

AMS WEEKLY EQUITY REPORT

ECMPA Weekly Report

Eurocommercial Properties N.V.

ECMPA closed the latest completed week at 27.20 EUR. The 4-week return is -2.0% and the 12-week return is 1.5%. The trend backdrop is active, with activity pressure at -0.06.

Field	Value	Field	Value
Week ending	24 Jul 2026	Evidence rating	Neutral
Evidence score	52	Currency	EUR
Exchange	AMS	Country	NL
Sector	Real Estate	Industry	Reit - Retail
Market cap	1.6B	Report page	Available online

OPEN	HIGH	LOW	CLOSE	VOLUME	TREND
26.90 EUR	27.40 EUR	26.40 EUR	27.20 EUR	297.7K	69.2%
weekly open	weekly high	weekly low	weekly close	latest week	36 of 52 weeks active

Company brief

Eurocommercial Properties N.V. is a Euronext-quoted property investment company and one of Europe's shopping centre specialists. Founded in 1991, Eurocommercial currently owns and operates 24 shopping centres in Belgium, France, Italy, and Sweden with total assets of 4 billion euros. Eurocommercial Properties N.V. was incorporated in Netherlands.

EXECUTIVE READ

What matters now

Top-level conclusion, primary support, and the main restraint in the current weekly setup.

Conclusion

The strongest supporting evidence is weekly tape: Trend, activity pressure, participation, and risk combine to a 55/100 tape read. The combined read is balanced, making the next change in trend, sentiment, or options pressure especially important.

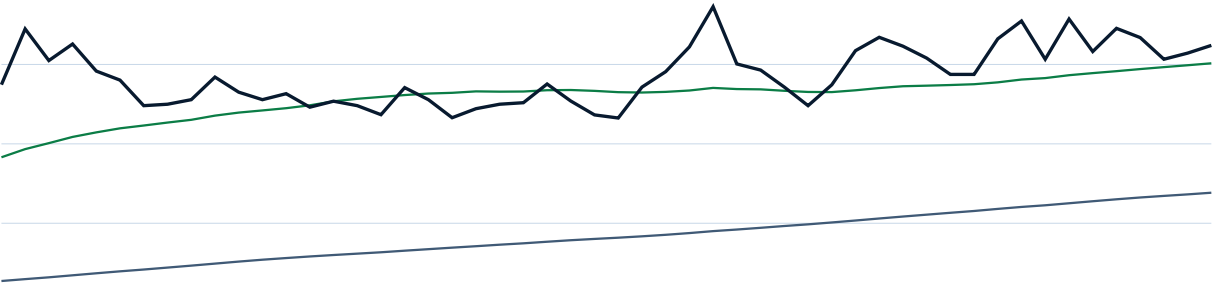
Read	Pillar	Score	Detail
Primary support	Weekly tape	55/100	Trend, activity pressure, participation, and risk combine to a 55/100 tape read.
Main restraint	Weekly tape	55/100	Trend, activity pressure, participation, and risk combine to a 55/100 tape read.

WEEKLY TAPE

Price, Trend Line, and Fair Value

Price path, range position, trend distance, Fair Value gap, and return windows.

52-week price path



Black: weekly close. Green: Trend Line. Grey: Fair Value.

TREND DISTANCE 2.2% price vs Trend Line	FAIR GAP 21.2% price vs Fair Value	DRAWDOWN -4.7% from 52-week high	RANGE 70.0% 52-week range	VOLUME 1.4x vs 13-week average
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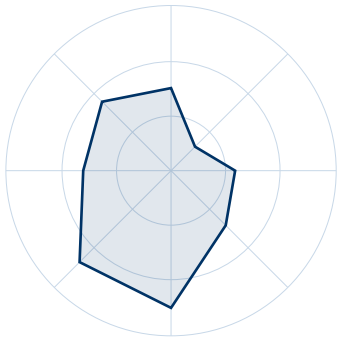
Pillar	Score	Read	Detail
1W	0.9%	Positive	
4W	-2.0%	Negative	
12W	1.5%	Positive	
26W	9.0%	Positive	
52W	5.3%	Positive	

SETUP

Composite setup scorecard

Current setup pillars scored on the same 0-100 scale.

Composite radar



Pillar	Score	Read	Detail
Trend	83	Positive	
Momentum	47	Neutral	
Activity Pressure	39	Neutral	
Relative Leadership	21	Negative	
Next-Week Expectancy	50	Neutral	
Volume	59	Neutral	
Smart Money	53	Neutral	
Risk Control	78	Positive	

Current evidence clusters

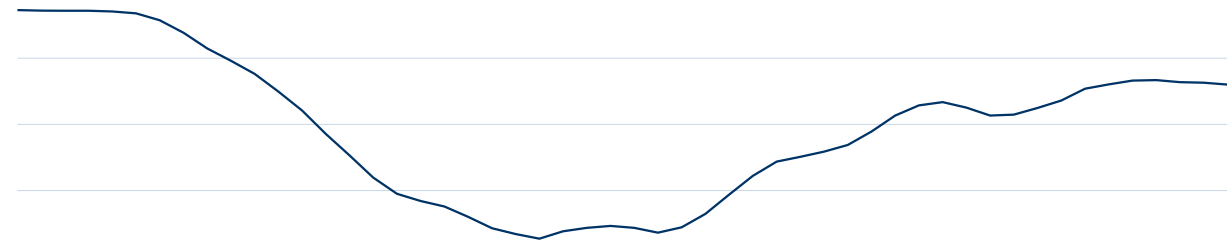
Pillar	Score	Read	Detail
Price follow-through	0.9%	Positive	Latest completed week; four-week move -2.0%.
Indicator stack	83/39	Negative	Trend and activity pressure are weighted against the latest 12-week confirmation window.
Trend backdrop	Active	Positive	The trend backdrop defines the current weekly regime.
Patient Capital	Quiet	Neutral	Activity-pressure buy-signal status for institutional accumulation timing.
News sentiment	50/100	Neutral	12 relevant articles in the latest sentiment read.

INDICATOR EVIDENCE

Activity pressure, trend confirmation, and next-week expectancy

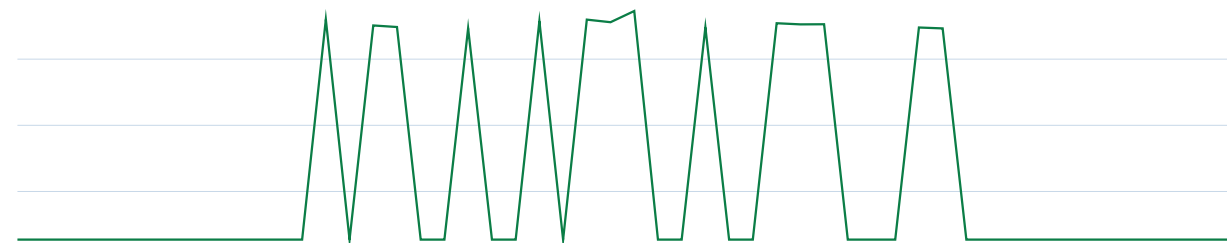
The current 12-week confirmation window, activity-pressure read, and historical one-week setup read.

Activity pressure path



Latest 0.77 | 12-week average 0.74

Next-week expectancy path



Current Undecided 51.60% historical one-week setup read

Pillar	Score	Read	Detail
Trend active	12/12	Positive	Active trend-backdrop weeks in the latest 12-week window.
Positive pressure	7/12	Positive	Weeks with constructive activity pressure in the latest 12-week window.
Positive leadership	0/12	Negative	Weeks with positive relative leadership in the latest 12-week window.
Activity pressure	0.77	Positive	Current proprietary activity-pressure read.
Buy signals	0	Neutral	Accumulation signal count in the latest 12 weeks.
Reversal markers	3	Negative	3 reversal markers

Area	Latest read	Detail
Activity pressure	-0.06	Four-week pressure change -125.5%.
Relative leadership	-6.73	Four-week relative leadership change -116.1%.
Smart money activity	14	No recent accumulation markers. 3 reversal markers.

PARTICIPATION AND RISK

Volume, volatility, and return shape

Participation confirms attention; return shape frames the current risk profile.

Area	Latest	Baseline	Read
Volume	297.7K	13W 211.8K 52W 276.3K	1.4x vs 13-week average
Volatility	2.8%	52W 2.7%	26 upside weeks / 25 downside weeks
Average move	2.3%	-2.1%	Downside breadth 48.1%

Pillar	Score	Read	Detail
Participation	1.4x	Neutral	Latest volume versus the 13-week average.
Baseline	211.8K	Neutral	13-week average volume.
One-year base	276.3K	Neutral	52-week average volume.
Recent vol	2.8%	Neutral	13-week weekly-return volatility.
Base vol	2.7%	Neutral	52-week weekly-return volatility.
Up/down split	26/25	Positive	Count of positive and negative weeks in the 52-week window.
Average skew	2.3% / -2.1%	Neutral	Average positive week versus average negative week.

EXTERNAL CONFIRMATION

Options, sentiment, events, insiders, and research flow

Supporting evidence that can confirm, challenge, or qualify the weekly tape.

Pillar	Score	Read	Detail
Weekly tape	55/100	Neutral	Trend, activity pressure, participation, and risk combine to a 55/100 tape read.
Indicator analysis	54/100	Neutral	Latest 12-week confirmation: trend 12/12, activity pressure 7/12, relative leadership 0/12.
Factors	50/100	Neutral	No published factor snapshot is available yet.
Patient Capital	Quiet	Neutral	Activity-pressure buy-signal evidence highlights potential institutional accumulation windows.
Sentiment	50/100	Neutral	Weighted news tone is neutral across 12 relevant articles.
Insiders	50/100	Neutral	No recent insider transaction evidence is stored.
Earnings	50/100	Neutral	No stored earnings event is currently attached to this ticker.

Evidence	Current read	Detail
Sentiment	50/100	12 relevant articles. Eurocommercial Secures SEK 700m Green Loan and Boosts Leasing Across European Malls

SECTOR CONTEXT

Sector and industry pulse

Group context helps separate stock-specific movement from broader rotation.

Group	Scope	Peers	4W rank	Trend breadth
Sector	NL Real Estate	8	7 of 8	37.5%
Industry	NL Reit - Retail	2	1 of 2	50.0%

Sector leaders

Peer	Exchange	1W	4W	Trend
AGIL	AMS	0.0%	5.0%	Off
CTPNV	AMS	1.5%	2.6%	Off
NRP	AMS	0.4%	0.0%	On
NAI	AMS	0.0%	0.0%	Off
ERC	AMS	1.9%	-0.9%	On

Industry leaders

Peer	Exchange	1W	4W	Trend
ECMPA	AMS	0.9%	-2.0%	On
WHA	AMS	-1.2%	-6.6%	Off

ACTIONABLE READ

Opportunities, risks, and watch points

Evidence clusters to monitor as the next weekly bar develops.

Opportunity signals

- The trend backdrop is active with a 21-week active streak.
- Price is above the Trend Line, keeping the weekly tape constructive.
- Price is above Fair Value, showing premium demand versus the model.
- Activity pressure is constructive, supporting the smart-money activity read.
- Latest weekly return ranks in the strongest part of its sector group.

Risk signals

- Activity pressure is negative, which weakens the current setup.
- 3 reversal markers appear in the recent smart-money tape.

Watch next

- Price is close to its 52-week high; watch for continuation or exhaustion.
- Trend Line remains the key weekly regime level.
- Activity pressure is the gauge to monitor for confirmation or fade.
- A volume ratio above 1.5x would show stronger participation in the next move.

EVIDENCE TRAIL

Recent completed weeks

Recent weekly bars behind the report.

Week	Close	Move	Trend	Activity	Volume
24 Jul	27.20 EUR	0.9%	On	-0.06	297.7K
17 Jul	26.95 EUR	0.7%	On	0.26	224.8K
10 Jul	26.75 EUR	-2.6%	On	0.40	268.2K
03 Jul	27.45 EUR	-1.1%	On	0.62	232.2K
26 Jun	27.75 EUR	2.8%	On	0.25	224.0K
19 Jun	27.00 EUR	-3.7%	On	0.17	68.3K
12 Jun	28.05 EUR	4.9%	On	0.15	62.3K
05 Jun	26.75 EUR	-4.4%	On	-0.19	48.1K
29 May	27.99 EUR	2.1%	On	-0.07	417.1K
22 May	27.41 EUR	4.4%	On	-0.22	234.3K

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