company highs, which supports our progressive dividend policy, with an increase in this year's proposed dividend by 9% over the prior year. Our guidance of a dividend of 4% on net asset value post the completion and letting of our development programme remains.

The substantial progress that we have made in de-risking our office development pipeline underpinned our decision to proceed with our next office development, Building I in Central Park, where construction commenced at the end of June. The building, comprising 9,000 square metres (97,000 square feet) of lettable space, is due for completion in the first quarter of 2019 and its construction highlights our confidence in the prospects for the Dublin office market.

We look forward to the completion of One Molesworth Street at the end of this year and 5 Harcourt Road in the first quarter of 2018, and to the contribution of both, in terms of net asset value and rental income.

The year to 30 June 2017 was also a busy and progressive year at Horizon Logistics Park. We completed an additional unit and leased it to DFS, we commenced construction of a new unit for Kuehne + Nagel and we acquired a further 164 acres of prime logistics development land in December 2016. Since year end we have commenced the construction of a further unit for a luxury goods retailer. We look forward to further developing this strategic land holding in what many consider to be the best located logistics land in Dublin, with easy access to Dublin Airport, the M50 orbital motorway and Dublin Port.

Strong recurring earnings and NAV growth

Through new lettings achieved on our completed development assets and across our investment properties, along with successful asset management initiatives, EPRA Earnings grew by 33% year-on-year to €33.0 million (2016: €24.8 million) or to 4.8 cents per share (2016: 3.7 cents per share). The positive contributions made by both EPRA Earnings and revaluation surpluses on our properties, particularly from our development schemes, has seen strong growth in EPRA NAV per share of 9.1% for the year to 165.6 cents, with a total return for the year of 12.9%.

Ireland – Positive macroeconomic backdrop continues

The Irish economy has continued to experience strong economic growth, with all of the key indicators trending positive. Employment growth for the year to March 2017 was 3.5%, with Dublin based office employment growing at 5.7%. The unemployment rate dropped to 6.3% in August 2017, from 8.3% in June 2016. This compares with a peak of 15.2% in early 2012. Investment and consumer spending are the main drivers of economic growth, with core investment growth of 13.6% and core domestic demand growth of 5.4% in 2016 *(source: Goodbody).*

On the FDI front the IDA results for the first half of 2017 announced that job approvals, their key metric, was up 22% versus the first half of 2016, with 93% of IDA clients ranking growth prospects for their Irish companies from Good to Excellent. FDI has played a key role in the recovery of the Irish economy and continues to do so.

The country's debt to GDP ratio continues to fall below the EU average, with only a minor government deficit expected for 2017. Eurozone interest rates remain low, and are expected to continue to remain low for some time, while the Irish government 10 year bond rate stood at 72 basis points at 30 June 2017, both of which continue to be supportive of commercial property yields.

Financial Results and Position

Summary Financial Information

	30 June 2017	30 June 2016	Change
Balance Sheet:			
Total Property Value	€1,381.4m	€1,240.7m	+11.3%
EPRA Net Assets	€1,149.9m	€1,048.0m	+9.7%
EPRA NAV per Share	165.6 cents	151.8 cents	+9.1%
Property LTV	20.2%	20.6%	-0.4%
Income Statement:			
Gross Rental Income (excluding service charge income and joint venture income)	€60.4m	€56.4m	+7.2%
Profit for the Period	€129.8m	€145.5m	-10.8%
EPRA Earnings	€33.0m	€24.8m	+33.1%
EPS – Basic	18.9 cents	21.5 cents	-12.1%
EPS – EPRA	4.8 cents	3.7 cents	+31.1%

Continued moderate gearing level

Our gearing level remained relatively unchanged year-on-year, at 20.2% (30 June 2016: 20.6%). During the year we agreed terms with Ulster Bank Ireland to join Barclays Bank Ireland as a revolving credit facility lender, increasing the total commitment under the facility from €150 million to €210 million, on the same terms. This additional commitment will fund further capital expenditure on our development projects.

Our intended gearing level continues to be 25%, post the completion and letting of our development assets, but as always we remain opportunistic in our outlook, which could lead to higher or lower gearing levels depending upon market conditions and opportunities.

Dividends

The Board expects to declare a dividend in respect of the year to 30 June 2017 of 5 cent per share, or a total dividend payout of €34.6 million, to be paid in the fourth quarter of 2017. This represents 100% of the EPRA Earnings for the year to 30 June 2017 plus a further €1.6 million from reserves, and is an increase of 10.4% on the prior year dividend.

The dividend expected to be declared is split as follows:

	€m	**Cents per Share**
Property Income Distribution ('PID')	33.0	4.8
Non-PID	1.6	0.2
Total Dividend	**34.6**	**5.0**

The Investment Manager

In May 2017 the Company confirmed that the Investment Manager Agreement in place with Green Property REIT Ventures since the launch of the Company in July 2013 will be renewed in July 2018, on the same terms, for a further three year renewal period. We welcome the certainty that this brings and the Board looks forward to continuing to work with the management team to add further value for shareholders through the completion of development properties, growing our income and dividends, and exploiting further opportunities that may arise in the coming years.

The Board has approved the payment of a Performance Fee of €5.7 million to the Investment Manager for the year to 30 June 2017, in line with the formula set out in the Investment Manager Agreement. The Performance Fee will be settled by the issuance of 4,007,197 new ordinary shares to the Investment Manager by the Company in quarter four of 2017. These shares will be subject to the lock-in provisions set out in the Investment Manager Agreement, which prohibit the sale of these shares for up to up to 42 months from their issue date, ensuring an alignment of shareholders' interests. These new shares will be issued after the ex-dividend date and will therefore not be entitled to this year's dividend.

Outlook

We remain focused on delivering attractive risk adjusted returns to shareholders. The total return to shareholders for the year to 30 June 2017 of 12.9%, while maintaining moderate levels of gearing and speculative property development, highlights this focus. It also highlights both the quality of our portfolio and the experience of the management team.

Decisions made early in the Company's life are delivering ahead of plan, in particular the completion and letting of our development schemes, which were a key driver of the Company's strong performance for the year to 30 June 2017 and will contribute further in the years ahead. At the same time, we have further strengthened our income, growing our contracted rent significantly and enhancing the security of our income streams through a combination of long term new lettings and renegotiation of existing leases.

The value and income created through our development completions to date have encouraged us to proceed with the construction of the next building in Central Park, and to continue with our rolling programme of developing further logistics units at Horizon Logistics Park. All of this feeds through to our progressive dividend policy, another important aspect of shareholder returns.

The Board recognises that a continuation of the current favourable macroeconomic backdrop is an important dynamic in the context of delivering further on our objectives. While there continues to be uncertainty in many areas, the domestic Irish economy continues to grow in a sustained manner and FDI flows remain strong. This in turn is driving the occupier market, while the continuing low interest rate environment remains supportive of real estate values.

We remain confident in the Company's prospects as we look forward to the period ahead.

Gary Kennedy
Chairman
18 September 2017

Investment Manager's Review

Prime real estate with strong tenants on secure leases in a growth economy

Having commenced its first development scheme in April 2015, at what was an early point in the current cycle, the Company completed its first two Dublin office developments during the year to 30 June 2017. We were very happy to secure such high calibre tenants as Maples FS and Allied Irish Banks plc, at 32 Molesworth Street and Building H in Central Park respectively, the combined rent from which is €6.4 million per annum.

The Company's flagship office development at One Molesworth Street is due for completion towards the end of this year, with over half of the office space let since year end to Barclays Bank Ireland plc, at a strong rent of €670 per square metre (€62 per square foot) with 12 years to the first break option. The Company's other Dublin city centre office scheme at 5 Harcourt Road is progressing well and is due for completion in the first quarter of 2018, while construction of Building I in Central Park commenced in late June, with delivery of the building due in the first quarter of 2019. We remain confident that these buildings will deliver strong returns to shareholders when completed and with further high quality tenancies secured.

On the logistics front our organic growth strategy at Horizon Logistics Park is working well, as we combine pre-lettings with a measured level of speculative development on a rolling basis. On acquisition of the park in late 2013 the annual rental income was €0.9 million per annum. The units built and let since then and the units under construction will increase the annual rent to an estimated €4.5 million. Having exchanged contracts in September 2017 for the acquisition of a further circa 30 acres of land, the Company's total strategic land holding at Horizon is now approximately 300 acres. We look forward to developing these lands over the short, medium and longer term, against a backdrop of strong economic growth in Ireland and the potential benefit that may accrue to the logistics sector post Brexit.

Robust office occupier market with manageable supply

Latest reports show that office take-up in Dublin remains robust, with gross take-up of 149,000 square metres (1.6 million square feet) in the first six months of the year, the strongest performance for nine years. Vacancy rates in Dublin continue to fall, standing at 6.5% for overall vacancy at June 2017 (8.3% in June 2016) and 7.4% for the South Suburbs (June 2016: 10.4%). We are seeing lettings concluding quickly and tenant incentives flat or reducing.

On the supply side 48% of the stock of space under construction in Dublin at the end of quarter 2 2017 was either pre-let or reserved. Given the robust levels of take-up and the visibility around new supply, we would continue to describe supply levels as manageable.

1. PORTFOLIO SUMMARY

- Increase of 12.4% in annual contracted rent to €68.9 million at 30 June 2017
- Lettings completed since year end increased annual contracted rent further to €72.8 million
- Record WAULT of 8 years across the portfolio
- Significant Dublin focus (95% by portfolio value) with our prime office building in Cork city now our only non-Dublin location
- Dominated by high grade office assets (81%)
- 98.5% EPRA occupancy rate (30 June 2016: 98.3%)
- Value by sector: 81% offices, 10% retail, 5% mixed use and 4% logistics
- Portfolio is 5% reversionary at 30 June 2017 with €68.9 million annual contracted rent versus €72.5 million annual ERV (both excluding developments in progress)
- Diversified tenant base, with 43% of contracted rent from Financial Services, 22% from technology, media and telecommunications ("TMT") and 15% from retail
- Top 10 tenants account for 54% of contracted rent, with our largest tenant (AIB) accounting for 13.5% of the total
- Yields:

	On 30 June 2017 Values	On 30 June 2016 Values
Investment Initial Yield[1]	5.2%	5.2%
Portfolio Initial Yield[1]	4.8%	4.7%

[1] Calculated as contracted rent at 30 June 2016/17 over the June 2016/17 valuation plus notional purchaser's costs

2. PORTFOLIO VALUATION

The valuation of the portfolio rose to €1.38 billion at 30 June 2017, which reflects a 12.6% increase in the value of assets held throughout the year to that date. Acquisitions during the year were limited to approximately 164 acres of additional adjoining land at Horizon Logistics Park, valued at €12.7 million at 30 June 2017, a marginal increase on its acquisition cost.

On a sectoral basis, the logistics assets saw a 35.4% increase in value, due to the completion and letting of Unit B2 (DFS), an increase in rental values and a reduction in yields for the income producing element. In addition, the construction of Unit D2 (pre-let to Kuehne + Nagel) has commenced. The city centre office portfolio saw a 9.9% increase in value; suburban offices saw an 18.8% increase due in the main to the completion of Building H in Central Park and the letting of the building to AIB. One Albert Quay in Cork saw an increase of 11.5%, with a 7.6% increase in the value of our retail holdings in the year.

In the period from June 2016 to June 2017 we saw the portfolio equivalent yield increase from 5% to 5.2%. This is predominantly due to recently completed developments at Horizon Logistics Park and Building H in Central Park, which are currently subject to rent free periods. The portfolio now has a WAULT of 8 years (7.8 years in June 2016) and has gone from 93% prime to 94%.

Looking at the overall return from standing investments in the portfolio, approximately 50% can be attributed to income growth and 50% to capital growth. If the recently completed developments are included, income growth accounts for approximately 40% and capital growth for 60%.

PORTFOLIO VALUATION ANALYSIS

	June 2016 Valuation	Movement June to December 2016	**December 2016 Valuation**	Movement December 2016 to June 2017	**June 2017 Valuation**	**Annual Movement to June 2017**
	€m		**€m**		**€m**	
Offices						
Dublin City Centre	562.3	3.7%	583.1	6.0%	618.2	9.9%
Dublin Suburbs	360.9	7.0%	386.1	11.1%	428.9	18.8%
Cork	63.8	3.0%	65.7	8.2%	71.1	11.5%
Total Offices	**987.0**	4.9%	**1,034.9**	8.0%	**1,118.2**	**13.3%**
Mixed Use	68.3	1.0%	68.9	0.0%	68.9	1.0%
Logistics	31.3	11.7%	35.0	21.3%	42.4	35.4%
Retail	129.3	3.1%	133.2	4.4%	139.2	7.6%
Total - Assets Held Throughout the Period	**1,215.9**	4.6%	**1,272.0**	7.6%	**1,368.7**	**12.6%**
Disposal in the Period - Parkway Retail Park	24.8		23.3		0.0	
Acquisition in the Period - Additional Horizon Lands	0.0		12.3	3.3%	12.7	
Per Statement of Financial Position	**1,240.7**		**1,307.6**		**1,381.4**	

3. NEW LETTINGS

In the year to 30 June 2017 the Company entered into new leases with total new contracted rent of €10.4 million per annum, €8.0 million of which came from the letting of development assets. Adding to that the €3.9 million of new annual rent secured from two pre-lettings completed since 30 June 2017, the total rent secured from new lettings since 1 July 2016 is €14.2 million, covering 44,000 square metres (474,000 square feet) of lettable space.

New Lettings Summary

Year to 30 June 2017

Property	Tenant	Area (sq ft)	Rent (€ psf)	Total Annual Rent	Lease term (years)	Lease break year	Rent free months
Building H, Central Park	AIB	158,244	€27	€4.8m	20	12	12
32 Molesworth Street, D.2	Maples FS	32,300	€51.70	€1.7m	20	10	3
George's Quay, D.2	Innovative Interfaces	8,400	€57.50	€0.5m	20	13	8
One Albert Quay, Cork	Various	33,400	€25	€0.9m	17	9	16
Horizon Logistics Park, Dublin Airport	DHL	44,400	€8.50	€0.4m	10	6	3
Horizon Logistics Park, Dublin Airport	DFS	33,300	€9.10	€0.3m	15	10	9
Horizon Logistics Park, Dublin Airport	Kuehne + Nagel	80,000	€9.80	€0.8m	20	10	3
Others				€0.9m			
Total		**390,044**		**€10.3m**			

Lettings completed since 30 June 2017

Property	Tenant	Area (sq ft)	Rent (€ psf)	Total Annual Rent	Lease term (years)	Lease break year	Rent free months
One Molesworth Street, D.2	Barclays Bank Ireland	37,000	€62	€2.4m	20	12	12
Horizon Logistics Park, Dublin Airport	Luxury goods retailer	47,000	€30.30	€1.5m	20	N/A	0
Total		**84,000**		**€3.9m**			

Details of the principal new lettings are as follows:

32 Molesworth Street, Dublin 2 – Maples FS – €1.7m contracted annual rent

32 Molesworth Street was the first office redevelopment completed by the Company, which was let in its entirety to Maples FS in December 2016. The lease extends to 3,000 square metres (32,300 square

feet) in total, with an annual contracted rent of €1.7 million, on a 20 year lease at a blended rent of €557 per square metre (€51.70 per square foot), with a break clause in the tenant's favour on the 10th and 15th anniversaries of the lease.

The rent secured for best space in the building equates to approximately €56 per square foot. This letting was 14% ahead of our then most recent rental estimates.

Building H, Central Park, Dublin 18 – Allied Irish Banks – €4.8m contracted annual rent

In May 2017 the Company signed a lease with Allied Irish Banks plc ('AIB') for the entirety of its newly completed office building at Central Park in Dublin 18.

The letting comprises 14,701 square metres (158,244 square feet) of lettable space on a 20 year lease from May 2017, with a tenant break option at the end of year 12. The annual rent payable by AIB is €4.8 million, which equates to €291 per square metre (€27 per square foot). AIB is entitled to a 12 month rent free period under the terms of the agreement.

This letting, which is the Company's single biggest letting by annual rent and by lettable area, brought the total contracted rent in Central Park to €23.7 million per annum, with full occupancy throughout the 79,000 square metres (850,000 square feet) of lettable space in the office park. The annual rent secured of €4.8 million was 10.4% ahead of our then most recent rental estimate of €4.35 million, driven by a combination of the lettable area being greater by 770 square metres (8,244 square feet) and the rent per square foot being €2 or 8% ahead of expectations.

One Molesworth Street, Dublin 2 – Barclays Bank Ireland – €2.4m contracted annual rent

Subsequent to financial year end the Company signed an agreement with Barclays Bank Ireland plc ('Barclays') to lease 3,437 square metres (37,000 square feet) of lettable space at its flagship development at One Molesworth Street in Dublin 2.

The letting covers two and a half floors of a total of five floors of office space, with Barclays having an option up to practical completion over a further half a floor, which if taken up would bring the letting to approximately 4,200 square metres (45,000 square feet). The lease duration is 20 years, with a tenant break option at the end of year 12. The annual rent payable by Barclays is €2.4 million, which equates to €670 per square metre (€62 per square foot) per annum for office space and €4,000 per car space per annum, with the tenant entitled to a market level rent free period at the outset of the lease. The rent per square foot secured of €62 was 12.7% ahead of our then most recent rental estimate of €55 per square foot.

Following the letting to Barclays of 55% of the total office space, the remaining office space to be let comprises the balance of the third floor (subject to the Barclays option as set out above) and the fourth and fifth floors, totalling 2,900 square metres (31,000 square feet). The remainder of the building, including the 1,672 square metres (18,000 square feet) of retail space at ground and lower ground level, will be ready for fit out in Q4 2017.

Horizon Logistics Park, Dublin Airport

- **DHL** – Unit B1 – lease signed with DHL Supply Chain (Ireland) Limited, part of the global logistics group DHL, for unit B1 in Horizon Logistics Park in October 2016. This newly built warehouse unit comprises 4,125 square metres (44,400 square feet) and was completed in May 2016. The annual rent agreed is €0.4 million, equating to €91.50 per square metre (€8.50 per square foot).

- **Kuehne + Nagel** – Unit D2 - during the year we agreed a pre-letting for new space to be built at Horizon Logistics Park for Kuehne + Nagel, the global transport and logistics company, for a purpose built 7,400 square metres (80,000 square feet) unit at an annual rent of €0.8 million. Kuehne + Nagel also has options on two additional units of 3,700 square metres (40,000 square feet) each. The construction of the new unit commenced in May 2017 and is due for completion in quarter two of 2018. As part of this transaction, Kuehne + Nagel, which is an existing tenant in the logistics park, will vacate its current 4,200 square metre (45,000 square feet) unit, which we plan to refurbish and re-let.

- **DFS** – Unit B2 – lease signed with DFS Trading Limited ('DFS'), the UK furniture retailer. The unit comprises 3,100 square metres (33,300 square feet) and was completed in April 2017. The annual rent payable by DFS is €0.3m, which equates to €98 per square metre (€9.10 per square foot), on a 15 year lease term and with a tenant break option at the end of year 10.

- Luxury goods retailer – post year end an agreement for lease was signed on a specialised design and build project which will be a very prestigious addition to the park, and which illustrates our ability to secure major FDI projects in this sector of the market. See below for further information.

The total contracted annual rent roll in Horizon has grown from €0.9 million at the time of acquisition to €3.6 million, a fourfold expansion, and will increase to an estimated €4.5 million when two additional speculative units are complete and let, where construction is due to commence shortly.

This letting momentum at Horizon Logistics Park reflects the confidence of these high calibre tenants in the park, as well as the outlook for the logistics sector in Ireland, and bodes well for our overall strategy of organically growing value and income at the logistics park.

4. DEVELOPMENT PROJECTS

A brief summary of the Company's development schemes completed in the period and currently on site is as follows:

Property	Use	Lettable Area (sq ft)	Lettings Completed	Delivery	Capex to Complete (€m)
Completed in the Period					
32 Molesworth Street, D.2	Office	32,300	32,300	Q4 2016	1.8
DFS, Horizon Logistics Park	Logistics	33,300	33,300	Q1 2017	0.5
Building H, Central Park	Office	158,244	158,244	Q2 2017	8.2
Total – Completed		**223,844**	**223,844**		**10.5**
On Site					
One Molesworth Street, D.2	Office	90,000	37,000	Q4 2017	20.3
5 Harcourt Road	Office	48,200	-	Q1 2018	19.1
Kuehne + Nagel unit, Horizon Logistics Park	Logistics	80,000	80,000	Q2 2018	8.5
Luxury goods retailer unit, Horizon Logistics Park	Logistics	47,000	47,000	Q3 2018	18.5
Building I, Central Park	Office	97,000	-	Q1 2019	33.9
Total – On Site		**362,200**	**164,000**		**100.3**
OVERALL TOTAL		**586,044**	**387,844**		**110.8**

Development activity since 30 June 2017:

(i) Building I in Central Park

In July 2017 the Company announced that it had commenced the construction of Building I in Central Park, Leopardstown, Dublin 18. This follows the completion and successful letting of the entirety of the adjacent Building H, to Allied Irish Banks plc in May 2017.

Building I will extend to approximately 9,000 square metres (97,000 square feet) of lettable space, together with 156 basement car parking spaces, and will be available in its entirety or on a floor-by-floor basis. Having already excavated the double level basement car park as part of the development of the adjacent Building H, Building I is scheduled for delivery in Q1 2019.

(ii) Unit D3 at Horizon Logistics Park

In August 2017 the Company signed an agreement for lease with a luxury goods retailer for a purpose built unit at Horizon Logistics Park, which is due for completion in the third quarter of 2018. This high specification unit will comprise 4,400 square metres (47,000 square feet) with a mix of office and logistics space, with an estimated rent of €1.5 million per annum, which will be a significant boost to the income at the logistics park. The lease to be entered into at completion of the unit will be a 20 year lease with no break options.

5. ACQUISITIONS AND DISPOSALS

Acquisition – Additional Lands at Horizon Logistics Park, Dublin Airport

In December 2016 the Company acquired approximately 164 acres of land adjacent to its existing holding at Horizon Logistics Park at Dublin Airport, for a contract price of €12.3 million. The acquisition brought the Company's total land holding at Horizon Logistics Park to approximately 264 acres. The transaction increases the Company's strategic land holding adjacent to Dublin Airport at a time when demand and rental values for well-located modern logistics units are increasing.

Since 30 June 2017 the Company has exchanged contracts to acquire a further circa 30 acres of lands adjacent to its holdings at Horizon Logistics Park, at a contract price of €2.8 million.

Disposal – Parkway Retail Park, Limerick

In March 2017 the Company disposed of Parkway Retail Park in Limerick. The contract price was €23.0 million, in line with the 31 December 2016 valuation. The contract price reflected a profit to the Company of 64% on the cost of the property, which was acquired in late 2013 for €14.0 million. This sale brought the proceeds from the Company's disposal programme to €97.7 million, broadly in line with target. The total profit realised from the sale of the five properties was €41.1 million, or 73% on purchase cost, an effective recycling of capital and strengthening of the Company's portfolio, which we now consider to be 94% prime.

6. FINANCIAL REVIEW

The year to 30 June 2017 saw strong growth in underlying earnings and a positive contribution to profits from revaluation surpluses, particularly on the Company's development properties. EPRA Earnings grew by 33.1% to €33.0 million for the year, while revaluation surpluses were €96.7 million, with a total profit of €129.8 million (2016: €145.5 million). On a per share basis the total EPS for the year was 18.9 cents (2016: 21.5 cents), with EPRA EPS of 4.8 cents (2016: 3.7 cents).

The Company's NAV grew by 9.9% in the year, from €1,048.0 million to €1,152.2 million, or from 153.9 cents per share to 166.9 cents per share before dilution. EPRA NAV per share grew by 9.1% in the year from 151.8 cents to 165.6 cents.

Four Year Summary

	FY 2014	FY 2015	FY 2016	FY 2017
NAV per Share (cents) – Basic	109.1	134.8	153.9	166.9
NAV per Share (cents) – EPRA	109.1	132.1	151.8	165.6
Earnings per Share (cents) – Basic	12.4	23.5	21.5	18.9
EPRA Earnings	€7.2m	€10.5m	€24.8m	€33.0m
EPRA Earnings per Share (cents)	2.1	1.6	3.7	4.8
Total Return	14.4%	24.4%	17.7%	12.9%
Portfolio Value (note)	€398.1m	€968.3m	€1,240.7m	€1,381.4m
Property Loan to Value	18.6%	9.9%	20.6%	20.2%
Interest Cover	7.4 times	19.6 times	9.5 times	10.5 times
Weighted average interest rate	3.2%	2.8%	1.9%	1.8%
Weighted average debt maturity	4 years	3.1 years	4 years	2.8 years

Note: includes the Company's 50% interest in Central Park for FY 2014 and FY 2015.

Earnings per Share ("EPS")

While total EPS for the year reduced by 12.1% from 21.5 cents to 18.9 cents, the EPRA EPS component, which measures EPS on rental profit only, increased by 1.1 cents per share or by 31.1% from 3.7 cents to 4.8 cents. In the year to 30 June 2016 EPRA EPS accounted for 17% of total EPS while it accounted for 25% of total EPS in the year to 30 June 2017. This rebalancing is as a result of the moderation in the rate of growth in property values in Ireland as the Irish commercial real estate market has stabilised. This is illustrated by the total returns from Irish commercial real estate as measured by IPD/MSCI, which decreased from 19.5% in calendar 2016 to 10.0% in the year to 30 June 2017.

A reconciliation of IFRS earnings and EPS to EPRA Earnings and EPRA EPS is as follows:

	30 June 2017	30 June 2017	30 June 2016	30 June 2016
	€'000	Cents per Share	€'000	Cents per Share
Earnings per IFRS income statement	129,775	18.9	145,502	21.5
EPRA Adjustment – fair value movements on properties and financial instruments	(96,738)	(14.1)	(120,673)	(17.8)
EPRA Earnings	**33,037**	**4.8**	**24,829**	**3.7**

NAV Growth

NAV increased from €1,048.0 million at 30 June 2016 to €1,152.2 million, an increase of 9.9% year-on-year, or from 153.9 cent per share to 166.9 cent per share (both basic). The main drivers of the growth in basic NAV per share are analysed as follows:

	Year to 30 June 2017	
	€'000	**Cents per Share (Basic)**
Net Assets at 30 June 2016	1,048,041	151.8
Investment Properties Revaluation	94,496	13.7
Swap Revaluations	2,242	0.3
EPRA Earnings	33,037	4.8
Performance Fee Reserve	5,682	0.8
Dividends Paid	(31,319)	(4.5)
Net Assets at 30 June 2017	**1,152,179**	**166.9**

Please see Appendix 1 for further EPRA Performance Measures.

Rental Income

Gross and net rental income is analysed as follows (excluding service charge income and expenditure):

	2017	**2016**
	€'000	**€'000**
Gross Rental Income (see note)	49,688	51,716
Spreading of Lease Incentives	10,732	6,241
Surrender Premia	-	2,893
Gross Rental and Related Income	60,420	60,850
Property Operating Expenses	(2,421)	(3,883)
Net Rental and Related Income	**57,999**	**56,967**

Note: 2016 includes the Company's 50% share of Central Park rents from 1 July 2015 to 8 January 2016 (the date the Company acquired full control) of €4.4 million, to facilitate a like-for-like comparison

The main movements in rental income year-on-year were as follows:

	€'000
Gross Rent - FY 2016	**60,850**
Full year impact of 100% of Central Park	4,418
One Albert Quay - full year inclusion and new rents	2,634
Completed Developments - new income	1,472
Sales in FY 2016 - income effect	(4,101)
One-off surrender premia in prior year	(2,893)
Sales in FY 2017 - income effect	(1,110)
Other	(850)
Gross Rent - FY 2017	**60,420**

Property Outgoings

Property outgoings of €2.4 million were €1.9 million or 44% lower than the prior year cost of €4.3 million (including the Company's 50% share of Central Park costs for the period from 1 July 2015 to 8 January 2016 of €0.4 million), due in the main to a reduction of €0.8 million in the level of agents' fees expensed in the current year, which is explained firstly by the reduced level of lease events dealt with in the current year, where the year to 30 June 2016 was a very active year for lease renegotiations, and secondly by the Company's policy of amortising agents' fees on new lettings over the period to the earliest termination of each lease. We also saw a reduction in vacancy costs of €0.3 million on our retail assets due to new lettings and a reduction of €0.2 million in repair costs.

Administrative Expenses

Administrative expenses decreased by €0.3 million or 12% from €2.7 million in the year to 30 June 2016 to €2.4 million in the year to 30 June 2017. The prior year total included €0.9 million of one-off business combination costs relating to the acquisition of PIMCO's 50% interest in Central Park in January 2016. Stripping these out of the prior year costs, the like-for-like recurring costs in the prior year were €1.8 million, or €0.6 million lower than the current year total of €2.4 million. The increases year-on-year arose mainly on legal fees, internal audit fees, depositary fees and stock exchange fees.

For the year ahead we would expect total administrative costs to be in the order of €2.2 million.

Investment Manager Fees

The base fee charged in the year was €10.8 million (2016: €9.7 million), with the increase in the fee reflecting the increased EPRA NAV of the Company on which the base fee is calculated. In the year from 30 June 2016 to 30 June 2017 EPRA NAV increased from €1,048.0 million to €1,149.9 million. The base fee is calculated and paid calendar quarterly in cash on EPRA NAV at quarter end, on the basis of 1% per annum of EPRA NAV. The details of the performance fee provision for the year of €5.7 million (2016: €13.9 million) are set out in further detail in note 18 to the financial statements.

Gearing and Debt Profile

The Company's gearing level, as measured by property LTV, was relatively unchanged year-on-year, decreasing marginally from 20.6% to 20.2%. This level of gearing is within the range guided over the previous reporting periods, and is expected to increase towards 25% as the Company deploys further capital to complete its development schemes.

The Company has two loan facilities in place, one with Bank of Ireland secured on the Central Park assets, and a revolving credit facility with Barclays Bank Ireland and Ulster Bank Ireland with floating security over the Company's other assets. Ulster Bank Ireland entered the revolving credit facility during the financial year, agreeing to lend €60 million alongside Barclays, thereby increasing the limit of the facility from €150 million to €210 million. Adding this to the Bank of Ireland facility on Central Park, which is fully drawn at €150 million, the Company's total debt commitments are €360 million.

The Company's all-in annual debt cost stood at 1.8% at 30 June 2017, with a weighted average debt maturity of 2.8 years.

A summary profile of the Company's debt at 30 June 2017 is as follows:

	Balance at 30.06.2017	**Interest Cost**	**Annual Interest**	**Property LTV**	**Interest Cover**	**Maturity**	**Years**
	€m	**% per annum**	**€m**	**%**	**Times**		
Central Park Facility	150.0	2.0%	3.0	36.3%	6.1	Jun-21	4.0
Revolving Credit Facility	128.4	1.7%	2.1	13.3%	16.6	Dec-18	1.4
Total	**278.4**	**1.8%**	**5.1**	**20.2%**	**10.5**		**2.8**

During the year hedging was put in place in the form of forward-starting interest rate swaps covering the period from October 2018 to October 2022, at a blended fixed rate of 0.074% per annum on €200 million. These swaps give the Company certainty around its maximum interest cost on €200 million of its debt for the period October 2018 to October 2022, and were in a positive position for the Company of €2.24 million at 30 June 2017.

7. OUTLOOK & PRIORITIES FOR THE YEAR AHEAD

The market continues to absorb the implications of the UK's decision to exit the EU. Whilst acknowledging that it is potentially a headwind for the Irish economy, we have also been clear that we consider it an opportunity for our area of business, which is heavily weighted towards Dublin offices.

The Dublin office occupier markets remain healthy. The record take-up level in the second quarter of 2017 bodes well for those who have capital invested in the higher risk and reward area of office development in Dublin. Our recent successes at One Molesworth Street, with the signing of Barclay's Bank Ireland for over half of the office space, and securing AIB for the entirety of our newly completed building at Central Park, demonstrate that point clearly. At the same time, in Dublin the industry is developing speculative space equivalent to approximately 7% of our total market, well ahead of EU averages, so it is a time to remain disciplined in assessing risk around new speculative capital allocation decisions.

There are various perspectives on just how much Brexit has impacted on the latest take up figures, but the fact is that those international companies that are expanding in Ireland, be it from the financial services, professional services or TMT sectors, are using Ireland as a base for servicing their European business platforms. Accessing the EU through a proven English speaking and pro-business country such as Ireland must weigh heavily and favourably on those crucial investment decisions. While Ireland's 12.5% corporation tax rate is often cited as the predominant force in this context, it is one of a number of other factors, such as availability of workforce, and critically at this juncture, certainty of access to the EU market. Constraining factors include the inadequate provision of residential accommodation, which is a political priority, together with education facilities and infrastructure, both of which require investment and creative solutions.

On the capital markets front, the interest rate environment has remained relatively benign, with longer term interest rates best assessed off the 10 year Irish sovereign bond yield, remaining close to historic lows. Despite the tensions at geopolitical level around the globe, sustained low interest rates will likely offer continued support to real estate values, as a considerable gap remains between longer term interest rates and property yields, both in Dublin and across Europe. In fact, Ireland, and Dublin in particular, stands out as a market where yields for the best quality office assets may see further compression, which is in line with our views expressed in the Company's interim results in February of this year. Whilst we were very much out on a limb on that point at that time, there is now a growing consensus that yields will tighten as new investment stock comes to the market this coming autumn- winter season. As was our view in February 2017, bifurcation between prime and secondary assets continues to widen in terms of value and liquidity.

With tapering being increasingly debated at policy level for both the US Federal Reserve and the European Central Bank, the resulting rise in interest rates is likely at some point to reduce the flow of capital being allocated to real estate as an asset class. This would lead to a continuation of this theme of bifurcation, with the usual flight to quality real estate in times of capital retrenchment. How long this will take is uncertain, but it may become a bigger discussion point over the next 12 to 24 months.

Sectorally, at this point the decision to allocate more capital to logistics, at Horizon Logistics Park, and at the same time to reduce the Company's exposure to retail, looks very much to be the right decision. The Company continues to employ further capital into logistics development, and the increased land holding at Horizon provides the option to play out this very exciting opportunity in a sector which benefits from the expansion of internet shopping, and the potential opportunities from Brexit as border and trade issues get resolved.

As always, our focus is very much on delivering attractive risk adjusted returns for shareholders, with discipline in balance sheet management, both through the Company's capital structure and exposure to development, is of paramount importance in achieving this key objective.

We look to the year ahead with confidence.

Stephen Vernon
Executive Chairman
Green Property REIT Ventures DAC
18 September 2017

Pat Gunne
Chief Executive
Green Property REIT Ventures DAC

Our Market

Economic Overview

GDP growth in Ireland for the calendar year 2016 was 5.2%, and the first half of 2017 has seen a continuation of positive trends in the key macroeconomic indicators. The consensus forecast is that GDP growth will be 4.3% for the full year for 2017 and 3.1% for 2018, both well ahead of Eurozone averages. The composite PMI continues to show sustained growth, and for July was at 57.0.

The uninterrupted reduction in the unemployment rate continues, with the seasonally adjusted unemployment rate for August 2017 at 6.3%, down from 8.3% in June 2016. These levels compare with a peak of 15.2% in February 2012, with the number of people employed now within 5% of the all-time peak. The forecast is that Ireland will reach full employment (circa. 5% unemployment) by the end of 2018.

Household debt was 214% of disposable income in Q4 2009 and currently stands at 141%, with disposable income now ahead of the previous high in Q4 2008. The savings rate has remained relatively constant and currently stands at 6.8%. Finally, Irish household net worth fell by €285 billion during the financial crisis, an estimated €221 billion of which has been recovered to date.

While there are concerns that Brexit will impact negatively on domestic export businesses, to date this has not come through in the numbers. Nominal goods exported are up 7.3% year-on-year in H1 2017, resulting in a trade surplus of €20.8 billion for the year, which is 19% higher than the previous year. The export component of the services PMI has been over 50 for eight successive readings, which is positive when the negative impact on exports from the recent weakening of Sterling versus Euro are considered. In fact, exports to the UK have grown by 14.1% year-on-year to June 2017, much of which relates to the chemical sector.

In 2016 the IDA secured a total of 244 investments into Ireland, with total FDI-related employment now at a record level of over 200,000 people, or 10% of the total workforce. IDA research shows that 48% of new jobs created are concentrated in Dublin, 14% in Cork and 10% in Galway. To the half year point in 2017 the IDA reported 114 new investments and job approvals, up 22% compared with H1 2016. While there are many risks associated with Brexit, it does also offer opportunity for Ireland to benefit from further FDI investment and recent announcements of growth and relocations, particularly in the financial services sector, have been positive in that regard.

Total tax receipts for Ireland for the six months to June 2017 are up 10% year-on-year, and the forecast is for a government deficit of 0.1% of GDP for 2017 and a small surplus in 2018. With the level of national debt remaining high, spending and tax policies are expected to remain relatively prudent in the coming years. In May of 2017 the Irish Government completed a successful IPO of part of one of our pillar banks, Allied Irish Banks, and NAMA has reduced its balance sheet by 80% since its foundation and recently revised its lifetime profit guidance upwards to €3 billion.

Inflation in Ireland remains muted, with headline CPI of 0% year-on-year to June 2017. That said, we expect to see inflation emerging as a trend as we move closer to full employment.

The total population of Ireland has increased by 12% in the last decade and currently stands at 4.7 million (census 2016), with 55% of the population under 40 years of age.

The heightened level of uncertainty brought about by the new Administration in the US, particularly around potential corporate tax reform, and concerns about European politics, appear to have abated for the time being. The biggest unknown and concern presently is Brexit and how it is likely to impact on the Irish economy. While the Dublin office market is likely to be a beneficiary of Brexit, the impact on the real economy, and particularly for the agricultural sector, is unlikely to be known for some time.

Capital Markets

The commercial investment market has been more subdued in the first half of 2017, with total asset sales of €800 million, compared with €2.95 billion for the first half of 2016 and €4.5 billion for the full year to December 2016. The anticipated pull back in volumes is as a result of bank de-leveraging winding down and the longer term view being taken by recent buyers, many of whom are institutional, with the resulting reduction in the level of re-trading of assets. The 15-year average volume of sales in a six-month period is €760 million, so we are now seeing a normalised market turnover emerging. As we look forward there is approximately €1.3-1.5 billion of assets either on the market or coming to the market in the autumn period, so the likelihood is that total asset sales in the calendar year 2017 will reach in the order of €2 billion.

The private equity funds that were the early buyers of real estate in Ireland in this cycle, continue to be active where loan books are trading. Overall, they are net sellers but in the main their portfolios have assets located throughout the country and often comprise small lot sizes.

Demand remains strong, with new entrants still emerging. That said, investors are mainly focused on core locations and Grade A quality buildings, and there has been a dearth of this type of product on the market in the year to date. On the other hand we are seeing thin demand for secondary assets and secondary locations. Due to the shortage of prime stock and the desire of some funds to diversify, we are also seeing investors looking at alternatives including forward funding of speculative and pre-let office developments in Dublin, investing in the private rental residential sector and in build-to-rent student accommodation.

The top 10 investment transactions in the first half of 2017, which account for 47% of the total capital deployed, were as follows:

Property	**Sector**	**Price (in €m)**	**Purchaser**
13-18 City Quay, D2	Office (forward fund)	126	Irish Life
Clayton Hotel Cardiff Lane , D2	Hotel	40	Dalata
Park Portfolio, D18	Office	39	Syndicated Fund arranged by Cantor Fitzgerald
Montrose, D4	Student Accommodation	38	Hines
Aerodrome Business Park, Naas	Industrial	28	Irish Life
Parkway Retail Park, Limerick	Retail	23	Oaktree Capital
One Grand Parade, D6	Office	23	Quadoro Doric Real Estate
Fumbally, D8	Office	22	M7 Real Estate
South County Business Park	Office	21	Private Irish Investor
Ericsson Facility, Athlone	Office	20	Finegrain Property
TOTAL		**380**	

In the six month period to June 2017 offices accounted for 38% of capital deployed, retail for 24%, mixed use for 12%, hotel for 8%, industrial for 8% and the remaining 10% is classed as other uses.

In the same period 61% of assets were acquired by Irish buyers, with North America accounting for 9%, UK for 6%, Germany for 3% and the remainder is of unknown origin. We have seen an increase in the number of Irish buyers, led predominantly by Irish institutions, albeit at reduced average lot sizes.

While prime yields remain stable, all are generally trending stronger as can be seen in the table below. We have seen evidence of further yield compression in prime office yields in mainland Europe, for example Paris at 3.00%, Frankfurt at 3.50%, Madrid at 3.75% and Amsterdam at 4.00%. This compares with 4.65% for the Dublin office market, which is attractive when the supply/demand fundamentals and strong economic growth are considered. In addition, with long term bond yields at 0.72% (at 30 June

2017), there is a growing feeling that prime yields may in fact be keener than the quoted level, but to date a lack of transactional evidence has kept the headline numbers unchanged.

Prime Equivalent Yields (Dublin):

Sector	Yield	Trending
Retail (High Street)	3.25%	Stronger
Office	4.65%	Stronger
Retail Warehouse	5.00%	Stable
Industrial	5.50%	Stable
Student Accommodation	5.25%	Stronger
Multifamily	4.70%	Stronger

Source: CBRE

Property Returns

The MSCI index recorded total returns for H1 2017 for Ireland of 5% across all property sectors (6.3% in H1 2016). On an annualised basis to June 2017 this reflects 10.0% compared with 19.5% for the same period in 2016. These moderating returns, while still healthy, illustrate that the market has stabilised and is at a mature phase in the cycle. This compares to the UK, where returns were 4.7% in the same period.

Stripping out transactions and development in the period, the main driver of returns from standing investments is the income return and ERV growth. The top performing sector with a total return of 3% was industrial, followed by office and retail at 2%. The MSCI all-property equivalent yield (as at June 2017) has fallen from 5.8% when we last reported in February 2017, to 5.6%.

Occupier Markets

Dublin Offices

Tenant demand and the resulting leasing activity has been exceptional in the first six months of 2017. Total take-up in H1 2017 in Greater Dublin reached 150,000 square metres (1.6 million square feet) (H1 2016: 90,000 square metres (965,000 square feet)), of which 24% was in the suburbs. On an annualised basis this would equate to 300,000 square metres (3.2 million square feet) in gross terms. If this were to be achieved, it would surpass the total take-up for 2016 of 246,000 square metres (2.65 million square feet) and would be well ahead of the 10 year average of 186,000 square metres (2 million square feet) per annum.

When the Dublin market is compared to the 6 main regional cities in the UK, from 2012-2016 the total gross take-up in Dublin was 60% of the combined total gross take-up in those six regional cities. In H1 2017, Dublin accounted for 74% of the combined take-up in those regional cities, which demonstrates the dynamic nature of the occupier market in Dublin.

In the first half of 2017 large space occupiers have dominated take-up, with 48% of lettings being space over 4,700 square metres (50,000 square feet) and 24% being space between 1,900 and 4,700 square metres (20,000 and 50,000 square feet). The norm in the Dublin market would be in the order of 70% of take-up (by size) in a given period being space of less than 930 square metres (10,000 square feet), so the current strong take-up levels can be attributed to a number of large lettings.

Gross take-up in H1 2017, by sector was as follows:

Dublin City Centre

Computer/High Tech	45%
Public Sector/Regulatory Body	25%
Financial Services	11%
Business Services	8%
Consumer Services & Leisure	8%
Professional	2%
Manufacturing Industrial & Energy	1%
Total	100%

Dublin Suburbs (all)

Financial Services	33%
Computers/Hi-Tech	26%
Business Services	23%
Manufacturing Industrial & Energy	8%
Consumer Services & Leisure	6%
Professional	4%
Total	100%

Of the total take-up in the suburbs, 45% in the first half of 2017 was in the south suburban market. This was particularly boosted by the 13,900 square metre (150,000 square feet) letting by the Company of Building H Central Park to AIB in May.

Looking towards the remainder of 2017, with the volume of deals currently in legal due diligence and office agents reporting 250,000 square metres (2.7 million square feet) of current demand, this year looks set to be a record year for leasing activity.

There is no doubt that Brexit is starting to have a positive impact on tenant demand for offices, and this is likely to increase over time as decisions are made by corporates around their post-Brexit operating strategy. It has been reported that JP Morgan has acquired a 12,100 square metre (130,000 square feet) building currently under construction in the South Docks of Dublin, and certain other recent lettings would appear to be facilitating Brexit relocations. In addition there are a number of other occupiers, mostly in the financial services sector, either looking to expand or new entrants currently carrying out due diligence on the Dublin market. It is still early days in the Brexit negotiations but we are now starting to see demand translating into actual lettings.

The greater Dublin office vacancy rate continued to decline, and currently stands at 6.5%, down from 6.6% when we reported in February 2017. In Dublin 2/4 (core city centre) the overall vacancy rate is 5%, and the Grade A vacancy rate is 2%. The vacancy rate in the south suburbs is 7.4% (Feb 2017: 8.4%) and the Grade A vacancy rate is 5.5% (Feb 2017: 5.9%).

There is currently 441,800 square metres (4.76 million square feet) of gross office development under construction in Dublin city centre, over 34 schemes, of which 37% or 163,000 square metres (1.75 million square feet) is pre-let or in legals. Of this, 142,000 square metres (1.53 million square feet) is due for completion in 2017 and 62% of the 2017 completions have been pre-let or are in legals. The remainder is due for completion in 2018 and 2019.

In addition, there is currently 33,700 square metres (363,000 square feet) under construction in four projects in the suburbs, of which 6,500 square metres (70,000 square feet) is due to be delivered in 2017, with the remainder in 2018/19.

Prime headline rents in Dublin city centre have remained static in the last 6 months and currently stand at €673 per square metre (€62.50 per square foot), while rents in the south suburbs have also remained static at €296 per square metre (€27.50 per square foot). Market commentators are suggesting modest single digit rental growth for 2017.

Cork Office Market

The total take-up in the Cork office market reached 1,255 square metres (13,455 square feet) in Q1 2017, down from 21,500 square metres (231,000 square feet) for calendar year 2016. The lack of take-up continues to be due to the limited amount of Grade A buildings available.

The current vacancy rate stands at 10% (end 2016: 11.5%) and much of this is older, obsolete space with little Grade A space available to let.

The Capitol Cinema site at Grand Parade is now complete and comprises a mixed retail and office scheme (50:50) with office rent of €323 per square metre (€30 per square foot) being achieved. The building was recently sold to a German fund, Real IS, for approximately €46 million, reflecting a net initial yield of 5.50%, which is a further endorsement for the prime Cork market. As there is such tight supply of Grade A buildings it is anticipated that the Cork market will see rents reaching €376 per square metre (€35 per square foot) in the next 18 months.

There is a new scheme due to commence in the coming weeks on Albert Quay, not far from the Company’s office building at One Albert Quay. The site extends to 2.25 acres and the intention is to build four buildings with a total area of 28,800 square metres (310,000 square feet). The first, known as Block A will extend to 13,200 square metres (142,000 square feet) and is due to be completed by the end of 2018. In addition, there is a further 186,000 square metres (2 million square feet) in the Greater Cork area where a planning permission is granted, but where delivery is likely to be measured as developers will potentially require pre-lettings in order to obtain funding.

Retail

Retail sales data in Ireland is mixed and there is no doubt that the sector is generally under pressure, with competition coming from internet retailers due particularly to the weakening of Sterling versus the Euro. That said, most areas are recording moderate growth, assisted by the general improvement in the economy and employment growth. Data from the Central Bank of Ireland shows that e-commerce expenditure (in cash terms) was up 21.2% year-on-year in H1 2017.

The volume of retail sales was up by 4.1% in the year to June 2017, and if motor sales are excluded this increases to 7.1%. The increase in the value of sales is more modest, showing an increase in the year of just 1.6%. The strongest performers are in the Household Equipment and the Books, Newspapers, Stationery and Other Goods categories, while the weakest performer is Motor & Fuel. The consumer sentiment index, while down on the high of January 2016, is still ahead of the series average and a general commentary from retail agents is that footfall in major centres is up year-on-year.

The MSCI index is showing that the ERV for Grafton Street, Dublin’s main retail thoroughfare, is up 9% in the year to June 2017 and 5.5% overall for the sector. Prime rents on Grafton Street currently stand at €6,300 per square metre (€585 per square foot), Dundrum Town Centre is at €4,500 per square metre (€418 per square foot) and Blanchardstown Shopping Centre is at €3,000 per square metre (€278 per square foot) (all in terms of Zone A/ITZA).

A lack of available premises to let is limiting expansion plans for many retailers. Recent openings include Homesense in Westend Retail Park, Dublin 15 and at Capitol Cinema in Cork, Urban Decay on Grafton Street, Lifestyle Sports and Smiggle in Blanchardstown Shopping Centre, and Sportsdirect has opened its first store on North Earl Street in Dublin city centre, with the expectation that it will open further stores.

New retail development remains limited to extensions to existing centres, with no new commencements in the six months to June 2017.

Industrial and Logistics Sector

Take-up to the half year point in 2017 reached 121,000 square metres (1.3 million square feet), which is consistent with take-up for the same period in 2016. Supply of modern facilities continues to be constrained and is the main focus of demand.

In the six month period to June 2017 there were 83 transactions (full year 2016; 183), of which 54% were lettings and 46% were sales of vacant units to owner occupiers. In the period 43% of lettings were of space between 1,900 and 4,700 square metres (20,000 to 50,000 square feet) and 28% were of space between 4,600 and 9,300 square metres (50,000 and 100,000 square feet). The remaining 11% was for space under 1,900 square metres (20,000 square feet) and there were no lettings over 9,300 square metres (100,000 square feet).

Prime rental levels have continued to grow, with a further 6% rental growth so far in H1 2017, following growth of 25% in 2016, and with prime rents currently standing at €99.50 per square metre (€9.25 per square foot). Despite this, there remains limited speculative development. While Brexit negotiations are at an early stage, it is felt that it may result in increased demand within the industrial and logistics sector, due to likely changes to the UK's trading arrangements with the EU.

Prime industrial/logistics yields remain stable at 5.50% and it accounted for 8% of the total investment spend in the first half of 2017.

Residential

There has been an increase in the housing output, which was up 25% year-on-year for 2016, with 14,932 units completed in the year. While completions are increasing, it is taking time to ratchet up and it is estimated that they represent roughly half of the current level of annual demand. As a result, there is a continued mismatch between demand and supply and it is likely to take some time before there is a balance. Consequently, house price inflation is evident, with a forecast of 7% growth for 2017 and 6% for 2018. Values today remain 25% off peak levels in 2007.

Planning permissions granted in Q1 2017 stood at 17,934 units, up 39% year-on-year, which is a positive sign that future completions are ticking up. The forecast is that there will be 16,000 completions in 2017 and 18,000 in 2018.

In Q2 2017 average rents nationally were €1,159 per month, which is up 11.8% year-on-year to June and is 56% above the trough of €742 per month in Q4 2011. In Dublin, average monthly rents in Q2 2017 were €1,707, which is 12.3% up year-on-year to June.

Sources:

1. CBRE research reports
2. JLL research reports
3. Central Statistics Office website
4. IDA website
5. Investec research
6. Goodbody research
7. Davy research

8. Ulster Bank PMI
9. Daft.ie

PORTFOLIO ANALYSIS

RENTAL INCOME

		Passing Rent €m pa	Contracted Rent €m pa	ERV [1] €m pa	Variance v Jun-17 ERV	Vacant ERV [1] €m pa
Office	Dublin CBD (2/4)	19.5	25.6	28.9	-12%	1.0
	Greater Dublin	19.2	24.8	26.4	-6%	-
	Cork	1.5	4.1	4.6	-11%	-
Office Total		**40.2**	**54.5**	**59.9**	**-9%**	**-**
Retail		7.1	7.7	6.5	+17%	<0.1
Logistics		1.2	1.5	1.6	-7%	-
Mixed Use		5.3	5.2	4.5	+16%	<0.1
Total (Let Properties Only)		**53.8**	**68.9**	**72.5**	**-5%**	**1.1**

(1) Excludes ERV of development assets under construction at 30 June 2017

LEASE LENGTHS & VACANCY

		WAULT (years) [1]	Vacancy (by floor area)	Vacancy (by ERV) [2]
Office	Dublin CBD (2/4)	8.0	3.1%	3.2%
	Greater Dublin	8.0	-	-
	Cork	9.7	-	-
Office Total		**8.1**	**1.1%**	**1.6%**
Retail		7.1	0.7%	0.9%
Logistics		4.5	-	-
Mixed Use		8.9	2.2%	1.8%
Total Portfolio		**8.0**	**1.2%**	**1.5%**

(1) Unexpired Term/ WAULT is the rent-weighted average remaining term on leases to lease expiry/ break date (whichever comes first). Excludes residential component in Arena Centre and short term licences
(2) Excludes ERV of development assets under construction at 30 June 2017

CONTRACTED RENTS VERSUS ESTIMATED MARKET RENTS (ERVs) [1]

		Average Contracted Rent (€psf)	Average ERV (€psf)	Variance (v ERV)
Office	Dublin CBD (2/4)	43.00	49.00	-12%
	Greater Dublin	23.80	25.70	-8%
	Cork	23.70	26.20	-10%
Office Total		**30.50**	**33.90**	**-10%**
Retail		31.5	26.90	+17%
Logistics		8.0	8.70	-8%
Mixed Use		14.70	11.40	+29%
Total (Let Properties Only)		**27.00**	**28.50**	**-6%**

[1] Let properties only. Excludes residential, hotel and car space rent (where applicable)

SECTORS BY VALUE [1]

		Value at 30 June 2017 €m	% of Group Total
Office	Dublin CBD (2/4)	618.2	45%
	Greater Dublin	428.9	31%
	Cork (100%)	71.1	5%
Office Total		**1,118.2**	**81%**
Retail		139.2	10%
Logistics		55.1	4%
Mixed Use		68.9	5%
Total Portfolio		**1,381.4**	**100%**

[1] Net of purchasers' costs of 4.46%

LOCATIONS BY VALUE [(1)]

	Value at 30 June 2017 €m	% of Group Total
Dublin CBD (2/4)	624.1	45%
Greater Dublin	686.2	50%
Dublin Total	**1,310.3**	**95%**
Cork (100%)	71.1	5%
Total Portfolio	**1,381.4**	**100%**

(1) Net of purchasers' costs of 4.46%

CONTRACTED RENT BREAKDOWN BY TENANT BUSINESS SECTORS

	Contracted Rent €m pa	% of Group Rent
Finance/ Financial Services	29.9	43%
Technology, Media and Telecommunications ("TMT")	15.2	22%
Retail Trade	10.1	15%
Public Administration (Irish Government)	3.8	6%
Professional Services	2.9	4%
Logistics	1.5	2%
Other	5.5	8%
Total Portfolio	**68.9**	**100%**

TOP 10 OCCUPIERS BY CONTRACTED RENT

Tenant	Business Sector	Contracted Rent €m pa	% of Group Rent	Unexpired Term (years) [1]
Allied Irish Bank	Financial Services	9.3	13.5%	10.8
Vodafone	TMT	7.3	10.6%	9.3
Fidelity International	Financial Services	3.7	5.4%	10.6
Pioneer Investments	Financial Services	3.4	4.9%	9.8
Ulster Bank	Financial Services	2.9	4.3%	3.4
The Commissioners of Public Works Ireland	Public Administration	2.7	3.9%	6.2
Johnson Controls (Tyco)	TMT	2.1	3.0%	10.8
Tullow Oil	Other	2.0	2.9%	4.1
Northern Trust	Financial Services	1.9	2.8%	1.2
Bank of America ML	Financial Services	1.7	2.5%	6.7
Top 10 Tenants		**37.1**	**53.9%**	**8.4**
Remaining Tenants		31.8	46.1%	7.4
Total Portfolio		**68.9**	**100%**	**8.0**

[1] Unexpired Term/ WAULT is the rent-weighted average remaining term on leases to lease expiry/ break date (whichever comes first). Excludes residential component in Arena Centre and short term licences

APPENDIX 1 – EPRA PERFORMANCE MEASURES

Consistent with other public real estate companies we include recommended best practice performance measures as defined by the European Public Real Estate Association ("EPRA"):

Measure	Unit	Definition of Measure	Jun-17	Jun-16
EPRA Earnings	€'000	Recurring earnings from core operational activities	33,037	24,894
EPRA Earnings per Share ('EPRA EPS')	Cents	EPRA earnings divided by the weighted average basic number of shares	4.8	3.7
Diluted EPRA EPS	Cents	EPRA earnings divided by the diluted weighted average number of shares	4.8	3.6
EPRA Cost Ratio	%	Administrative and operating costs divided by gross rental income. Costs include Investment Manager base and performance fees, with prior year restatement.	35.2%	50.2%
EPRA Net Asset Value ('EPRA NAV')	€'000	Net assets adjusted to exclude the fair value of financial instruments	1,149,936	1,048,023
EPRA NAV per share	Cents	EPRA net assets divided by the number of shares at the balance sheet date on a diluted basis	165.6	151.8
EPRA triple net assets	€'000	EPRA net assets amended to include the fair value of financial instruments and debt	1,152,179	1,048,041
EPRA triple net assets per share	Cents	EPRA triple net assets divided by the number of shares at the balance sheet date on a diluted basis	165.9	151.8
EPRA Net Initial Yield (NIY)	%	Annual passing rents at the balance sheet date, less non-recoverable property operating expenses, divided by the market value of income producing property, increased by estimated purchasers' costs.	3.9%	3.5%
EPRA "topped-up" NIY	%	EPRA NIY adjusted for the expiration of rent free periods (or other unexpired lease incentives such as discounted rent periods and step rents.)	5.0%	4.8%
EPRA Vacancy Rate	%	ERV of non-development vacant space as a percentage of ERV of the whole portfolio of non-development space	1.5%	1.7%

Principal Risks

The Board takes the view that adequately identifying and managing the risks to achieving our strategic objectives is key to the successful delivery of shareholder returns. The Board has divided the principal risks into External Risks, over which we have no influence, and Internal Risks, which we can influence, which are set out below.

External Risks

Risks	Potential Impact	Mitigation Measures	Direction of Risk
Cyclical Market - the property market is cyclical and as such values and market conditions can be volatile.	**High** - potential adverse impact on property values and rental levels, impacting on shareholder returns.	95% concentration of our assets in Dublin, the capital city, which experiences less volatility in a downturn than regional centres in Ireland. Our assets are in prime and good secondary locations, which are more resilient in a downturn. 76% of our portfolio by value is Dublin offices, which proved to be the most resilient asset class in the last downturn. Our retail assets are in city centres and well-populated suburban areas. Our logistics holding is located in close proximity to airport and motorway infrastructure. Our vacancy rate across our income producing properties by ERV is low at 1.5%, thereby reducing the leasing risk in the event of a downturn. We continue to focus on capturing the longest lease terms possible from well capitalised and stable tenants so that the security of income and cash inflow is optimised. The WAULT of our income is now 8 years, a record for the Company. The Investment Manager is experienced in managing property portfolios through cycles.	**Increased -** the rate of capital and rental growth for Dublin offices, where our portfolio is concentrated, has moderated to more stabilised levels. Rent and yields for retail and industrial continue to improve for landlords, while the spread between Irish property yields and the risk free rate remain at historic highs, which is supportive of property yields.

Slowdown in Economic Growth - as a very open economy, the Irish economy is highly dependent on the wider European market and indeed the world economy.	**High** - any slowdown or reversal in the current trajectory of economic recovery could reduce the demand for space in our buildings and impact on rental values and property values, while increasing the level of tenant default.	The Company's property portfolio is entirely focused on city locations, primarily Dublin, as the large centres of population are more resilient economically, particularly for retail. The Company targets well capitalised tenants with strong covenants and maintains a policy of keeping a large and diversified multi-sectoral tenant base to avoid over exposure to any one tenant or industry sector. The Investment Manager's asset management team is highly experienced.	**Stable** - Ireland's economic recovery continues, with all key macroeconomic indicators positive. However there continues to be a heightened level of geopolitical and economic uncertainty while Brexit negotiations are at an early stage and with evolving policy under the new Administration in the US.
Speculative Development Risk – occupiers do not take space in our new developments.	**High** - adverse impact on revenue, value and void costs and on achieving target shareholder returns on capital.	We were early movers in the development of new office space in Dublin in order to benefit from lower site and construction costs and to deliver completed properties early in the cycle and at a time of strong occupier demand. While a property may not be let when a development or refurbishment commences, the marketing of the building commences well before the scheduled completion date. The Investment Manager and the Board monitor market conditions frequently. In the year to 30 June 2017 we mitigated this risk through the lettings of the entire of 32 Molesworth Street and Building H in Central Park, and the letting of 55% of the office space in One Molesworth Street, all of which were/are speculative development schemes. At Horizon Logistics Park our strategy is to combine a moderate level of speculative development with pre-lettings of new units. Both units currently under construction are pre-let to quality tenants.	**Decreased** - overall this risk has moderated with the lettings completed within our development schemes during the year. Also, take-up in the occupational market remains robust for Dublin offices and prime Dublin industrial, where our developments are concentrated.
Political/Geopolitical Risk – potential adverse impact from 'Brexit', evolving US tax policy and general	**High** - the UK referendum result to leave the EU is expected to have an adverse impact on the Irish economy but potentially a favourable	The Board monitors external risks closely and their potential impact on achieving strategic objectives.	**Stable** - this risk has stabilised somewhat since 31 December 2016. UK. Although Article 50 has been triggered since our interim results release in February 2017, it is still too early to tell

elections in larger EU states.	impact on the Dublin office sector. US tax policy changes could adversely impact on FDI, and consequently on both the real economy and commercial real estate in Ireland. A destabilisation arising from election results in Germany and Italy in 2017-2018 could have a similar adverse impact.		what the impact of Brexit will be and whether it will be a positive or negative one for Ireland and for the Company. US - changes to US tax policy in the short term which could adversely impact Irish FDI look unlikely to have an impact in the short to medium term. Europe – since our interim results release in February 2017 the general election results in the Netherlands and France were both in favour of conservative parties.
Regulatory Risk – AIFMD - the Investment Manager is the authorised AIFM of the Company, under recently adopted EU regulations.	**Medium** - should the Investment Manager cease to be authorised as an AIFM then the Company would be required to appoint a replacement AIFM and may suffer losses arising from the transition from its current Investment Manager to another.	The Board and the Audit Committee regularly discuss regulatory aspects and receive reports from the Investment Manager in respect of AIFMD compliance matters concerning both the Company and the Investment Manager. The Investment Manager in turn consults with its legal adviser and the Company's sponsor, Davy, who attend meetings with the regulator on behalf of the Investment Manager and the Company respectively. The Company obtains independent legal advice in relation to AIFMD matters in order to keep abreast of developments and to ensure compliance by the Company with its obligations under AIFMD. The Company has appointed a Depositary, Northern Trust, as required of it under AIFMD.	**Stable.**
Interest Rate Risk – global interest rates are currently at record low levels but may increase in the short to medium term.	**Medium** - an increase in interest rates could have an adverse impact on the Company's property values, as the risk premium applied to property yields would increase.	The Investment Manager is experienced in monitoring the property market through cycles. Our assets are well located and focused on Dublin offices, with quality tenants and a focus on security of rental income, which should make them more resilient in the event of yield increases caused by increases in interest rates.	**Stable –** although there has been an increase in US interest rates, Eurozone interest rates are expected to remain low in the short to medium term.

		In the event that some of our assets were to be sold, their quality, location and the quality of the tenant and income stream should make them desirable to purchasers.	
Cyber Attack Risk	**Medium -** a cyber-attack could lead to potential data breaches or disruption to the Company's systems, website and operations, and to reputational damage.	The Company engages external specialists to carry out vulnerability and penetration testing on its website, implementing any recommendations made. Routine patch upgrades are carried out on the Company's systems to safeguard them from attacks. The Company's systems were upgraded during 2017 as part of an office move.	**Increased –** there has been an increased prevalence in cyber-attacks globally in the past 12 months.

Internal Risks

Development Completion Risk – inadequate cost oversight and other engineering/construction risks that could delay completion and/or increase costs.	**Medium** - potential adverse impact on shareholder returns as a result of higher costs and/or delays in delivering new product into the market.	The Company only employs blue chip contractors with a strong and proven track record and with requisite financial strength. The Company engages what it considers to be the best design team for each project, working closely with them to identify any cost overruns or delays as early as possible. The Investment Manager closely monitors each project and works closely with the contractor, attending on site regularly. The Investment Manager's development team is highly experienced in developing new buildings.	**Stable** - the Company has completed its office and logistics developments on time and on budget, and remains on course to do the same at its developments in progress. The ongoing strikes by crane workers in Dublin may however have an adverse impact if not resolved in the short term.
Development - Health and Safety - with increased development activity there is an increased risk of an accident which could result in a significant claim	**Medium** - reputational risk, potential completion delay and potential financial loss arising from a claim being made.	The Investment Manager ensures that all contractors engaged employ high standards of health and safety and carry the appropriate levels of insurance to mitigate any issues which could arise. The Investment Manager is an experienced developer with formalised health and safety procedures.	**Decreased** - this risk has decreased since 31 December 2016 as the Company has since completed Building H in Central Park and further progressed One Molesworth Street and 5 Harcourt Road, while construction of Building I in Central Park has since commenced.

and reputational damage.		The primary responsibility for health and safety passes from the Company to the main contractor, with sub-contractors engaged by the contractor having no privity with the Company. There is adequate insurance cover in place to deal with any claims which might arise out of claims being made due to incidents.	
Development - Main Contractor or Subcontractor Failure	**Medium** - delayed delivery of a development or refurbishment with resulting additional costs, and potential failure to pass the completed space to a tenant who has entered into a pre-letting agreement, thereby delaying rental income receipts.	The Company only selects financially robust contractors to carry out works. The principal contractor is responsible for monitoring the viability of sub-contractors appointed by them. The Company allows for timing contingencies as well as possible cost contingencies at the project planning phase.	**Decreased** - as the general economy has improved the risk of a sub-contractor or main contractor failing is reducing.

Green REIT plc

Unaudited consolidated statement of comprehensive income

	Notes	**Year Ended 30 June 2017** Underlying pre-tax €'000	Capital and other €'000	Total €'000	Year Ended 30 June 2016 Underlying pre-tax €'000	Capital and other €'000	Total €'000
Gross rental and related income	*3*	72,358	-	72,358	66,821	-	66,821
Net rental and related income	*3*	57,999	-	57,999	52,549	-	52,549
Net movement on fair value of investment properties	*4*	-	94,496	94,496	-	109,367	109,367
Profit on development services		-	-	-	519	-	519
Investment Manager							
- base fee	*18*	(10,805)	-	(10,805)	(9,669)	-	(9,669)
- performance fee	*18*	(5,682)	-	(5,682)	(13,893)	-	(13,893)
Administrative expenses		(2,370)	-	(2,370)	(2,708)	-	(2,708)
Operating profit		**39,142**	**94,496**	**133,638**	26,798	109,367	136,165
Finance (expense)/income	*5*	(6,105)	2,242	(3,863)	(4,644)	-	(4,644)
Share of joint venture profit	*9*	-	-	-	2,740	11,306	14,046
Profit on ordinary activities before taxation		**33,037**	**96,738**	**129,775**	24,894	120,673	145,567
Income tax	*7*	-	-	-	(65)	-	(65)
Profit for the year after taxation		**33,037**	**96,738**	**129,775**	24,829	120,673	145,502
Other comprehensive income		-	-	-	-	-	-
Total comprehensive income for the year attributable to the shareholders of the Company		**33,037**	**96,738**	**129,775**	24,829	120,673	145,502
Basic earnings per share (cents)	*13*			18.9			21.5
Diluted earnings per share (cents)	*13*			18.7			21.2
EPRA Earnings per share (cents)	*13*			4.8			3.7

The accompanying notes are an integral part of these financial statements.

Green REIT plc
Unaudited consolidated statement of financial position
as at 30 June

		2017	2016
Assets	*Note*	**€'000**	€'000
Non-current assets			
Investment properties	*8*	**1,381,421**	1,240,712
Financial Assets		**2,242**	-
Trade and other receivables	*10*	**1,350**	-
Total non-current assets		**1,385,013**	1,240,712
Current assets			
Trade and other receivables	*10*	**24,307**	14,271
Cash and cash equivalents		**48,797**	76,839
Total current assets		**73,104**	91,110
Total assets		**1,458,117**	1,331,822
Equity			
Share capital	*11*	**69,035**	68,087
Share premium		**650,478**	637,533
Performance fee share reserve	*18*	**5,682**	13,893
Retained earnings		**426,984**	328,528
Equity attributable to shareholders of the Company		**1,152,179**	1,048,041
Liabilities			
Current liabilities			
Amounts due to investment manager – base fee		**2,875**	2,613
Trade and other payables	*15*	**19,184**	28,220
Total current liabilities		**22,059**	30,833
Non-current liabilities			
Borrowings	*17*	**276,655**	252,948
Other Payables	*15*	**7,224**	-
Total non-current liabilities		**283,879**	252,948
Total liabilities		**305,938**	283,781
Total equity and liabilities		**1,458,117**	1,331,822
Basic net asset value per share (cents)	*14*	**166.9**	153.9
Diluted net asset value per share (cents)	*14*	**165.9**	151.8
EPRA net asset value per share (cents)	*14*	**165.6**	151.8

The accompanying notes are an integral part of these financial statements.

Green REIT plc
Unaudited consolidated statement of changes in equity

	Share capital €'000	Share premium €'000	Performance fee share reserve €'000	Retained earnings €'000	Total €'000
At 30 June 2015	66,697	617,941	20,982	193,697	**899,317**
Total comprehensive income for the year					
Profit for the year to 30 June 2016	-	-	-	145,502	**145,502**
Transactions with owners, recognised directly in equity					
Investment Manager – performance fee shares issued	1,390	19,592	(20,982)	-	**-**
Investment Manager – performance fee share reserve	-	-	13,893	-	**13,893**
Dividends paid	-	-	-	(10,671)	**(10,671)**
At 30 June 2016	68,087	637,533	13,893	328,528	**1,048,041**
Total comprehensive income for the year					
Profit for the year to 30 June 2017	-	-	-	129,775	**129,775**
Transactions with owners, recognised directly in equity					
Investment Manager – performance fee shares issued	948	12,945	(13,893)	-	**-**
Investment Manager – performance fee share reserve	-	-	5,682	-	**5,682**
Dividends paid	-	-	-	(31,319)	**(31,319)**
At 30 June 2017	**69,035**	**650,478**	**5,682**	**426,984**	**1,152,179**

The accompanying notes are an integral part of these financial statements.

Green REIT plc
Unaudited consolidated statement of cash flows
for the year ended 30 June

	Note	**2017 €'000**	2016 €'000
Cash flows from operating activities			
Profit for the year		**129,775**	145,502
Adjustments for:			
– Net movement on revaluation of investment Properties and financial assets	*4*	**(96,738)**	(109,367)
– Finance expense	*5*	**6,105**	4,644
– Profit from joint venture	*9*	**-**	(14,046)
– Investment Manager – performance fee	*18*	**5,682**	13,893
– Increase in lease incentives	*10*	**(10,429)**	(10,690)
		34,395	29,936
Changes in:			
– trade and other receivables	*10*	**(957)**	3,850
– current liabilities and base fee due	*15*	**(11,052)**	8,318
– long term other payables	*15*	**7,224**	-
Cash generated from operating activities		**29,610**	42,104
Interest paid		**(5,330)**	(3,997)
Cash inflow from operating activities		**24,280**	38,107
Cash flows from investing activities			
Acquisition of investment properties		**(12,533)**	(43,384)
Acquisition of subsidiary, net of cash acquired		**-**	(77,726)
Investment in joint venture	*9*	**-**	(3,061)
Distribution from joint venture	*9*	**-**	630
Capital expenditure		**(53,892)**	(22,638)
Proceeds from sale of investment properties	*8*	**22,696**	73,583
Net cash used in investing activities		**(43,729)**	(72,596)
Cash flows from financing activities			
Dividends paid		(31,319)	(10,671)
Costs associated with Bank of Ireland refinancing		-	(665)
Drawdown of revolving credit facility		43,028	116,203
Costs associated with Barclays facility		(300)	-
Repayment of revolving credit facility		(20,002)	(31,150)
Net cash (outflow)/inflow from financing activities		**(8,593)**	73,717
Net (decrease)/increase in cash and cash equivalents		**(28,042)**	39,228
Cash and cash equivalents at beginning of year		**76,839**	37,611
Cash and cash equivalents at end of year		**48,797**	76,839

The accompanying notes are an integral part of these financial statements.

Notes to the Financial Statements

1 Basis of preparation and significant accounting policies

Basis of preparation

The financial information in this announcement was approved by the Board of Directors on 17 September 2017 and does not comprise statutory financial statements for the year ended 30 June 2017, within the meaning of the Companies Acts 2014. The statutory financial statements for the year ended 30 June 2017 will be finalised based on the information presented in this preliminary announcement and will be published on the Group's website and filed with the Companies Registration Office in due course.

Statement of compliance

These consolidated financial statements have been prepared in accordance with International Financial Reporting Standards as adopted by the European Union (EU IFRS), which comprise standards and interpretations approved by the International Accounting Standards Board (IASB), and the Companies Act 2014.

The following amendments were adopted by the Group for the first time in the current financial reporting period with no significant impact on the Group's result for the period or financial position:.

- Annual Improvements to IFRSs 2012-2015 cycle (effective date 1 January 2016)
- IAS 1 (amended) – Presentation of financial statements (effective date 1 January 2016)
- IAS 27 (amended) – Separate financial statements (effective date 1 January 2016)
- IFRS 10 (amended) – Consolidated financial statements (effective date 1 January 2016)
- IFRS 11 (amended) – Joint arrangements (effective date 1 January 2016)

A number of new standards, amendments to standards and interpretations are not yet effective for the year ended 30 June 2017, and have not been applied in preparing these consolidated financial statements. The items that may have relevance to the Group are as follows:

- IFRS 15 – Revenue from contracts with customers (effective date 1 January 2018)
- IFRS 9 – Financial Instruments (effective date 1 January 2018)*
- IAS 7 (amended) – Statement of Cash Flows (effective date 1 January 2017)*
- IAS 12 (amended) – Income taxes (effective date 1 January 2017)*
- IFRS 2 (amended) – Classification and measurement of share-based payment transactions (effective 1 January 2018)*
- IAS 40 (amended)– Investment Property (effective date 1 January 2018)*
- Annual Improvements to IFRSs 2014-2016 cycle (effective date 1 January 2018)
- IFRS 16 – Leases (13 January 2016) (effective 1 January 2019)

* Not EU endorsed at the time of approval of the financial statements

The Group is in the process of assessing the impact of the new standards and interpretations on its financial reporting and currently intends to apply the new requirements from their EU effective dates.

The accounting policies set out below, as extracted from the 2016 Annual Report, have been applied to the consolidated financial statements.

1 Basis of preparation and significant accounting policies *(continued)*

Going concern

The Directors believe that the Group has adequate resources to continue in operational existence for the foreseeable future and that it is appropriate to prepare the consolidated financial statements on a going concern basis.

Basis of measurement

The consolidated financial statements have been prepared on the historical cost basis except for investment properties, short term investments and derivatives, which are measured at fair value.

Functional and presentation currency

The financial information is presented in Euro, which is the Company's functional currency. All financial information presented in Euro has been rounded to the nearest thousand except where otherwise indicated.

Underlying pre-tax earnings

The European Public Real Estate Association ("EPRA") has issued Best Practices Recommendations, the latest update of which was issued in November 2016, which give guidelines for performance measures. EPRA Earnings is the profit after tax excluding investment and development property revaluations and gains or losses on disposals, changes in the fair value of financial instruments and associated close-out costs and their related taxation. These exclusions from EPRA Earnings are included in the "Capital and other" column of the statement of comprehensive income. EPRA Earnings will also include earnings from non-property operating activity should a real estate company be involved in such an activity. Underlying earnings consists of the EPRA Earnings measure.

Use of estimates and judgements

The preparation of the consolidated financial statements in conformity with IFRS requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised if the revision affects only that period or in the period of revision and future periods if the revision affects both current and future periods.

Information about critical judgements in applying accounting policies that have the most significant effect on amounts recognised in the consolidated financial statements is included in the accounting policies and the notes to the financial statements.

The key accounting estimate in these financial statements is the valuation of the property portfolio. This is discussed in further detail under the accounting policy for property valuation and in note 8.

1 Basis of preparation and significant accounting policies *(continued)*

Measurement of fair values

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants.

A number of the Group's accounting policies and disclosures require the measurement of fair values. When measuring the fair value of an asset or liability the Group uses market observable data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or liability might be categorised in different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

Basis of consolidation

The Group's financial statements consolidate the financial statements of the Parent and of all subsidiary undertakings together with the Group's share of the results and net assets and joint ventures made up to 30 June 2017. The results of subsidiary undertakings acquired or disposed of in the year are included in the Group statement of comprehensive income from the date of acquisition or up to the date of disposal.

Control

The IFRS 10 control model focuses on whether the Group has power over an investee, exposure or rights to variable returns from its involvement with the investee and ability to use its power to affect those returns. In particular, IFRS 10 requires the Group to consolidate investees that it controls on the basis of de facto control. In accordance with IFRS 10, the Group's assessment of control is performed on a continuous basis and the Group reassesses whether it controls an investee if facts and circumstances indicate that there are changes to one or more of the elements of the control model.

1 Basis of preparation and significant accounting policies *(continued)*

Subsidiaries

Subsidiaries are entities controlled by the Group (control exists when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity). The financial statements of the subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

Joint arrangements

Under IFRS 11, Joint arrangements, the Group classifies its interests in joint arrangements as either joint operations or joint ventures depending on the Group's rights to the assets and obligations for the liabilities of the arrangements. When making this assessment, the Group considers the structure of the arrangements, the legal form of any separate vehicles, the contractual terms of the arrangements and other facts and circumstances. When the Group has rights to the assets and obligations for the liabilities relating to an arrangement, it accounts for each of its assets, liabilities and transactions, including its share of those held or incurred jointly, in relation to the joint operation. When the Group has rights only to the net assets of an arrangement, it accounts for its interest using the equity method. Investments in joint ventures are accounted for using the equity method and are recognised initially at cost. The cost of such investments includes transaction costs.

Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealised income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealised gains arising from transactions with equity accounted investees are eliminated against the investment to the extent of the Group's interest in the investee. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

Business combinations

The Group accounts for business combinations using the acquisition method when control is transferred to the Group. The consideration transferred in the acquisition is generally measured at fair value, as are the identifiable net assets acquired. Any goodwill that arises is tested annually for impairment. Any gain on a bargain purchase is recognised in the statement of comprehensive income immediately. Transaction costs are expensed as incurred, except if related to the issue of debt or equity securities.

The consideration transferred does not include amounts related to the settlement of pre-existing relationships. Such amounts are generally recognised in the statement of comprehensive income.

1 Basis of preparation and significant accounting policies *(continued)*

Investment properties

Investment property is property held either to earn rental income, or for capital appreciation (including future re-development) or for both, but not for sale in the ordinary course of business. The Group does not have any properties held for resale or trading purposes.

Investment property is initially measured at cost including related acquisition costs and subsequently valued by professional external valuers at their respective fair values at each reporting date. The difference between the fair value of an investment property at the reporting date and its carrying value prior to the external valuation is recognised in the statement of comprehensive income as a fair value gain or loss.

Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in the statement of comprehensive income.

Properties leased out to tenants under operating leases are included in investment property in the statement of financial position.

Investment properties are treated as acquired at the point where the Group assumes the significant risks and rewards of ownership which normally occurs when the conveyancing contract has been performed by both buyer and seller and the contract has been deemed to have become unconditional and completed. Investment properties are deemed to have been sold when the buyer has assumed the risks and rewards of ownership and the contract for sale has been completed.

Additions to investment properties consist of construction and other directly attributable costs such as professional fees and expenses and in the case of investment properties under development capitalised interest where applicable. The cost of self-constructed investment property includes the cost of materials and direct labour, any other costs directly attributable to bringing the investment property to a working condition for their intended use and capitalised borrowing costs. Where the Group begins to redevelop an existing investment property the property continues to be held as an investment property.

Properties that are currently being developed or that are to be developed in the near future are held as development properties. These properties are initially valued at cost. Any direct expenditure on development properties is capitalised and the properties are then valued by external valuers at their respective fair value at each reporting date.

The cost of properties in the course of development includes attributable interest and other associated outgoings. Interest is calculated on the development expenditure by reference to specific borrowings, where relevant, and otherwise on the average rate applicable to the relevant borrowings. Interest is only capitalised where development activity is taking place. A property ceases to be treated as a development property on practical completion.

External, independent valuers, having appropriate recognised and relevant professional qualifications and recent experience in the location and category of property being valued, value the Group’s property portfolio at each reporting date, in accordance with the Royal Institution of Chartered Surveyors Valuation Standards (“RICS”).

1 Basis of preparation and significant accounting policies *(continued)*

Investment property *(continued)*

Key estimations of inherent uncertainty in investment property valuations

The fair values derived are based on anticipated market values for the properties, being the estimated amount that would be received from a sale of the assets in an orderly transaction between market participants.

The valuation of the Group's investment property portfolio is inherently subjective as it requires among other factors, assumptions to be made regarding the ability of existing tenants to meet their rental obligations over the entire life of their leases, the estimation of the expected rental income in to the future, an assessment of a property's ability to remain as an attractive technical configuration to existing and prospective tenants in a changing market and a judgement to be reached on the attractiveness of a building, its location and the surrounding environment. While these and other similar matters are market standard considerations in determining the fair value of a property in accordance with the RICS methodology they are all subjective assessments of future outturns and macro-economic factors which are outside of the Group's control or influence and therefore may prove to be inaccurate long term forecasts.

As a result of all of these factors the ultimate valuation the Group places on its investment properties is subject to some uncertainty which may not turn out to be accurate, particularly in times of macro-economic volatility.

The RICS property valuation methodology is considered by the Board to be the valuation technique most suited to the measurement of the fair value of property investments. It is also the primary measurement of fair value that all major and reputable property market participants use when valuing a property investment.

Rental income

Rental income from investment property is recognised on an accruals basis as revenue on a straight-line basis over the term of the lease. The Group considers this is the most representative systematic time pattern in which the benefits of ownership of the assets will accrue to the business. Lease incentives granted are recognised as an integral part of the total rental income, over the term of the lease.

Where a rent free period is included as an incentive in a lease the rental income foregone is allocated evenly over the period from the date of the lease to the earliest termination date of the lease. Where a lease incentive takes the form of an incentive payment to a tenant the resultant cost is amortised evenly over the remaining life of the lease to its earliest termination date.

Contingent rents, such as turnover rents, and indexation adjustments are recorded as income in the periods in which they are earned. Rental concessions are recorded as adjustments to income in the rental periods to which the concession relates.

1 Basis of preparation and significant accounting policies *(continued)*

Rental income *(continued)*

Where the Group receives a surrender premium from a tenant for the early termination of a lease, the profit net of any direct costs associated with dilapidation and legal costs relating to that lease, is reflected in the Accounting Period in which the surrender took place.

Details on all rental incentives are provided to the external valuers for their consideration during their review of the investment property valuation at each reporting date.

Service charge income is recognised in the period in which it is earned.

Direct lease costs

Direct lease costs incurred in the negotiation and arrangement of new leases to tenants are initially capitalised and are then recognised as an expense over the period from the date of the lease to the earliest termination date of the lease.

Finance income and finance costs

The Group's finance income and finance costs comprise interest income, interest expense, commitment fees and related charges. Interest income or expense is recognised using the effective interest method.

Tax

Current tax

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Green REIT plc elected for Group REIT status with effect from July 2013. As a result, the Group does not pay Irish corporation tax on the profits and gains from its property rental business provided it meets certain conditions.

Deferred tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

The measurement of deferred tax reflects the tax consequences that would follow the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

1 Basis of preparation and significant accounting policies *(continued)*

Tax *(continued)*

Deferred tax *(continued)*

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse using tax rates enacted or substantively enacted at the reporting date.

Financial instruments

Non-derivative financial assets
The Group initially recognises loans and receivables on the date that they are originated. All other financial assets (including assets designated as at fair value through the statement of comprehensive income) are recognised initially on the trade date, which is the date that the Group becomes a party to the contractual provisions of the instrument.

The Group derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. Any interest in such transferred financial assets that is created or retained by the Group is recognised as a separate asset or liability.

The Group classifies non-derivative financial assets into the following categories: financial assets at fair value through the statement of comprehensive income, held-to-maturity financial assets, loans and receivables and available-for-sale financial assets. At 30 June 2017 the Group had the following non-derivative financial assets, which are classified as loans and receivables:

Cash and cash equivalents
Cash and cash equivalents comprise cash balances and call deposits with maturities of three months or less from the acquisition date that are subject to an insignificant risk of changes in their fair value, and are used by the Group in the management of its short-term commitments.

Trade and other receivables
Trade and other receivables are initially recognised at fair value, which is usually the original invoiced amount and subsequently carried at amortised cost using the effective interest method less provision made for impairment, if applicable.

The fair values of trade and other receivables are estimated at the present value of future cash flows, discounted at the market rate of interest at the measurement date. Short-term receivables with no stated interest rate are measured at the original invoice amount if the effect of discounting is immaterial. Fair value is determined at initial recognition and, where appropriate for disclosure purposes.

Non-derivative financial liabilities
All financial liabilities are recognised initially on the origination date, which is the date that the Group becomes a party to the contractual provisions of the instrument and are measured initially at fair value less initial direct costs and subsequently measured at amortised cost.

1 Basis of preparation and significant accounting policies *(continued)*

Financial instruments *(continued)*

Non-derivative financial liabilities *(continued)*

Fair value is calculated, for period end disclosure purposes, based on the present value of future principal and interest cash flows, discounted at the market rate of interest at the measurement date.

The Group derecognises a financial liability when its contractual obligations are discharged, cancelled or expire.

Derivative financial instruments
Derivatives are recognised initially at fair value; any directly attributable transaction costs are recognised in the statement of comprehensive income as they are incurred. Subsequent to initial recognition, derivatives are measured at fair value, and changes therein are generally recognised in the statement of comprehensive income.

Share capital

Ordinary shares
Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of ordinary shares are charged to the retained earnings reserve.

Share based payments – performance fee

The performance fee arrangement between the Company and the Investment Manager is accounted for as an equity settled share based payment arrangement. The grant date is 1 July each year and on that date, the Company estimates the grant date fair value of each equity instrument and the number of equity instruments for which the service and non-market performance conditions are expected to be satisfied, resulting in the initial estimate of the total share based payment cost which is expensed over the vesting period.

Subsequent to initial recognition and measurement, the estimate of the number of equity instruments for which the service and non-market performance conditions are expected to be satisfied is revised during the vesting period, that is, the period from 1 July to 30 June. Ultimately, the share based payment cost is based on the fair value of the number of equity instruments issued upon satisfaction of these conditions (see note 19 for further details).

2 Operating segments

The Group is organised into four business segments, against which the Group reports its segmental information, being Office Assets, Retail Assets, Logistics Assets and Mixed Use Assets. All of the Group's operations are in the Republic of Ireland. Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker, who has been identified as the Board of Directors of the Company. For the period from 1 July 2015 to 8 January 2016, the date of acquisition, Central Park is presented on a proportional consolidation basis, with the period for which it was held as a joint venture then eliminated to reconcile total numbers back to the statement of comprehensive income.

Green REIT plc
Notes *(continued)*

2 Operating segments *(continued)*

Unallocated income and expenses are items incurred centrally which are neither directly attributable nor reasonably allocable to individual segments. Unallocated assets are cash and cash equivalents, and certain other assets.

The Group's key measures of underlying performance of a segment are net rental income and the movement in fair value of properties, as these measures illustrate and emphasise that segment's contribution to the reported profits of the Group and the input of that segment to earnings per share. By focusing on these prime performance measures, other key statistical data such as capital expenditure and once off exceptional items are separately highlighted for analysis and attention.

Information related to each reportable segment is set out in the table on the next page:

2 Operating segments *(continued)*

	Office Assets 2017 €'000	Retail Assets 2017 €'000	Logistics Assets 2017 €'000	Mixed Use Assets 2017 €'000	Total 2017 €'000	Unallocated Expenses and Assets 2017 €'000	Group Consolidated Position 2017 €'000
Year ended 30 June 2017							
Gross rental and related income (1)	54,953	9,834	1,677	5,894	**72,358**	-	**72,358**
Property outgoings (2)	(10,713)	(1,956)	(547)	(1,143)	**(14,359)**	**-**	**14,359**
Net rental and related income	44,240	7,878	1,130	4,751	**57,999**	**-**	**57,999**
Net movement on fair value of investment properties	83,863	4,558	5,976	99	**94,496**	**-**	**94,496**
Investment Manager - base fee	(9,787)	(833)	(441)	(719)	**(11,780)**	975	**(10,805)**
Investment Manager - performance fee	(4,868)	(448)	(338)	(28)	**(5,682)**	-	**(5,682)**
Administration expenses	-	-	-	-	-	(2,370)	**(2,370)**
Segment profit before tax	113,448	11,155	6,327	4,103	**135,033**	(1,395)	**133,638**
Finance costs	(2,773)	-	-	-	**(2,773)**	(1,090)	**(3,863)**
Profit before tax	110,675	11,155	6,327	4,103	**132,260**	**(2,485)**	**129,775**
As at 30 June 2017							
Total segment assets (3)	1,174,402	143,353	55,621	72,007	**1,445,383**	12,734	**1,458,117**
Investment properties and development property	1,118,230	139,196	55,065	68,930	**1,381,421**	-	**1,381,421**

(1) Including service charge income
(2) Including service charge expenditure
(3) Total cash and cash equivalents and short term deposits at 30 June 2017 is €48.8 million (2016 €76.8 million) of which €10.2 million (2016: €55.6 million) is unallocated to operating segments.

2 Operating segments *(continued)*

	Office Assets 2016 €'000	Retail Assets 2016 €'000	Logistics Assets 2016 €'000	Mixed Use Assets 2016 €'000	Total 2016 €'000	Joint Venture** 2016 €'000	Unallocated Expenses and Assets 2016 €'000	Group Consolidated Position 2016 €'000
Year ended 30 June 2016								
Gross rental and related income (1)	52,289	12,081	1,244	6,368	**71,982**	(5,161)	-	**66,821**
Property outgoings (2)	(10,887)	(2,711)	(414)	(1,368)	**(15,380)**	1,108	**-**	**(14,272)**
Net rental and related income	41,402	9,370	830	5,000	**56,602**	(4,053)	**-**	**52,549**
Net movement on fair value of investment properties	94,673	15,357	7,675	2,968	**120,673**	(11,306)	**-**	**109,367**
Profit on Residual Business	-	-	-	-	**-**	-	519	**519**
Investment Manager - base fee	(7,535)	(1,085)	(240)	(809)	**(9,669)**	-	-	**(9,669)**
Investment Manager - performance fee	(10,748)	(1,931)	(876)	(338)	**(13,893)**	-	-	**(13,893)**
Administration expenses	-	-	-	-	-	**-**	(2,708)	**(2,708)**
Segment profit before tax	117,792	21,711	7,389	6,821	**153,713**	(15,359)	(2,189)	**136,165**
Finance costs	(3,707)	-	-	-	**(3,707)**	1,313	(2,250)	**(4,644)**
Share of profit in joint venture	-	-	-	-	**-**	14,046	-	**14,046**
Profit before tax	114,085	21,711	8,265	7,159	**150,006**	**-**	**(4,439)**	**145,567**
As at 30 June 2016								
Total segment assets (3)	1,015,375	156,812	31,921	70,396	**1,274,504**	-	57,318	**1,331,822**
Investment properties and development property	987,030	154,102	31,310	68,270	**1,240,712**	-	-	**1,240,712**

(1) Including service charge income and expenditure
(2) For the purposes of our segmental reporting above the Central Park Joint Venture is included on a proportional consolidation basis for a period to 8 January 2016. The statutory reporting presents the Joint Venture using the equity method.

(3) Total cash and cash equivalents and short term deposits at 30 June 2017 is €48.8 million (2016 €76.8 million) of which €10.2 million (2016: € million) is unallocated to operating segments.

3	**Gross and net rental and related income**	**2017**	2016
		€'000	€'000
	Gross rental and related income		
	Gross rental income	**49,688**	47,298
	Spreading of tenant lease incentives/rent free periods	**10,732**	6,241
	Surrender premia	**-**	2,893
	Service charge income	**11,938**	10,389
	Gross rental and related income	**72,358**	66,821
	Service charge expenses	**(11,938)**	(10,389)
	Property operating expenses	**(2,421)**	(3,883)
	Net rental and related income	**57,999**	52,549

4	**Net movement in fair value of investment properties**	**2017**	2016
		€'000	€'000
	Fair value gain on investment properties (note 8)	**94,496**	98,601
	Fair value gain on acquisition of interest in The Central Park Limited Partnership	**-**	12,554
	Fair value movement on property option	**-**	(1,788)
	Net movement on fair value	**94,496**	109,367

5	**Finance (expense)/income**	**2017**	2016
		€'000	€'000
	Loan interest	**(4,732)**	(3,152)
	Loan cost amortisation	**(1,016)**	(872)
	Commitment fees	**(352)**	(612)
	Bank fees and other costs	**(5)**	(8)
		(6,105)	(4,644)
	Fair value movement of interest rate swaps	**2,242**	-
	Net finance expense	**(3,863)**	(4,644)

6 Profit for the period

The profit for the period has been arrived at after charging:

(i) External Auditor's remuneration	**2017**	2016
	€'000	€'000
Audit fees		
Parent and consolidated financial statements	**130**	140
Audit of subsidiary undertakings	**25**	25
Total audit fees	**155**	165
Review of interim report	**40**	40
Total audit and audit related assurance services	**195**	205

As in the prior year the external auditor did not recharge any out of pocket expenses.

Other fees charged by external auditor		
Tax compliance	**-**	75
Tax advisory services	**-**	120
Other	**-**	-
Total other fees	**-**	195

(ii) Directors' remuneration	**€'000**	€'000
Fees	**270**	270
Taxes	**13**	21
Expenses	**53**	24
	336	315

7 Taxation

Tax recognised in statement of comprehensive income	**2017**	2016
	€'000	€'000
Current and deferred tax expense	**-**	65

Green REIT plc elected for Group REIT status with effect from July 2013. As a result, the Group does not pay Irish corporation tax on the profits and gains from qualifying rental business in Ireland provided it meets certain conditions.

Distributions to shareholders in respect of the property rental business are treated for Irish tax purposes as income in the hands of shareholders. Corporation tax is still payable in the normal way in respect of income and gains from a Group's residual business (generally including any property trading business) not included in the property rental business. The Group is also liable to pay other taxes such as VAT, stamp duty land tax, stamp duty, local property tax and payroll taxes in the normal way.

Within the Irish REIT regime, for corporation tax purposes the property rental business is treated as a separate business to the residual business. A loss incurred by the property rental business cannot be set off against profits of the residual business.

An Irish REIT is required, subject to having sufficient distributable reserves, to distribute to its shareholders (by way of dividend), on or before the filing date for its tax return for the accounting period in question, at least 85% of the Property Income of the Property Rental Business arising in each accounting period. Failure to meet this requirement will result in a tax charge calculated by reference to the extent of the shortfall in the dividend paid. A dividend paid by an Irish REIT from its property rental business is referred to as a property income distribution or PID. Any normal dividend paid from the residual business by the Irish REIT is referred to as a Non-PID dividend.

The Directors confirm that the Company has remained in compliance with the Irish REIT rules up to and including the date of this report.

8 Investment properties

	2017 Investment Property €'000	**2017 Development Property €'000**	**2017 Total €'000**	2016 Investment Property €'000	2016 Development Property €'000	2016 Total €'000
At beginning of year	1,170,162	70,550	**1,240,712**	787,571	29,755	817,326
Additions:						
- Central Park Limited Partnership properties	-	-	**-**	320,458	11,252	331,710
- Acquisitions	13,097	-	**13,097**	52,231	-	52,231
- Related acquisition costs	464	-	**464**	1,502	-	1,502
- Capital additions	7,468	47,880	**55,348**	4,809	17,829	22,638
Reclassification to development	(19,818)	19,818	**-**	(500)	500	-
Reclassification to Investment	109,240	(109,240)	**-**			
Disposals	(22,696)	-	**(22,696)**	(83,296)	-	(83,296)
Change in fair value	49,179	45,317	**94,496**	87,387	11,214	98,601
Balance at 30 June	**1,307,096**	**74,325**	**1,381,421**	1,170,162	70,550	1,240,712

Acquisitions

The initial cost before acquisition expenses of the properties acquired in the year to 30 June 2017 was €13.1 million *(2016: €372.7 million)* on investment properties and nil (2016: €11.2 million) on development properties and the total costs of acquisition which comprised stamp duty payable at an average rate of 2%, legal services and other directly attributable costs arising from the transactions amounted to €0.5 million (*2016: €1.5 million)*, resulting in total capitalised costs of €13.6 million *(2016: €385.4 million)* on acquisition.

Of the total acquisitions during the year €12.6 million was paid for the acquisition of the lands at Sillogue near Horizon Logistics Park and a further €0.5 million was paid as the final stage payment for the acquisition of One Albert Quay in Cork.

Included in capital additions is interest of €419,000 (2016: €145,000) capitalised in respect of assets under development.

8 Investment properties *(continued)*

Disposal of Investment Properties

During the year the Group disposed of Parkway Retail Park in Limerick at its then fair value of €22.7 million.

Reclassification of properties

During 2017 the Group reclassified certain lands in Horizon Logistics Park and 5 Harcourt Road from Investment Property to Development Property. This was done to reflect the planning permission that had been obtained for buildings on these sites and the Group's intention to develop them. During the year the Group also reclassified three Development Properties to Investment Properties upon the completion of their development.

Fair Value of Properties

The fair value of the Group's investment property at 30 June 2017 has been arrived at on the basis of valuations carried out at that date by external valuers appointed by the Group, namely CBRE Ireland (CBRE), Savills Ireland (Savills) and Jones Lang LaSalle Ireland (JLL).

JLL performed valuations on 51.7% of the investment property portfolio (by value), while CBRE performed valuations on 43.2% of the portfolio and Savills performed valuations on the remaining 5.1%. The fees earned by JLL, CBRE and Savills from the Group are less than 5% of their total Irish revenues.

The information provided to the valuers, and the assumptions and valuation methodologies and models used by the valuers, are reviewed by senior members of the Investment Manager. The valuers meet with the external auditors and also present the results of their valuation at 31 December and 30 June directly to the Audit Committee.

The valuations performed by CBRE, Savills and JLL, which conform to the Valuation Standards of the RICS and with IVA 1 of the International Valuations Standards, were arrived at by reference to market evidence of transaction prices for similar properties.

For investment property, the income approach/yield methodology involves applying market-derived capitalisation yields to current and estimated future income streams, with appropriate adjustments for income voids arising from vacancies or rent-free periods. These capitalisation yields and future income streams are derived from comparable property and leasing transactions and are considered to be the key inputs in the valuation. Other factors that are taken into account include the tenure of the property, tenancy details, planning, building and environmental factors that might affect the property.

There is a positive relationship between rental values and the property valuation, such that an increase in rental values will increase the valuation of a property and vice versa. However, the relationship between equivalent yields and the property valuation is inverse, therefore an increase in equivalent yield will reduce the valuation of a property and vice versa. There are interrelationships between these inputs as they are determined by market conditions and the valuation movement in any one period depends on the balance between them. If these inputs move in opposite directions (e.g. rental value increases and yields decrease) valuation movements can be amplified whereas if they move in the same direction, they may offset reducing the overall net valuation movement.

8 Investment properties *(continued)*

In the case of investment property under development, the approach applied is the "residual method" of valuation, which is the investment method as described above with a deduction for the costs necessary to complete the development together with an allowance for the remaining risk.

At 30 June 2017 the Group considers that all of its investment properties fall within Level 3 fair value as defined by IFRS 13 and believe that the income approach / yield methodology using market rental values capitalised with a market capitalisation rate or yield used by the valuers is the best method to determine the fair value of the investment properties. As further outlined in IFRS 13, a Level 3 fair value recognises that not all of the inputs and considerations made in determining the fair value of property investments can be derived from publicly available data, as the valuation methodology in respect of a property has also to rely on other factors including technical engineering reports, legal data and analysis, and proprietary data bases maintained by the valuers in respect of similar properties to the assets being valued.

Valuations are performed on a bi-annual basis at each reporting date, being 30 June and 31 December each year.

In consideration of the fair value of investment properties, the current use of the properties is their highest and best use.

The Board of Directors determines the Group's valuation policies and procedures for property valuation. The Board decides which independent external valuer to appoint for the external valuations of the Group's properties. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained.

8 Investment properties *(continued)*

Quantitative information about fair value measurements using unobservable inputs (Level 3) at 30 June 2017, per property class are as follows:

Asset class	Input	2017 Range		2016 Range	
		Low	High	Low	High
Retail Assets	Annual rent per sq ft	**30.40***	**81.14**	15.32	81.14
	ERV per sq ft	**28.42**	**70.00**	11.20	53.60
	Equivalent yield %	**4.01**	**6.46**	4.16	6.88
	Long term vacancy rate	**0.00%**	**15.15%**	0.00%	20.59%
Office Assets	Annual rent per sq ft	**11.77**	**50.76**	10.62	49.65
	ERV per sq ft	**12.99**	**52.22**	12.50	54.26
	Equivalent yield %	**4.42**	**7.46**	4.48	7.76
	Long term vacancy rate	**0.00%**	**9.02%**	0.00%	20.55%
Logistics Assets(i)	Annual rent per sq ft	**6.99**	**9.11**	6.99	7.81
	ERV per sq ft	**8.50**	**9.00**	7.48	7.48
	Equivalent yield %	**5.89**	**5.89**	6.37	6.37
	Long term vacancy rate	**0.00%**	**0.00%**	0.00%	0.00%
Mixed Use Assets (ii)	Equivalent yield %	**5.67**	**7.38**	6.50	6.50
	Long term vacancy rate	**0.00%**	**7.30%**	0.00%	0.00%
Development Assets	Net Initial yield %	**5.00%**	**5.70%**	5.20%	6.25%
	Build cost per sq ft	**77.67**	**308.00**	132.94	198.58
	Rental value per sq ft (iii)	**9.75**	**65.00**	28.00	52.45

* The increase in the low annual rent per square foot in retail is as a result of the sale of Parkway Retail Park in Limerick in March 2017.

(i) The range for the logistics assets is between the various units within Horizon Logistics Park.
(ii) Comprises Arena Centre in Tallaght, Dublin 24 and the INM Building in Citywest, Dublin 24.
(iii) Rental value on development assets is the external valuers' view of expected rental value that will be achieved upon completion of the development.

8 Investment properties *(continued)*

Sensitivity of measurement to variance of significant unobservable inputs

A decrease in the estimated rental value will decrease the fair value. Similarly, an increase in equivalent yield will decrease the fair value. There are interrelationships between these rates as they are partially determined by market rate conditions.

Across the entire portfolio of investment properties, a 0.25% increase in equivalent yield would have the impact of a €61.7 million reduction in fair value whilst a 0.25% decrease in yield would result in a fair value increase of €67.8 million. A 0.25% increase in the yield of development properties would have a €5.1 million reduction in fair value whilst a 0.25% decrease in yield would result in a fair value increase of €5.7 million. This is further analysed by property class, as follows:

	2017	
Property Class	**Value +0.25% Equivalent Yield €'000**	**Value -0.25% Equivalent Yield €'000**
Office	**(51,399)**	56,626
Retail	**(6,378)**	7,089
Logistics	**(1,514)**	1,634
Mixed Use	**(2,362)**	2,495
Investment Properties	**(61,653)**	67,844
Development Properties	**(5,130)**	5,710
Total Properties	**(66,783)**	73,554

The comparative figure for the sensitivity of +/-1% on yields are included below.

	2017		2016	
Property Class	**Value +1% Equivalent Yield €'000**	**Value -1% Equivalent Yield €'000**	Value +1% Equivalent Yield €'000	Value -1% Equivalent Yield €'000
Office	**(179,963)**	**268,732**	(164,454)	237,600
Retail	**(22,207)**	**33,981**	(25,511)	44,019
Logistics	**(5,347)**	**7,581**	(2,450)	3,370
Mixed Use	**(8,445)**	**11,416**	(680)	920
Investment Properties	**(215,962)**	**321,710**	(193,095)	285,909
Development Properties	**(18,200)**	**26,920**	(21,990)	31,822
Total Properties	**(234,162)**	**348,630**	(215,085)	317,731

9 Investment in joint venture

The Group, through its wholly owned subsidiary Green REIT (Central Park) DAC was until 8 January 2016 a 50% partner in the Central Park Limited Partnership, a joint arrangement formed on 28 March 2014 with LVS II CP Investor Limited. The Group classified this joint arrangement as a joint venture. On 8 January 2016 the Group purchased the remaining 50% of The Central Park Limited Partnership from PIMCO Property Fund II. From that date Central Park was accounted for as 100% owned by the Group and consolidated into the Group's results to 30 June 2016 and 30 June 2017.

The detailed breakdown of the Group's 50% share of the Central Park Limited Partnership joint venture profit for the period 1 July 2015 to 8 January 2016 is set out below.

(i) Summarised income statement

	Period from 1 July 2015 to 8 January 2016		
	Underlying pre-tax €'000	**Capital and other €'000**	**50% Central Park Joint Venture €'000**
Gross rental and related income	5,080	-	**5,080**
Net rental and related income	4,053	-	**4,053**
Fair value movement on investment properties	-	11,344	**11,344**
Fair value movement on derivatives	-	(38)	**(38)**
Operating profit	4,053	11,306	**15,359**
Finance expense	(1,313)	-	**(1,313)**
Profit on ordinary activities before tax	2,740	11,306	**14,046**
Income tax	-	-	**-**
Profit for the period after tax	**2,740**	**11,306**	**14,046**

10 Trade and other receivables

	2017	2016
	€'000	€'000
Current		
Tenant lease incentives	**21,726**	11,297
Trade receivables	**1,041**	530
Other receivables	**1,540**	2,444
	24,307	14,271
Non Current		
Other receivables	**1,350**	-
Total trade and other receivables	**25,657**	14,271

Tenant lease incentives
Where a rent free period is included as an incentive in a lease the rental income foregone is allocated evenly over the period from the date of the lease to the earliest termination date of the lease. Where a lease incentive takes the form of an incentive payment to a tenant the resultant cost is amortised evenly over the remaining life of the lease to its earliest termination date. The balance included in trade and other receivables is the sum of these unamortised incentives and the balance will be released over the term of the relevant leases.

The Group's exposure to credit and market risks, and related impairment losses are disclosed in note 17. The carrying value of all trade and other receivables approximates to their fair value.

11 Share capital

Authorised and issued share capital

	2017	2016
Ordinary shares of €0.10 each	**Number**	Number
Authorised	**1,000,000,000**	1,000,000,000
Allotted, called up and fully paid		
Issued for cash	666,969,696	666,969,696
Issued to settle 2015 Performance Fee	13,895,291	13,895,291
Issued to settle 2016 Performance Fee	9,482,718	-
In issue at 30 June	**690,347,705**	680,864,987

The Company has one class of shares referred to as ordinary shares. All shares rank equally. The holders of ordinary shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Company.

On 10 October 2016, the Company issued 9,482,718 shares at an issue price of €1.47 to the Investment Manager. These shares were issued to meet the Company's obligation with respect to the performance fee earned in the year ended 30 June 2016.

12 Dividends

In accordance with the Irish REIT regime, the Group is required, subject to having sufficient distributable reserves, to distribute to its shareholders (by way of dividend), at least 85% of the Property Income of the Property Rental Business arising in each Accounting Period.

For the year ended 30 June 2017 the Property Income of the Property Rental Business of the Group is calculated as follows:

	2017	**2017**	2016	2016
	€'000	**€'000**	€'000	€'000
Profit for the period after taxation		**129,775**		145,502
Less net movement on fair value of investment properties				
- Group	**94,496**		109,367	
- Central Park joint venture	**-**		11,306	
		(94,496)		(120,673)
Less net movement on fair value of financial assets		**(2,242)**		-
Less profit on residual business		**-**		(519)
Add back tax on residual business		**-**		65
Property income of the Property Rental Business		**33,037**		24,375
85% thereof		**28,081**		20,719

On 7 November 2016 the Company paid a dividend of €31.3 million (4.6 cents per share) in respect of the year to 30 June 2016.

The Directors expect to declare and pay a dividend of 5.0 cents per share, or a total dividend of €34.6 million, in the fourth quarter of 2017.

13 Earnings per share

Basic and diluted earnings per share

Profit attributable to ordinary shareholders

	2017 **€'000**	2016 €'000
Profit for the period, attributable to the owners of the company	**129,775**	145,502
EPRA adjustment		
– deduction of fair value movement on investment properties	**(94,496)**	(120,673)
– deduction of fair value movement on financial assets	**(2,242)**	-
EPRA Earnings	**33,037**	24,829

Weighted average number of ordinary shares

	2017 **Number**	2016 Number
Shares in issue during the year ended 30 June 2016	**-**	666,969,696
Effect of shares in issue on 1 July 2016	**680,864,987**	-
Effect of performance fee shares issued	**7,586,174**	11,313,652
Weighted average number of ordinary shares - basic	**688,451,161**	**678,283,348**
Performance fee shares payable – dilutive effect	**4,007,197**	(restated*) **9,482,718**
Weighted average number of ordinary shares - diluted	**692,458,358**	(restated*) **687,766,066**
Basic earnings per share (cents)	**18.9**	**21.5**
Diluted earnings per share (cents)	**18.7**	**21.2***
EPRA Earnings per share (cents)	**4.8**	**3.7**

The weighted average number of ordinary shares (basic) in respect of each year reflects the inclusion of the performance fee shares in respect of the prior financial year, from the date of the respective final Board approval of the preliminary annual results, i.e. when all necessary conditions are satisfied. Typically the Company does not issue these shares until after the ex-dividend date, to ensure the performance fee shares are not entitled to a dividend in respect of the financial year in which they were earned.

The performance fee shares issuable at financial year end are included in full in the calculation of diluted earnings per share.

13 Earnings per share *(continued)*

The performance fee shares payable in respect of the year to 30 June 2017 are calculated based on a share price of €1.418, which reflects the average share price calculation in the IMA.

* For 2016 the company has restated the comparative on the basis described above. Previously the performance fees were not included in full. The impact is a reduction in diluted earnings per share as originally reported of 0.2c from 21.4c to 21.2c for the year to 30 June 2016.

14 Net asset value per share

	2017	2016
Net assets as at 30 June (‘000)	**€1,152,179**	€1,048,041
EPRA Adjustment – Deduct fair value of financial derivatives (‘000)	**(€2,242)**	-
EPRA Net Assets as at 30 June (‘000)	**€1,149,937**	€1,048,041
Ordinary shares in issue at 30 June	**690,347,705**	680,864,987
Performance fee shares issuable	**4,007,197**	9,482,718
Ordinary shares including Performance Fee shares issuable	**694,354,902**	690,347,705
Basic NAV per share (cents)	**166.9**	**153.9**
Diluted NAV per share (cents)	**165.9**	**151.8**
EPRA NAV per Share (cents)	**165.6**	**151.8**

EPRA issued Best Practices Recommendations most recently in November 2016, which gives guidelines for performance measures.

EPRA NAV per Share excludes the net mark to market adjustment to the value of financial instruments which are used for hedging purposes and where the Company has the intention of keeping the hedge position until the end of the contractual duration and is calculated on a fully diluted basis. The dilutive effect of the Investment Manager performance fee at 30 June 2017 represents the number of shares that are issuable.

15	**Trade and other payables**	**2017**	2016
		€'000	€'000
	Accrued expenditure	**8,416**	6,947
	Deferred income and income received in advance	**6,095**	6,369
	Deferred Consideration	**-**	10,350
	Other creditors	**4,673**	4,554
	Total trade and other payables - current	**19,184**	28,220
	Long term other creditors	**7,224**	-
		26,408	28,220

In May 2015, the Group through its subsidiary Green REIT (ROI) DAC agreed to purchase One Albert Quay in Cork. The Deferred Consideration held on the balance sheet in June 2016 was paid in March 2017.

The carrying value of all trade and other payables is approximate to their fair value.

16 Financial instruments – risk management and fair value

Financial risk management

Overview

The Group has exposure to the following risks arising from financial instruments:

- credit risk
- liquidity risk
- market risk

This note presents information about the Group's exposure to each of the above risks, the Group's objectives, policies and processes for measuring and managing risk, and the Group's management of capital.

Risk management framework

The Company's Board of Directors has overall responsibility for the establishment and oversight of the Group's risk management framework.

The Group's risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities.

The Group Audit Committee keeps under review the adequacy and effectiveness of the Group's internal financial controls and the internal control and risk management systems.

Fair value

No differences arose between the determined fair values of the financial assets and liabilities of the Group and their carrying amounts.

Credit risk

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Group's trade and other receivables and cash and cash equivalents. The carrying amount of financial assets represents the maximum credit exposure.

16 Financial instruments – risk management and fair value *(continued)*

Credit risk *(continued)*

Exposure to credit risk

Carrying amount	**2017**	2016
	€'000	€'000
Trade and other receivables	**3,931**	2,974
Cash and cash equivalents	**48,797**	76,839
	52,728	79,813

Trade and other receivables

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The Group is not exposed to any concentration of revenue with any one customer.

In monitoring customer credit risk, customers are grouped according to their credit characteristics, including whether they are an individual or legal entity, industry, aging profile, maturity and existence of previous financial difficulties.

Trade and other receivables relate mainly to the Group's property tenants. The day-to-day management of the Group's customers is managed by appointed property agents.

All receivables were deemed current at 30 June 2017 and no impairment allowance was considered necessary.

Cash and cash equivalents are held with Bank of Ireland (S&P rating of BBB).

16 Financial instruments – risk management and fair value *(continued)*

Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

The Group monitors the level of expected cash inflows on trade and other receivables together with expected cash outflows on trade and other payables, capital commitments and dividends. All trade and other payables at 30 June 2017 are considered current with the expected cash outflow equivalent to their carrying value.

Detailed below are the contractual maturities of the Group's financial liabilities:

Group	Carrying amount €'000	Contractual cash flows €'000	6 months or less €'000	6 - 12 months €'000	1 - 2 years €'000	2 - 5 years €'000
At 30 June 2017						
Non derivatives						
Borrowings	**276,655**	**293,221**	**2,784**	**2,784**	**154,069**	**133,584**
Accrued expenditure	**8,416**	**8,416**	**8,416**	**-**	**-**	**-**
Investment Manager base fee	**2,875**	**2,875**	**2,875**	**-**	**-**	**-**
Other creditors	**11,897**	**11,897**	**4,673**	**-**	**7,224**	**-**
Total	**299,843**	**316,409**	**18,748**	**2,784**	**161,293**	**133,584**

Group	Carrying amount €'000	Contractual cash flows €'000	6 months or less €'000	6 - 12 months €'000	1 - 2 years €'000	2 - 5 years €'000
At 30 June 2016						
Non derivatives						
Borrowings	252,948	271,940	2,554	2,554	5,108	261,724
Accruals	6,947	6,947	6,947	-	-	-
Deferred Consideration	10,350	10,350	-	10,350	-	-
Investment manager Base fee	2,613	2,613	2,613	-	-	-
Other creditors	4,554	4,554	4,554			
Total	277,412	296,404	16,668	12,904	5,108	261,724

16 Financial instruments – risk management and fair value *(continued)*

Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and equity prices will affect the Group's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

Interest rate risk

At 30 June 2017 the Group had a revolving credit facility ("RCF") with Barclays Bank Ireland plc and Ulster Bank Ireland DAC with a principal drawn balance of €128.4 million and an interest rate of Euribor + 2.0%, and a loan of €150.0 million due to Bank of Ireland that had an interest rate of Euribor + 2.0%. The Group's interest on the RCF was €1.7 million for the period and the Group's interest expense on the Bank of Ireland loan was €3.1 million for the period.

An increase or decrease in the interest rate by 10 basis points will result in an increase/decrease of interest payable of €0.3 million on debt of €278.4 million, on an annualised basis.

The Group is also exposed to interest rate risk on its cash and cash equivalents. These balances attract low interest rates and therefore a relative increase or decrease in their interest rates would not have a material effect on the statement of comprehensive income.

During the year hedging was put in place in the form of forward-starting interest rate swaps covering the period from October 2018 to October 2022, at a blended fixed rate of 0.074% per annum on a notional amount of €200 million.

Currency risk

The Group is not exposed to currency risk. The Company operates only in the Republic of Ireland.

Capital management

The Board's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. At 30 June 2017, capital consisted entirely of equity. The Board monitors the return on capital as well as the level of dividends to ordinary shareholders. Subject to distributable reserves, it is the policy of the Company to distribute at least 85% of the Property Income of its Property Rental Business for each Accounting Period.

17 Borrowings

	30 June 2017 €'000	30 June 2016 €'000
Revolving credit facility	**127,612**	104,476
Bank of Ireland Central Park facility	**149,043**	148,472
Total borrowings	**276,655**	252,948

The Company has a revolving credit facility with Barclays Bank Ireland plc and Ulster Bank Ireland DAC with a limit of €210 million at an interest rate of Euribor + 2.0%. There were a number of drawdowns during the year and excess proceeds from the sale of certain investment properties were used to partially pay down the loan. The amount presented in the financial statements is net of unamortised initial arrangement fees and associated costs of €1.6 million. The facility is repayable in December 2018 and is secured by way of a floating charge over the assets of the Company and its subsidiaries, excluding those assets secured to Bank of Ireland under the Central Park financing.

On 8 January 2016 the Group, through its subsidiary Green REIT (Central Park) took full control of the Central Park Limited Partnership and assumed full liability for the €150 million Bank of Ireland loan owed by the joint venture. The facility has an interest rate of Euribor + 2.0% and the loan is repayable in June 2021. The loan is secured on the assets owned by the Group at Central Park, Dublin 18 along with the relevant rents from those properties.

18 Related parties

(a) Subsidiaries

The Company's subsidiaries are detailed in note 19.

The Company transacts with its 100% owned and controlled subsidiaries and has provided them with the necessary funding to facilitate the acquisition of the assets that now form part of the Group's overall assets.

The Company has provided its subsidiaries with €871.3 million *(2016: €808.6 million)* in cash to fund their activities.

(b) Investment Manager - Green Property REIT Ventures DAC

Green Property REIT Ventures DAC is a related party by virtue of providing key management services to the reporting entity. These services are set out in the Investment Manager Agreement entered into on 12 July 2013.

18 Related parties *(continued)*

(b) Investment Manager - Green Property REIT Ventures DAC *(continued)*

Investment Manager role and responsibilities
The Investment Manager identifies possible property acquisitions for, and opportunities with a view to investment by, the Company by reference to the Company's investment policy and strategy and will be entitled to consult with professional advisers to assist it.

The Investment Manager has discretionary authority to enter into transactions for and on behalf of the Company subject to certain reserved matters which require the consent of the Board of Directors of the Company. Such reserved matters include the acquisition or disposal of property investment where the aggregate acquisition cost/gross proceeds in respect of such property investment is/are in excess of €30 million (in the case of income producing property) or €15 million (in the case of property not producing income at the time of acquisition) and entry into leases where the rent referable to the relevant lease is greater than 7.5% of the aggregate rental income of the Company.

The Board has specified certain reserved matters which require the consent of the Board of Directors of the Company and should be approved at a Board meeting attended by an appropriate number of directors, a majority of whom must be independent of the Investment Manager.

The initial term of the IMA was five years to 11 July 2018. The IMA further provides that in the absence of notice of termination of the IMA, which notice can be given by either party no less than 12 months before the expiry of the initial term, the IMA continues in force thereafter on the same terms for consecutive three year renewal periods. Once within a renewal period either party can give notice to terminate the IMA at the end of that renewal period, with not less than 12 months' notice.

In May 2017 both the Company and the Investment Manager confirmed to each other that they will not be serving notice of termination of the IMA. It will consequently continue in force on the same terms for a three year renewal period to 11 July 2021.

Base fee
The base fee is paid to the Investment Manager in cash quarterly in arrears. The base fee in respect of each quarter is calculated by reference to 1% per annum of EPRA NAV for that quarter. The total base fee earned by the Investment Manager in the period amounted to €10.8 million *(2016: €9.7 million)*.

Performance fee
The performance fee is designed to incentivise and reward the Investment Manager for generating returns to shareholders.

The return to shareholders in an annual Accounting Period is the increase in the EPRA NAV plus the total dividends that are declared in the Accounting Period (adjusted to exclude the effects of any issuance of ordinary shares during that Accounting Period) ("Shareholder Return"). The performance fee is calculated annually based on 20% of the lesser of out-performance above two key hurdles, as follows (both hurdles have to be achieved for the performance fee to become payable):

18 Related parties *(continued)*

(b) Investment Manager - Green Property REIT Ventures DAC *(continued)*

(i) the excess of Shareholder Return over a 10% annual return hurdle. The annual return hurdle resets annually to 10% of the sum of the previous Accounting Period's closing EPRA NAV; and

(ii) the excess of the year-end EPRA NAV (which is adjusted to include total dividends declared in the Accounting Period and adjusted to exclude the effects of any issuance of ordinary shares during that Accounting Period) over the relevant high watermark.

The relevant high watermark in each Accounting Period is the closing EPRA NAV (adjusted for total dividends declared during that Accounting Period and adjusted to exclude the effects of any issuance of ordinary shares during that Accounting Period) achieved in the most recent Accounting Period in which a performance fee was payable or, if greater, the gross proceeds of the Initial Issue plus further cash and non-cash issues of ordinary shares (excluding any issues of performance fee shares but including the capital raise), as at the end of the Accounting Period in respect of which the performance fee is calculated.

The performance fee is calculated annually based on the number of ordinary shares in issue at the year-end (but excluding, for that Accounting Period only, any ordinary shares issued during that Accounting Period).

The performance fee is accounted for as a share based payment arrangement, as described in the accounting policies. It is accounted for as a charge against income but as it is settled in shares will have no impact on the net assets of the Group.

The performance fee payable to the Investment Manager for the year ended 30 June 2017 is €5.7 million *(2016: €13.9 million)*. The fee will be settled by way of the issue of 4,007,197 ordinary shares to the Investment Manager based on the average share price of €1.418 for the 20 business days following the end of the accounting period.

The ordinary shares issued pursuant to performance fee arrangement are subject to a lock up period as follows:
(a) one third shall be subject to a lockup period of 18 months from date of issue
(b) one third shall be subject to a lock up period of 30 months from date of issue, and
(c) one third shall be subject to a lock up period of 42 months from date of issue.

The provisions permitting releases from the lock up arrangements will be suspended if EPRA NAV falls below the gross proceeds on the issue of ordinary shares, of €710 million.

Green Property REIT Ventures holds 23,378,009 ordinary shares in the Company. These shares were issued in full settlement of the performance fees for the years to 30 June 2015 and 2016.

18 Related parties *(continued)*

(c) Directors and key management personnel

The key management personnel of the Company are the directors. During the year to 30 June 2017, the Company incurred directors' fees, including taxes and expenses of €0.3 million *(2016: €0.3 million)*. There is no other director or key management compensation paid by the Company.

19 Group entities

The Company's principal subsidiaries as at 30 June 2017 are set out below. All of the Company's subsidiaries are resident in Ireland, with their registered addresses at 32 Molesworth Street, Dublin 2. All group entities trade and operate in Ireland only.

Group company	**Company's direct holding**	**Nature of business**	**Properties held**
Green REIT (ROI) DAC	100%	Property Investment	INM Building Albert Quay Fitzwilliam Hall 1-2 College Green 4-5 College Green 76-78 Harcourt Street
Green REIT (BR) DAC	100%	Property Investment	2 Burlington Road
Green REIT Mount Street DAC	100%	Property Investment	84-93 Lower Mount Street
Green REIT Horizon DAC	100%	Property Investment	Horizon Logistic Park and Lands
Green REIT Arena DAC	100%	Property Investment	The Arena Centre
Green REIT (Molesworth Street) DAC	100%	Property Investment	30-33 Molesworth Street
Green REIT (Central Park) DAC	100%	Property Investment	100% investment in structure that holds commercial properties at Central Park, Sandyford.
Green REIT (HR) DAC	100%	Property Investment	5 Harcourt Road
Green REIT (George's Quay and Court) DAC	100%	Property Investment	Block A, E and F George's Quay and George's Court
Green REIT (Westend) DAC	100%	Property Investment	Westend Retail Park, Office Park and Commercial Village
Green REIT (Dawson St) DAC	100%	Property Investment	13-17 Dawson Street

In addition, some of the Group companies acquired service charge management companies or interests in service charge entities when they acquired the properties they now hold. These interests are not considered material to the Group's operations.

The Company has guaranteed the liabilities of its subsidiary undertakings for the purpose of section 357 of the Companies Act 2014, and as a result such subsidiaries have been exempted from the filing provisions of sections 347 and 348 of the Companies Act 2014.

20 Operating lease arrangements

The Group earns rental income by leasing its investment properties to tenants under non-cancellable operating leases. At the reporting date, the Group had contracted with tenants to receive the following future minimum lease payments:

	2017	2016
	€'000	€'000
Not later than a year	60,390	59,249
Later than one year but not more than five years	231,839	200,785
More than five years	237,558	221,698
	529,787	481,732

21 Subsequent events

There were no events subsequent to the year-end that require adjustment to or disclosure in the financial statements.

22 Capital commitments

The Group has entered into a number of development contracts to develop buildings at various locations. The total capital commitment over the next 12-24 months with respect to these developments is expected to be in the order of €49.3 million.

23 Contingent liabilities

No contingent liabilities have been identified by the Group that should be disclosed in these financial statements.

Unaudited Supplementary Information

EPRA Performance Measures

Number of Shares	Earnings per Share		Net Asset Value	
	2017	2016	**2017**	2016
	Number	Number	**Number**	Number
For use in basic measures	**688,451,161**	678,283,348	**690,347,705**	680,864,987
Performance shares – dilutive effect	**4,007,197**	9,482,718	**4,007,197**	9,482,718
For use in diluted measures	**692,458,358**	687,766,066	**694,354,902**	690,347,705

EPRA Earnings

	2017	2016
	€'000	€'000
Earnings per IFRS income statement	**129,775**	145,502
EPRA adjustments:		
– deduction of fair value movement on investment properties	**(94,496)**	(120,673)
– deduction of fair value movement on interest rate swaps	**(2,242)**	-
– add tax on disposal	**-**	65
EPRA Earnings	**33,037**	24,894
EPRA Earnings per Share (cents)	**4.8**	3.7
Diluted EPRA Earnings per Share (cents)	**4.8**	3.6

EPRA NAV

	2017	2016
	€'000	€'000
NAV per the financial statements at 30 June	**1,152,179**	1,048,041
EPRA Adjustment – Deduct fair value of financial instruments	**(2,242)**	-
EPRA NAV at 30 June	**1,149,937**	1,048,041
EPRA NAV per share (cents)	**165.6**	**151.8**

EPRA Performance Measures *(continued)*

EPRA Triple Net Asset Value (NNNAV)

	2017	2016
	€'000	€'000
EPRA NAV at 30 June	**1,149,937**	1,048,041
Fair value of financial derivatives	**2,242**	-
EPRA NNNAV at 30 June	**1,152,179**	1,048,041
EPRA NNNAV per share (cents)	**165.9**	151.8

EPRA Net Initial Yield ("NIY")

	2017	2016
	€'000	€'000
Annual passing rent at balance sheet date	**53,817**	45,900
Non-recoverable operating expenses	**(2,421)**	(4,247)
	51,396	41,653
Market value of property (income producing only)	**1,264,286**	1,142,412
Add: Puchasers' costs at 4.46%	**56,387**	50,952
Total Costs	**1,320,673**	1,193,364
EPRA NIY	**3.9%**	3.5%

EPRA 'topped-up' NIY

	2017	2016
	€'000	€'000
Annual contracted rent at balance sheet date	**68,900**	61,300
Non-recoverable operating expenses	**(2,421)**	(4,247)
	66,479	57,053
Market value of property (income producing only)	**1,264,286**	1,142,412
Add: Purchasers' costs at 4.46%	**56,387**	50,952
Total Costs	**1,320,673**	1,193,364
EPRA 'topped-up' NIY	**5.0%**	4.8%

EPRA Performance Measures *(continued)*

EPRA Cost Ratio

	2017	2016
	€'000	€'000
Administrative costs	**2,370**	2,708
Property operating costs	**2,421**	3,883
Share of joint venture costs	**-**	364
Investment Manager base fee	**10,805**	9,669
Investment Manager performance fee	**5,682**	13,893
Total Costs	**21,278**	30,517
Revenue – Group	**60,420**	56,432
Share of joint venture revenue	**-**	4,418
	60,420	60,850
EPRA Cost Ratio	**35.2%**	50.2%

EPRA Vacancy Rate

	2017	2016
	€'000	€'000
Estimated rental value of vacant space	**1,100**	1,120
Estimated rental value of the portfolio	**72,500**	65,727
EPRA Vacancy Rate	**1.5%**	1.7%

COMPANY INFORMATION

Directors (all non-executives)	Gary Kennedy (Chairman) Pat Gunne Jerome Kennedy Gary McGann Stephen Vernon (British) Thom Wernink (Dutch)
Secretary	Niall O'Buachalla
Registered office	32 Molesworth Street Dublin 2
Investment Manager	Green Property REIT Ventures DAC 32 Molesworth Street Dublin 2
Statutory Auditors	PricewaterhouseCoopers Chartered Accountants and Statutory Audit Firm One Spencer Dock North Wall Quay Dublin 1
Solicitors	Arthur Cox Earlsfort Centre Earlsfort Terrace Dublin 2
Principal Bankers	Bank of Ireland 39 St. Stephen's Green Dublin 2 Barclays Bank Ireland plc 2 Park Place Hatch Street Upper Dublin 2
External Property Valuers	CBRE Connaught House 1 Burlington Road Dublin 2 Jones Lang LaSalle Limited Styne House Hatch Street Upper Dublin 2 Savills 11 South Mall Cork

GLOSSARY OF TERMS

The following explanations are not intended as technical definitions, but rather are intended to assist the reader in understanding terms used in this report.

"AIFM"
an alternative investment fund manager within the meaning of AIFMD.

"AIFMD"
Directive 2011/61/EU of the European Parliament and of the Council of 8 June 2011 on Alternative Investment Fund Managers.
"Basic NAV per share"
IFRS net assets divided by the number of shares in issue at the balance sheet date

"Brexit"
the referendum decision by the United Kingdom to leave the European Union.

"CBD"
Central Business District

"Earnings per share (EPS)"
profit after taxation attributable to owners of the Parent divided by the weighted average number of ordinary shares in issue during the period.

"economic cycle"
the upward and downward movements of levels of gross domestic product and refers to the period of expansions and contractions in the level of economic activities around a long-term trend
"EPRA"
European Public Real Estate Association.

"EPRA NAV per Share"
EPRA net assets divided by the number of shares at the balance sheet date on a diluted basis (see Appendix 1 for further details)

"equivalent yield"
The internal rate of return from an investment property reflecting reversions to current market rent and such items as voids and non-recoverable expenditure but ignoring future changes in capital value.

"estimated rental value" ("ERV")
ERV is the open market rent that a property can be reasonably expected to attain given its characteristics, condition, location and local market conditions.

"gearing"
calculated as the borrowings secured on an individual asset as a percentage of the market value of that asset, or the aggregate borrowings of a company as a percentage of the market value of the total assets of the company (also referred to as loan to value or LTV ratio). In an investment strategy context, gearing refers to the use of various financial instruments or borrowed capital to increase the potential return of an investment

"gross domestic product" ("GDP")
the market value of all officially recognised final goods and services produced within a country in a given period of time

"IMA"

the Investment Manager Agreement entered into by the Company and the Investment Manager (Green Property REIT Ventures DAC) on 12 July 2013

"industrial and logistics"
an industrial type real estate asset which may, for example, be used for manufacturing and distribution operations

"investment income yield"
the current annualised rent produced by investment properties, net of costs, expressed as a percentage of capital value, after allowing for notional purchaser's costs

"Irish REIT Regime"
Part 25A of the Taxes Consolidation Act 1997 (as inserted by section 41 of the Finance Act 2013)

"loan to value" ("LTV")
calculated as the borrowings secured on an individual asset as a percentage of the market value of that asset.

"mixed use"
a building or complex of buildings that blends a combination of residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated

"multifamily"
a classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex

''Net Asset Value'' (or ''NAV'')
The measure shown in a company's balance sheet of all assets less all liabilities, and is equal to the equity attributable to shareholders in any company or group.

The net asset value of the Company will be measured consistently with IFRS as adopted in the EU, and in particular will include the Company's property assets at their most recent independently assessed market values and also the Company's debt and hedging instruments at their most recent independent valuations.

"occupier market"
the office, industrial and retail market

"passing rent"
the annualised cash rental income being received as at a certain date, excluding the net effects of straight-lining for lease incentives;

"prime assets"
a highly regarded real estate asset due to, amongst other things, its location or quality of construction. An example of prime real estate asset would be a modern office building in the central business district of a major city

"Property Income"

in relation to a company or group, the property profits of the company or group, as the case may be, calculated using accounting principles, as reduced by revaluation surpluses on the company's assets or increased by the revaluation deficits on the company's assets.

"Property Income Distribution" (or "PID")

a dividend paid by a REIT or the principal company of a Group REIT, as the case may be, from its Property Income;

“reversionary”

the gap by which the passing rent of a property or portfolio is below that of its ERV.

“sq ft”
square feet

“total return”
the movement in net asset value between the beginning and the end of each financial year plus the dividend paid during the year, expressed as a percentage of the net asset value at the beginning of the financial year.

“WAULT”
the weighted average period of unexpired lease term or if earlier period to the next lease break.

“yield”
A measure of return on an asset calculated as the income arising on an asset expressed as a percentage of the total cost of the asset, including costs

Forward-looking Statements

This preliminary announcement may contain certain forward-looking statements, which are subject to risks and uncertainties because they relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends, and similar expressions concerning matters that are not historical facts. Such forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, performance or achievements of the Company or the industry in which it operates, to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. The forward-looking statements referred to in this paragraph speak only as at the date of this announcement. The Company will not undertake any obligation to release publicly any revision or updates to these forward-looking statements to reflect future events, circumstances, unanticipated events, new information or otherwise except as required by law or by any appropriate regulatory authority.