

Unibail-Rodamco SE

Société Européenne

7, place du Chancelier Adenauer
75016 PARIS

Statutory Auditors' report on the share capital decrease

Combined Shareholders' Meeting held on May 17, 2018
Resolution no.15

DELOITTE & ASSOCIES

185, avenue Charles-de-Gaulle
92524 Neuilly-sur-Seine Cedex
S.A. au capital de € 1 723 040
572 028 041 R.C.S. Nanterre

Commissaire aux Comptes
Membre de la compagnie
régionale de Versailles

ERNST & YOUNG Audit

Tour First - TSA 14444
92037 Paris-La Défense Cedex
S.A.S. à capital variable
344 366 315 R.C.S. Nanterre

Commissaire aux Comptes
Membre de la compagnie
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This is a translation into English of the statutory auditors' report issued in French and it is provided solely for the convenience of English-speaking users.

This report should be read in conjunction with, and construed in accordance with, French law and professional auditing standards applicable in France.

To the Shareholders,

In our capacity as Statutory Auditors of your Company and pursuant to the provisions of Article L. 225-209 of the French Commercial Code (Code de commerce) in respect of the share capital decreases by cancellation of shares purchased, we hereby report to you on our assessment of the terms and conditions of the proposed share capital decrease.

Your Management Board requests that it be authorized during a period of 18 months commencing from this Shareholders' Meeting, to proceed with the cancellation of Company's shares up to a maximum of 10% of the share capital in a twenty-four month period, the shares purchased by the Company pursuant to the authorization to purchase its own shares under the provisions of the above-mentioned Article of the French Commercial Code.

Unibail-Rodamco SE

We performed the procedures that we considered necessary in accordance with the professional guidelines of the French National Institute of Statutory Auditors (Compagnie Nationale des Commissaires aux Comptes) relating to this engagement. Those procedures consisted in examining whether the terms and conditions of the proposed share capital decrease, which does not interfere with the equal treatment of shareholders, are fair.

We have no matters to report on the terms and conditions of the proposed reduction in capital.

Neuilly-sur-Seine and Paris-La Défense, April 13, 2018

The Statutory Auditors

French original signed by

Deloitte & Associés

ERNST & YOUNG Audit

Pascal Colin

Jean-Yves Jégourel