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Consolidated Balance Sheet

FIVE-YEAR OVERVIEW IN ACCORDANCE WITH IFRS

ASSETS					
EUR '000	31.12.2013	31.12.2012	31.12.2011	31.12.2010	31.12.2009
A. Non-current assets					
Goodwill	610	610	610	0	0
Other intangible assets	41,904	43,259	45,227	0	0
Software	8,698	7,553	5,280	2,811	539
Investment property	229,717	374,104	532,321	614,945	657,320
Equipment	4,765	3,479	2,762	1,893	1,650
Investments in joint ventures	0	0	18	8	13
Participations in associated companies	18,295	15,810	6,809	0	0
Participations	80,074	18,407	3,134	3,090	3,090
Loans	5,814	0	0	0	0
Long-term tax assets	159	201	846	281	313
Total non-current assets	390,036	463,423	597,007	623,028	662,925
B. Current assets					
Inventories	309,203	345,920	407,529	510,438	676,008
Securities	96	60	1,634	0	0
Short-term tax assets	5,582	5,380	4,279	263	1,879
Current receivables and other current assets	82,262	98,635	60,007	10,282	29,428
Bank balances and cash	105,536	38,135	31,828	70,537	56,183
Total current assets	502,679	488,130	505,277	591,520	763,498
TOTAL ASSETS	892,715	951,553	1,102,284	1,214,548	1,426,423

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EQUITY AND LIABILITIES

EUR '000	31.12.2013	31.12.2012	31.12.2011	31.12.2010	31.12.2009
A. Equity					
Share capital	63,077	57,343	52,130	52,130	52,130
Capital reserve	204,897	210,644	215,862	215,862	215,862
Retained earnings					
Legal reserves	505	505	505	505	505
Non-controlling shareholders	1,398	1,556	1,563	832	877
Valuation results from cash flow hedges	-31	-469	-1,331	-2,372	-6,079
Currency translation difference	500	0	0	0	0
Consolidated annual profit	104,135	66,808	41,346	27,775	21,529
Total equity	374,481	336,387	310,075	294,732	284,824
B. Liabilities					
NON-CURRENT LIABILITIES					
Deferred tax liabilities	22,933	23,242	26,314	9,701	5,516
Long-term financial derivatives	0	16,363	33,470	39,715	34,208
Retirement benefit obligations	534	388	371	368	339
Long-term bank loans	0	302,004	417,685	0	0
Non-current liabilities	80,849	3,417	2,410	1,202	259
Total non-current liabilities	104,316	345,414	480,250	50,986	40,322
CURRENT LIABILITIES					
Short-term bank loans	321,634	219,050	275,667	841,380	1,070,207
Short-term financial derivatives	2,819	6,069	233	363	8,895
Other provisions	1,719	1,479	1,092	666	580
Current liabilities	75,759	28,750	22,644	17,008	13,116
Tax liabilities	11,987	14,404	12,323	9,413	8,051
Other current liabilities	0	0	0	0	428
Total current liabilities	413,918	269,752	311,959	868,830	1,101,277
TOTAL EQUITY AND LIABILITIES	892,715	951,553	1,102,284	1,214,548	1,426,423

Consolidated Income Statement

FIVE-YEAR OVERVIEW IN ACCORDANCE WITH IFRS

EUR '000	2013	2012	2011	2010	2009
Revenues	217,398	229,238	269,007	339,593	250,888
Income from the sale of investment property	19,133	16,916	6,205	1,237	370
Changes in inventories	-36,717	-61,609	-102,910	-165,632	-106,173
Other operating income	8,064	11,566	8,225	4,658	14,168
Total operating performance	207,878	196,111	180,527	179,856	159,253
Cost of materials	-58,314	-54,020	-45,743	-68,072	-60,884
Staff costs	-65,733	-47,561	-35,672	-28,580	-23,888
Results from fair value adjustments to investment property	17	18	3	325	0
Other operating expenses	-58,992	-45,268	-40,990	-21,376	-17,553
EBITDA	24,856	49,280	58,125	62,153	56,928
Amortisation of intangible assets and depreciation on property, plant and equipment	-6,107	-4,541	-3,494	-904	-824
Earnings before finance income and income taxes (EBIT)	18,749	44,739	54,631	61,249	56,104
Income from participations	32,122	6,557	0	0	0
Earnings from companies accounted for using the equity method	658	455	5	-5	6
Finance income	20,520	11,727	8,988	11,494	12,271
Finance cost	-32,424	-34,857	-43,718	-61,250	-76,342
Currency result	-26	0	0	0	0
Profit/loss before income taxes	39,599	28,621	19,906	11,488	-7,961
Income tax	-2,431	-3,166	-6,413	-5,287	-1,539
Consolidated annual profit/loss	37,168	25,455	13,493	6,201	-9,500
Earnings per share (undiluted) in EUR	0.59	0.40	0.24	0.12	-0.18

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Supervisory Board

AS OF 31 DECEMBER 2013

DR. THEODOR SEITZ

Chairman

Member of the Supervisory Board since 2002 and Chairman since 2003
Tax consultant, lawyer, Augsburg

Notification of seats on other supervisory boards pursuant to Article 285 No. 10 of the German Commercial Code

I Chairman of the Supervisory Board of CDH AG, Augsburg

HARALD BOBERG

Deputy Chairman

Member of the Supervisory Board since 2003
Representative of Bankhaus Lampe KG (Düsseldorf), Hamburg

Notification of seats on other supervisory boards pursuant to Article 285 No. 10 of the German Commercial Code

I Deputy Chairman of the Supervisory Board of mosaïques diagnostics and therapeutics AG, Hanover

MANFRED J. GOTTSCHALLER

Deputy Chairman

Member of the Supervisory Board since 2003
Director of Bayerische Handelsbank AG i. R., Munich

Notification of seats on other supervisory boards pursuant to Article 285 No. 10 of the German Commercial Code

I None

Managing Board

AS OF 31 DECEMBER 2013

WOLFGANG EGGER

Chief Executive Officer

First appointed on: 21 August 2002

Appointed until: 30 June 2016

Responsibilities

Corporate Communications – Marketing – Research – Strategy & Corporate Development

Notification of seats on other supervisory boards pursuant to

Article 285 No. 10 of the German Commercial Code

| None

ARWED FISCHER

Chief Financial Officer

First appointed on: 1 March 2008

Appointed until: 29 February 2016

Responsibilities

Controlling & Accounting – Corporate Finance – Insurance – Investor Relations – IT –

Procurement & Services – Risk Management

Notification of seats on other supervisory boards pursuant to

Article 285 No. 10 of the German Commercial Code

| None

KLAUS SCHMITT

Chief Operating Officer

First appointed on: 1 January 2006

Appointed until: 31 December 2015

Responsibilities

Boards and Committees – Human Resources – Legal – Management of Operating Business Fields –

Organisational Development

Notification of seats on other supervisory boards pursuant to

Article 285 No. 10 of the German Commercial Code

| None

Financial Calendar and Contact Details

FINANCIAL CALENDAR 2014

27 March 2014	Financial statements 2013
8 May 2014	Interim report for the first quarter of 2014
27 June 2014	Annual General Meeting, Augsburg
6 August 2014	Interim report for the first half of 2014
6 November 2014	Interim report for the first nine months of 2014

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In case of doubt, the German version shall apply. Both versions are available on our website:

🔗 www.patrizia.ag/investor-relations/finanzberichte/geschaeftsberichte

🔗 www.patrizia.ag/en/investor-relations/financial-reports/annual-reports