

**SUPPLEMENT DATED 8 FEBRUARY 2016**  
**TO THE BASE PROSPECTUS DATED 30 JULY 2015**

**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 15,000,000,000**

**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 30 July 2015 (the "**Base Prospectus**") constitutes the first 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 15,000,000,000 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**") and updating Element B.9 of the Summary, it being specified that the information contained in the Documents Incorporated by Reference is unaudited:

- **Unibail-Rodamco Full year results 2015 Press release dated 2 February 2016**
- **Unibail-Rodamco Appendix to the Press release dated 2 February 2016**

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 2 February 2016.

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>).

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 which is in progress, 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 2016, 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 2015 Press release dated 2 February 2016**

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Full year results 2015	<i>Pages 1-4</i>

#### **Unibail-Rodamco Appendix to the Press release dated 2 February 2016**

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• Consolidated statement of financial position	<i>Page 4</i>
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Business review and 2015 results	<i>Pages 6-25</i>
Development projects as at 31 December 2015	<i>Pages 26-29</i>
Net Asset Value as at 31 December 2015	<i>Pages 30-39</i>
Financial resources	<i>Pages 40-44</i>
EPRA Performance measures	<i>Pages 45-48</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.

The unaudited results (the audit procedures by statutory auditors are in progress) for the full year 2015 have been compiled on the basis of the established financial reporting process of the Issuer which will use the same accounting principles and standards as in the consolidated financial statements of the Issuer for the business year 2015 in all material respects.

Element B.9 (*Profit forecast or estimate*) of the Summary as modified below replaces in its entirety Element B.9 (*Profit forecast or estimate*) at page 8 of the Base Prospectus.

<b>B.9</b>	<b>Profit forecast or estimate</b>	The unaudited Net Rental Income of the Issuer for the year ended 31 December 2015 is €1,453Mn.
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