

31-12-2021

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31-12-2020

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## Annual report

### Document and entity information

#### Entity information

Name of the legal entity	PATRIZIA Logistics Management Europe B.V.
Legal form of the legal entity	Besloten vennootschap met beperkte aansprakelijkheid
Registered office of the legal entity	Amsterdam
Registration number at the Chamber of Commerce	63992612
Business names	PATRIZIA Logistics Management Europe B.V.
Classification of the legal entity based on the legal size criteria	Klein
SBI-code	6420
Street name NL	Fred. Roeskestraat
House number NL	111
Postal code NL	1076EE
Place of residence NL	Amsterdam

#### Document information

Title of the document	Annual accounts for publication purposes 2021 of PATRIZIA Logistics Management Europe B.V.
Start date of the period concerning the financial statement	2021-01-01
End date of the period concerning the financial statement	2021-12-31
Start date of the previous period concerning the financial statement	2020-01-01
End date of the previous period concerning the financial statement	2020-12-31
Reporting period different than annual (Y/N)	Nee
Basis of preparation	Commercieel
Presentation currency of the document	EUR
Date of preparation of the financial statements	2022-02-15
Financial statements adopted (Y/N)	Ja
Date of adoption of the financial statements	2022-02-15
Email address	Daniela.Frank@patrizia.ag

### Financial statements

#### Company financial statements

##### Balance sheet

Balance sheet before or after appropriation of results	Na		
Property, plant and equipment		55.953	62.525
<b>Total of non-current assets</b>		<u>55.953</u>	<u>62.525</u>
Receivables		1.164.505	1.892.079
Cash and cash equivalents		7.441.904	3.237.892
<b>Total of current assets</b>		<u>8.606.409</u>	<u>5.129.971</u>
<b>Total of assets</b>		<u>8.662.362</u>	<u>5.192.496</u>
Share capital paid called up		1	1
Share premium		1.154.646	1.154.646
Other reserves		5.300.041	2.845.613

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<b>Total of equity</b>	6.454.688	4.000.260
Current liabilities	2.207.674	1.192.236
<b>Total of equity and liabilities</b>	8.662.362	5.192.496

## Notes to the financial statements

### General notes

#### General notes

##### Description of the most important activities of the entity

The activities of PATRIZIA Logistics Management Europe B.V. consist mainly of:

- a) to manage, to supervise, to incorporate and to participate in any way whatsoever in businesses and companies that have as a purpose investing in real estate and in other businesses and companies;
- b) to acquire, alienate, manage and exploit registered property and items of property in general;
- c) to finance businesses and companies;
- d) to borrow, to lend and to raise funds, including the issue of bonds, promissory notes or other securities or evidence of indebtedness as well as to enter into agreements in connection with aforementioned activities;
- e) to render advice and services to businesses and companies with which the company forms a group and to third parties;
- f) to grant guarantees, to bind the company and pledge its assets for obligations of the company, group companies and/or third parties;
- g) to trade in currencies, securities and items of property in general;
- h) to develop and trade in patents, trade marks, licenses, know-how and other intellectual and industrial property rights;
- i) to perform any and all activities of an industrial, financial or commercial nature.

##### Description of the location of the actual activities

The actual address of PATRIZIA Logistics Management Europe B.V. is Fred. Roeskestraat 111, 1076EE in Amsterdam.

### General accounting principles

#### Financial instruments

##### Policy of financial instruments

Under financial instruments, both primary financial instruments, such as receivables and debt, as derivative financial instruments are included. For the accounting principles of primary financial instruments, reference is made to the treatment per balance sheet item. The company does not use derivative financial instruments.

#### Accounting principles

#### Accounting principles applied to the valuation of assets and liabilities

##### Policy of property, plant and equipment

Tangible fixed assets are valued at historical cost or production cost including directly attributable costs, less straight-line depreciation based on the expected future life and impairments.

##### Policy of receivables

Receivables are initially valued at the fair value of the consideration to be received, including transaction costs if material. Receivables are subsequently valued at the amortised cost price. If there is no premium or discount and there are no transaction costs, the amortised cost price equals the nominal value of the accounts receivable. Provisions for bad debts are deducted from the carrying amount of the receivable.

##### Policy of cash and cash equivalents

Cash at banks and in hand represent cash in hand, bank balances and deposits with terms of less than twelve months. Overdrafts at banks are recognised as part of debts to lending institutions under current liabilities. Cash at banks and in hand is valued at nominal value.

#### Policy of current liabilities

On initial recognition current liabilities are recognised at fair value. After initial recognition current liabilities are recognised at the amortised cost price, being the amount received taking into account premiums or discounts and minus transaction costs. This is usually the nominal value.

### Accounting principles for the determination of the result

#### Accounting principles for determining the result

The result is the difference between the realisable value of the goods/services provided and the costs and other charges during the year. The results on transactions are recognised in the year in which they are realised.

#### Policy of revenue recognition

Net turnover comprises the income from the supply of goods and services after deduction of discounts and such like and of taxes levied on the turnover.

#### Policy of income tax expense

Tax on the result is calculated based on the result before tax in the statement of income and expenses, taking account of the losses available for set-off from previous financial years and exempt profit components and after the addition of non-deductible costs. Due account is also taken of changes which occur in the deferred tax assets and deferred tax liabilities in respect of changes in the applicable tax rate.

### Balance sheet

#### Receivables

##### Breakdown

Other receivables	1.164.505	1.892.079
<b>Total of receivables</b>	<u>1.164.505</u>	<u>1.892.079</u>

#### Equity

#### Textual disclosure

##### Disclosure of equity

The company's issued capital amounts to € 1, divided into € 1 ordinary shares. The total number of issued shares is 1. The issued capital in this financial year is not changed.

#### Share capital

#### Other amounts: Breakdown

Share capital issued	1	1
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#### Off-balance sheet commitments

#### Textual disclosure

##### Description of off-balance sheet commitments relating to payments to obtain usage rights

The entity has entered into a sublease agreement for the office, for which the remaining obligation amounts € 73.000 on balance sheet date, of which the whole amount has a remaining term shorter than one year.

The entity has entered into an operational lease agreement for which the monthly obligation is € 1.080. The total obligation remaining on balance sheet date amounts to € 41.500, of which roughly € 13.000 has a remaining term shorter than one year.

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## Other notes

### Average number of employees

#### Breakdown

Average number of employees over the period working in the Netherlands	1,14	1,00
Average number of employees over the period working outside the Netherlands	-	-
<b>Total of average number of employees over the period</b>	<u>1,14</u>	<u>1,00</u>

### Signing of the financial statements

#### Signing of the financial statements

Name of managing, supervisory directors and representative	E.W. Poort
Type of director	Bestuurder (huidig)
Location of signing by managing and supervisory directors	Amsterdam
Date of signing by managing and supervisory directors	2022-02-15
Signed by director (Y/N)	Ja
Name of managing, supervisory directors and representative	R.W.M. Brook
Type of director	Bestuurder (huidig)
Location of signing by managing and supervisory directors	Amsterdam
Date of signing by managing and supervisory directors	2022-02-15
Signed by director (Y/N)	Ja