

Further Information

162	Five-Year Overview Consolidated Balance Sheet
164	Five-Year Overview Consolidated Income Statement
165	Supervisory Board
166	Managing Board
Cover	Financial Calendar and Contact

Further Information

Asset classes

(by sector)

42

percent
Residential

58

percent
Commercial



- 1 Office 32%
- 2 Retail 14%
- 3 Light Industrial 4%
- 4 Hotel 2%
- 5 Health 2%
- 6 Logistics 1%
- 7 Other 3%

Consolidated Balance Sheet

FIVE-YEAR OVERVIEW IN ACCORDANCE WITH IFRS

ASSETS					
EUR '000	31.12.2015	31.12.2014	31.12.2013	31.12.2012	31.12.2011
A. Non-current assets					
Goodwill	610	610	610	610	610
Other intangible assets	37,417	39,407	41,904	43,259	45,227
Software	9,225	10,795	8,698	7,553	5,280
Investment property	20,802	78,507	229,717	374,104	532,321
Equipment	5,015	4,476	4,765	3,479	2,762
Investments in joint ventures	0	0	0	0	18
Participations in associated companies	88,179	68,497	18,295	15,810	6,809
Participations	81,406	96,555	80,074	18,407	3,134
Loans	5,498	5,281	5,814	0	0
Long-term tax assets	78	119	159	201	846
Deferred taxes	7,013	0	0	0	0
Total non-current assets	255,243	304,247	390,036	463,423	597,007
B. Current assets					
Inventories	1,057,942	198,694	309,203	345,920	407,529
Securities	54	86	96	60	1,634
Short-term tax assets	8,280	8,014	5,582	5,380	4,279
Current receivables and other current assets	131,171	84,774	82,262	98,635	60,007
Bank balances and cash	179,141	145,361	105,536	38,135	31,828
Total current assets	1,376,588	436,929	502,679	488,130	505,277
TOTAL ASSETS	1,631,831	741,176	892,715	951,553	1,102,284

EQUITY AND LIABILITIES

EUR '000	31.12.2015	31.12.2014	31.12.2013	31.12.2012	31.12.2011
A. Equity					
Share capital	76,324	69,385	63,077	57,343	52,130
Capital reserve	191,637	198,576	204,897	210,644	215,862
Retained earnings					
Legal reserves	505	505	505	505	505
Non-controlling shareholders	18,190	809	1,398	1,556	1,563
Valuation results from cash flow hedges	0	0	-31	-469	-1,331
Currency translation difference	-869	1,030	500	0	0
Consolidated unappropriated profit	254,004	139,743	104,135	66,808	41,346
Total equity	539,791	410,048	374,481	336,387	310,075
B. Liabilities					
NON-CURRENT LIABILITIES					
Deferred tax liabilities	63,253	19,704	22,933	23,242	26,314
Long-term financial derivatives	0	0	0	16,363	33,470
Retirement benefit obligations	687	630	534	388	371
Long-term bank loans	0	0	0	302,004	417,685
Bonded loan	32,000	77,000	77,000	0	0
Non-current liabilities	9,262	5,544	3,849	3,417	2,410
Total non-current liabilities	105,202	102,878	104,316	345,414	480,250
CURRENT LIABILITIES					
Short-term bank loans	821,828	121,950	321,634	219,050	275,667
Bonded loan	35,000	0	0	0	0
Short-term financial derivatives	3,677	0	2,819	6,069	233
Other provisions	6,740	2,142	1,719	1,479	1,092
Current liabilities	95,288	92,506	75,759	28,750	22,644
Tax liabilities	24,305	11,652	11,987	14,404	12,323
Total current liabilities	986,838	228,250	413,918	269,752	311,959
TOTAL EQUITY AND LIABILITIES	1,631,831	741,176	892,715	951,553	1,102,284

Consolidated Income Statement

FIVE-YEAR OVERVIEW IN ACCORDANCE WITH IFRS

in TEUR	2015	2014	2013	2012	2011
Revenues	384,858	291,815	217,398	229,238	269,007
Income from the sale of investment property	10,075	17,019	19,133	16,916	6,205
Changes in inventories	-166,980	-110,509	-36,717	-61,609	-102,910
Other operating income	16,189	7,143	8,064	11,566	8,225
Income from the deconsolidation of subsidiaries	5,277	0	0	0	0
Total operating performance	249,419	205,468	207,878	196,111	180,527
Cost of materials	-52,438	-54,455	-58,314	-54,020	-45,743
Cost of purchased services	-14,787	-9,990	-14,120	-7,338	-7,872
Staff costs	-93,519	-77,239	-65,733	-47,561	-35,672
Results from fair value adjustments to investment property	462	51	17	18	3
Other operating expenses	-69,973	-50,193	-44,872	-37,930	-33,118
Income from participations	151,681	39,062	32,122	6,557	0
Earnings from companies accounted for using the equity method	4,232	3,182	658	455	5
EBITDA	175,077	55,886	57,636	56,292	58,130
Amortisation of intangible assets and depreciation on property, plant and equipment	-7,059	-6,940	-6,107	-4,541	-3,494
Earnings before finance income and income taxes (EBIT)	168,018	48,946	51,529	51,751	54,636
Finance income	6,666	4,413	20,520	11,727	8,988
Finance cost	-23,171	-11,912	-32,424	-34,857	-43,718
Gains/losses from currency translation	-618	551	-26	0	0
Earnings before income taxes (EBT)	150,895	41,998	39,599	28,621	19,906
Income tax	-16,433	-6,978	-2,431	-3,166	-6,413
Consolidated net profit	134,462	35,020	37,168	25,455	13,493
Earnings per share (undiluted) in EUR	1.45	0.47	0.54	0.40	0.24

Supervisory Board

AS PER 31 DECEMBER 2015

DR THEODOR SEITZ

Chairman

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

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

| Chairman of the Supervisory Board of CDH AG, Augsburg

HARALD BOBERG (UNTIL 25 JUNE 2015)

Deputy Chairman

Member of the Supervisory Board from 2003–2015
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

| None

MANFRED J. GOTTSCHALLER (UNTIL 4 JUNE 2015)

Member of the Supervisory Board from 2003–2015
Retired Director of Bayerische Handelsbank AG, Munich

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

| None

ALFRED HOSCHEK (SINCE 4 JUNE 2015)

Deputy Chairman

Member of the Supervisory Board since 2015
Managing Director AHO Verwaltung GmbH, Augsburg

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

| None

GERHARD STECK (SINCE 1 JULY 2015)

Member of the Supervisory Board since 2015
Retired from the Management Board of VPV, Weissach im Tal

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

| None

Managing Board

AS PER 31 DECEMBER 2015

WOLFGANG EGGER

Chief Executive Officer

First appointed on: 21 August 2002

Currently appointed until: 30 June 2016

Responsibilities on the Managing Board of PATRIZIA

Corporate Communications, Corporate Development, Corporate Social Responsibility, Institutional Clients, Marketing, Research

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

| None

KARIM BOHN (SINCE 13 NOVEMBER 2015)

Chief Financial Officer

First appointed on: 1 November 2015

Currently appointed until: 31 October 2018

Responsibilities on the Managing Board of PATRIZIA

Board and Committees, Controlling & Accounting, Corporate Finance, 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

| Member of the Supervisory Board of the GBW Group

ARWED FISCHER (UNTIL 13 NOVEMBER 2015)

Chief Financial Officer

First appointed on: 1 March 2008

Responsibilities on the Managing Board of PATRIZIA

Board and Committees, Controlling & Accounting, Corporate Finance, 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 2020

Responsibilities on the Managing Board of PATRIZIA

Human Resources, Legal, Management of Operating Business Fields, Regulations & Taxes, Strategy and M&A

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 2016

17 March 2016	Financial statements 2015 with press conference and investor and analyst conference call
10 May 2016	Interim report for the first quarter of 2016 with investor and analyst conference call
16 June 2016	Annual General Meeting, Augsburg
9 August 2016	Interim report for the first half of 2016 with investor and analyst conference call
8 November 2016	Interim report for the first nine months of 2016 with investor and analyst conference call

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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