



NEWS RELEASE

FOR IMMEDIATE RELEASE (30 January 2004)

‘INTERNATIONAL FINANCIAL REPORTING STANDARDS – GUIDANCE FOR EUROPEAN REAL ESTATE COMPANIES PUBLISHED’

The International Valuation Standards Committee (IVSC) has welcomed the publication of Best Practice Recommendations by the European Public Real Estate Association (EPRA). As from 2005, many EPRA members, in common with all listed EU companies, will have to report in accordance with International Financial Reporting Standards (IFRS, previously known as International Accounting Standards) rather than under national accounting standards. The EPRA recommendations seek to make the financial statements of public real estate companies in Europe clearer, more transparent and comparable across Europe and provide additional guidance for real estate companies within the IFRS framework. The recommendations are available on the EPRA web site – www.epra.com

International Financial Reporting Standards allow real estate companies to choose either the fair value model or the cost model as their accounting policy for investment properties. EPRA recommends use of the fair value model. Valuations are to be at market value, assessed in accordance with the International Valuation Standards (IVS), as set out by the IVSC and should be performed by an external valuer meeting the definitions in the IVS.

John Edge, IVSC chairman, welcomed the publication of the Best Practice Recommendations, saying, “The switch to a new set of accounting standards will involve significant changes to the accounting policies of many listed companies in Europe. EPRA is to be congratulated on issuing its Best Practice Recommendations which will help achieve a smooth transition to the adoption of International Financial Reporting Standards by the European real estate industry International Valuation Standards. And a smooth transition is vital to secure and maintain strong investor confidence in the industry. The IVSC has long maintained that use of International Valuation Standards can help in the rigorous and consistent application of International Financial Reporting Standards and I am delighted that EPRA has endorsed this.”

NOTES TO EDITORS

1. The IVSC is an unincorporated association comprising professional valuation associations from some 50 countries. It has published International Valuation Standards (IVS) since 1985. For further details on the IVSC or to obtain a copy of the 2003 edition of International Valuation Standards, please contact the IVSC Executive Director or visit the IVSC web site – www.ivsc.org

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2. European Public Real Estate Association
The mission statement of the European Public Real Estate Association (EPRA) is to promote, develop and represent the European public real estate sector. EPRA's strategy states that, "EPRA will endeavour to establish standards of 'best practice' in accounting, reporting and corporate governance; to provide high-quality information to investors; and to create the framework for debate and decision-making on the issues which determine the future of the sector".
For further information and to view a copy of the Best Practice Recommendations, visit the EPRA web site – www.epra.com