

10. Assets under construction or development

(in thousands of euros)	Assets under construction for operating activities
Carrying amount as at 1 January 2017	244,419
Movements in 2017	
Capital expenditure	444,031
Capitalised construction period borrowing cost	767
Completed assets	-268,026
Reclassification	-2,732
Reclassified as assets held for sale	-329
Total movements in the year	173,711
Carrying amount as at 31 December 2017	418,130
Movements in 2018	
Capital expenditure	516,824
Capitalised construction period borrowing cost	3,236
Completed assets	-236,086
Reclassification	-2,094
Other	33
Total movements in the year	281,913
Carrying amount as at 31 December 2018	700,043
Capital expenditures relate to the following projects:	
Capital Programme	108,025
Redevelopment Terminal 1	37,504
Expansion parking spaces	25,109
Lelystad Airport	24,633
Terminal maintenance	23,156
Platform development Sierra	22,983
Tunnel safety	21,874
Expansion Uniform platform	17,860
Other	235,679
Total capital expenditures in the year	516,824

The capitalisation of construction period interest is calculated by applying a percentage rate determined every quarter on the basis of the leverage ratio. In 2018, the rate varied between 1.67% and 1.81% on an annual basis.

At 31 December 2018 assets under construction or development in respect of Lelystad Airport amount to 56 million euros. The 1 April 2019 deadline set for the opening of Lelystad Airport to passenger traffic has been further extended by the Ministry of Infrastructure and Water Management (I&W), with the airport now scheduled to become operational in 2020.

The exact opening date is expected to be determined during the first half of 2019. Meanwhile, all parties involved, including Lelystad Airport, the Ministry of I&W, LVNL and CLSK, as well as the Dutch government and relevant provincial and municipal governments, are continuing their preparations for this opening.

Schiphol Group's management is confident that Lelystad will be opened to commercial traffic in 2020. An assessment of the business case based on this assumption indicates that an impairment of the investments made by Schiphol in relation to Lelystad Airport is not necessary.

11. Investment property

(in thousands of euros)	Buildings	Land	Assets under construction	Total
Carrying amount as at 1 January 2017	982,546	387,664	83,272	1,453,482
Movements in 2017				
Capital expenditure	-	-	16,192	16,192
Capitalised construction borrowing cost	-	-	86	86
Completions	5,713	332	-6,045	-
Fair value gains and losses	21,247	15,250	5,980	42,477
Reclassification	-385	-2,360	-5,813	-8,558
Other	-	-	65	65
Total movements in the year	26,575	13,222	10,465	50,262
Carrying amount as at 31 December 2017	1,009,121	400,886	93,737	1,503,744
Movements in 2018				
Capital expenditure	-	-	33,777	33,777
Capitalised construction borrowing cost	-	-	457	457
Completions	14,862	5,331	-20,193	-
Fair value gains and losses	64,389	37,529	3,666	105,584
Impairments	-	-	-1,000	-1,000
Impairment reversal	-	-	3,300	3,300
Reclassification	9,241	-7,642	-5,202	-3,604
Other	-	-	27	27
Total movements in the year	88,492	35,218	14,832	138,541
Carrying amount as at 31 December 2018	1,097,612	436,104	108,569	1,642,285
Measured at				
Cost model	-	-	46,433	46,433
Fair value model	1,097,612	436,104	62,136	1,595,852

Investment property under construction

Assets under construction for the development of investment properties are measured at fair value if the value can be measured reliably. The investment property under construction includes land positions held for future investment property development or land with undetermined future use (operational or commercial development). Since the development plans are subject to annual changes, they are inadequate to determine the fair value on a continuing basis. For this reason, the land positions are measured in accordance with the cost model.

Buildings and land

All building and land properties are measured at fair value. The fair value is based on the market value being the estimated amount for which investment property can be sold on the valuation date between a buyer and a seller willing to do business in an objective, arm's length transaction. The calculation of the cash flows, which is a factor in determining the fair value at which investment property is stated in the balance sheet, takes into

account the lease incentives granted. After all, the lease incentives are recognised separately as assets on the balance sheet under other non-current receivables (12.9 million euros as at 31 December 2018) and trade and other receivables (3.6 million euros as at 31 December 2018).

As at 31 December 2018, 100% of the buildings and 15.9% of the land is appraised by independent external appraisers. The remaining fair value of land is based on internal valuations with reference to externally validated input variables.

Buildings include an amount of 159 million euros (31 December 2017: 145 million euros) in respect of the fair value of assets (The Base) where the company has the risks and rewards incidental to ownership but no legal title (finance lease). Land includes land leased under long-lease contracts.