

SUPPLEMENT DATED 6 FEBRUARY 2014  
TO THE BASE PROSPECTUS DATED 24 JUNE 2013

**unibail-rodamco**

**UNIBAIL-RODAMCO SE**

*(incorporated in the Republic of France with limited liability)*

**RODAMCO EUROPE FINANCE B.V.**

*(incorporated in the Netherlands with limited liability)*

**RODAMCO SVERIGE AB**

*(incorporated in the Kingdom of Sweden as a public company with limited liability)*

**EURO 11,000,000,000**

**Guaranteed Euro Medium Term Note Programme**

**Guaranteed (other than in the case of Notes issued by Unibail-Rodamco) by**

**UNIBAIL-RODAMCO SE**

This supplement (the "**Supplement**") to the base prospectus dated 24 June 2013, as supplemented by the first supplement thereto dated 29 July 2013 (the "**Base Prospectus**") constitutes the second supplement to the Base Prospectus for the purposes of article 13 of Chapter 1 of Part II of the Luxembourg Law dated 10 July 2005 on prospectuses for securities as amended by the Luxembourg Law dated 3 July 2012 (the "**Prospectus Law**") and has been prepared in connection with the EURO 11,000,000,000 Guaranteed Euro Medium Term Note Programme (the "**Programme**") established by Unibail-Rodamco SE ("**Unibail-Rodamco**"), Rodamco Europe Finance B.V. ("**Rodamco Europe Finance**") and Rodamco Sverige AB ("**Rodamco Sverige**") as Issuers, and guaranteed by Unibail-Rodamco (other than in the case of Notes issued by Unibail-Rodamco). For the purposes of this Supplement, Unibail-Rodamco shall be considered as the "**Issuer**". Unless the context otherwise requires, terms defined in the Base Prospectus shall have the same meaning when used in this Supplement.

Application has been made to the Luxembourg *Commission de Surveillance du Secteur Financier* (the "**CSSF**"), as competent authority for the purposes of the Prospectus Law implementing Directive 2003/71/EC (as amended by Directive 2010/73/EU) (the "**Prospectus Directive**"), to approve this Supplement.

This Supplement is supplemental to, and should be read in conjunction with, the Base Prospectus.

The Issuer, having taken all reasonable care to ensure that such is the case, confirms that the information contained in this Supplement is, to the best of its knowledge, in accordance with the facts and contains no omission likely to affect its import. The Issuer accepts responsibility for the information contained in this Supplement accordingly.

This Supplement has been produced, with respect to the Issuer only, for the purposes of incorporating by reference the following documents (in the English language) (the "**Documents Incorporated by Reference**"), it being specified that the information contained in the Documents Incorporated by Reference is unaudited:

- **Unibail-Rodamco Full year results 2013 Press release dated 4 February 2014**
- **Unibail-Rodamco Appendix to the Press release dated 4 February 2014.**

For your information, the Documents Incorporated by Reference are contained in one file containing both the Press release and the Appendix to the Press release, each dated 4 February 2014.

Copies of the Documents Incorporated by Reference have been filed with the CSSF and, by virtue of this Supplement, such Documents Incorporated by Reference are incorporated by reference in, and form part of, the Base Prospectus. Copies of the Documents Incorporated by Reference contained therein, and of this Supplement can be obtained from the Issuer's offices and at the offices of each Paying Agent, as set out at the end of the Base Prospectus. Copies of such documents are also available on the Luxembourg Stock Exchange's website ([www.bourse.lu](http://www.bourse.lu)) and the Issuer's website at (<http://www.unibail-rodamco.com/W/do/centre/investor-relations>).

To the extent that there is any inconsistency between (a) any statement in or incorporated by reference in this Supplement and (b) any statement in or incorporated by reference in the Base Prospectus, the statements in (a) above will prevail.

Except as disclosed on the pages identified in the table set out below in the Documents Incorporated by Reference which are incorporated by reference into and form part of the Base Prospectus by virtue of this Supplement, there has been no significant new factor, material mistake or inaccuracy relating to information included in the Base Prospectus since the publication thereof which is capable of affecting the assessment of Notes issued under the Programme.

In accordance with Article 13 paragraph 2 of the Prospectus Law, in the case of a public offer of Notes pursuant to the Base Prospectus, investors who have already agreed to purchase or subscribe for any such Notes of the Issuer before this Supplement is published have the right, no later than 10 February 2014, to withdraw their acceptance.

The Documents Incorporated by Reference are incorporated as set out above, in compliance with Article 5.1 of the Prospectus Directive.

#### **Unibail-Rodamco Full year results 2013 Press release dated 4 February 2014**

<b>Item</b>	<b>Page</b>
<b>Full year results 2013</b>	<i>Pages 1-3</i>

#### **Unibail-Rodamco Appendix to the Press release dated 4 February 2014**

<b>Item</b>	<b>Page</b>
Financial Statements	
• Consolidated income statement by segment	<i>Page 2</i>
• Statement of comprehensive income (EPRA Format)	<i>Page 3</i>
• Consolidated statement of financial position	<i>Page 4</i>
• Consolidated statement of cash flows	<i>Page 5</i>
Business review and 2013 results	<i>Pages 6-19</i>
Development projects as at December 31, 2013	<i>Pages 20-23</i>
Net Asset Value as at December 31, 2013	<i>Pages 24-32</i>
Financial resources	<i>Pages 33-36</i>
EPRA Performance measures	<i>Pages 37-38</i>

The information incorporated by reference that is not included in the cross-reference list, is considered as additional information and is not required by the relevant schedules of the Prospectus Regulation.

The Issuer confirms that the information incorporated by reference in this Supplement is substantially consistent with the final figures to be published in the next annual audited financial statements.