



LOGICOR

2024 Annual Report



Contents

Our results	1
Strategic framework	2
CEO overview	4
Our company	6
Market overview	8
Financial performance	12
Operating performance	14
Our portfolio	16
Growing our market presence	18
Capital structure	20
Acting responsibly	22
Senior management	32
KPIs	34
Financial highlights	36
Risk factors	38
Principal shareholders	40
Important information	41
Special purpose combined financial statements	42
Glossary	78

Who we are

We are a leading owner, manager and developer of logistics real estate across Europe's main markets.

Our diverse portfolio, located in key transportation hubs or close to population centres, supports the wide range of industries that everyday life depends on – from local food and drink suppliers to innovative e-commerce companies and global distributors.

We act responsibly to manage and develop our real estate sustainably and by partnering with our customers to reduce carbon footprints.

Our people are on the ground leveraging local knowledge and relationships to support our customers' needs.

Our real estate and the strength of our network enable our customers' goods to flow through the supply chain and into society every day.



View our investor information on the website at [logicor.eu](https://www.logicor.eu)



Front cover image: Logicor Park Daventry, United Kingdom

2024 key highlights

LFL Rental Growth

3.0%

2023: 5.7%

Reduction on 2021 carbon emissions/m²

34%

2023: 20%

NOI

€719m

2023: €703m

Female/male total employee split (%)

51/49

2023: 46/54

GAV

€15.6bn

2023: €15.3bn

Number of volunteering hours

>1,700 hours

2023: >900 hours

NAV

€7.5bn

2023: €7.2bn

EPRA Occupancy

94.0%

2023: 94.3%

LTV

49.3%

2023: 48.9%

Background Image:
San Giorgio di Piano, Italy

Our strategy

Our purpose

Our purpose is to provide the real estate which enables the flow of trade vital to everyday life.

We know that everyday life, communities, and societies across Europe rely on the movement of goods and trade, and coupled with increasing consumer demand enabled by e-commerce, real estate is key to creating efficient and sustainable supply chains.

Our values

We believe that our values underpin our day-to-day behaviour and guide our decision-making. They shape how we engage with each other and our stakeholders and are a foundation to successfully delivering our business strategy.

Act as one team

We collaborate as one team to achieve our objectives. We support each other and put the needs of the team ahead of our own.

Communicate clearly and simply

Working across borders and nationalities, we value clear, simple, communication that strengthens collaboration.

Celebrate diversity

We celebrate diversity and welcome the different opinions, lived experiences and backgrounds from across our team and the valuable contributions these bring.

Drive for progress

We never stand still, driving continuous improvement and relentless progress for the long term, and for the benefit of our stakeholders and society as a whole.

Our strategy

Strategic Pillars

1. Active asset management

Through leasing and asset refurbishment and improvement we drive occupancy, capture rental growth and provide solutions to support our customers' growth ambitions.

Read more on page 14

2. Growing our market presence

We selectively increase our presence in key occupier markets to enable a wide product offering to our customers.

Read more on page 18

3. Acting responsibly

Using sustainable practices, we positively contribute to the communities in which we operate, to the environment and to our people.

Read more on page 22

Our business model

Our buildings are located near major transportation hubs or population centres and range from smaller ultra urban units to large Big Box warehousing.



We work in close partnership with new and long-term customers to provide property solutions which enable them to maximise the efficiency and flexibility of their operations.

Manage

We seek to grow our AUM business, offering our customers a broader range of solutions-based services.

Acquire

We selectively acquire standing assets and land for development in order to expand our footprint in high-conviction sub-markets.

Develop

We use our existing land bank to target development opportunities in markets with favourable supply/demand dynamics.

Renew

By establishing deep relationships with our customers to understand their needs, and focusing on active asset management, we are able to retain them, providing long-term, innovative and agile leasing solutions.

Lease

Through our connected and expert teams on the ground, we are able to identify and attract customers in need of well-located modern logistics real estate and offer them attractive leasing solutions.

Refurbish

We continuously review and maintain our assets throughout their life-cycle, including through redevelopment where appropriate, to ensure they meet modern logistics standards and the needs of our customers.

Performing strongly against our strategic objectives

“We demonstrated our ability to perform strongly against each of our strategic objectives. I am confident that we will continue to build on this progress for the rest of 2025 and beyond.”

Michael Slattery
Chief Executive Officer



Our financial results for 2024 demonstrate our ability to deliver against our strategy of active asset management, growing our market presence and acting responsibly across the business.

2024 saw the European Central Bank and the Bank of England beginning the cycle of interest rate cuts as inflation trended towards target levels. Nonetheless, some occupier caution remained given uncertainty as to the pace and extent of future rate reductions and weaker economic growth across Europe.

Despite this macro-economic background, constrained new supply and limited land availability continued to support occupancy levels and rental growth in our key European markets.

Active asset management

Our key operating measure of LFL Net Rental Income grew by 3.0% during the year. With the income contribution from inflation reducing as rate cutting takes effect, the capture of rental growth through active asset management has become increasingly important. We were very pleased to deliver an average Headline Re-Leasing Spread of 17% during the year.

End of period EPRA occupancy remained healthy at 94.0% as we benefitted from a strong customer retention rate of 73%.

Growing our market presence

We are expanding our presence in key European markets through the continued roll-out of our growing development programme. During 2024, our investment in new and existing space increased by 29% to €435m, with 12 development projects completed at an attractive 8% Yield on Cost and a further 13 active projects underway. In total, these developments are expected to generate an additional €52 million of Net Operating Income on stabilisation.



We also stepped up our asset disposal programme, divesting €368m of assets during 2024 with the proceeds recycled into future development and growth opportunities.

Acting responsibly

2024 was another important year for delivering our Acting Responsibly strategy with a key focus on environmental sustainability. We have reduced our carbon emissions by a further 14% bringing total carbon reduction to date to 34% meaning we are significantly closer to our 2030 target.

Beyond sustainability, we have advanced our engagement with our customers, our people and local communities. We expanded our education outreach programmes to increase social mobility, partnering with The Talent Foundry in the UK and Crée Ton Avenir in France, as well as undertaking many other volunteering initiatives right across the business.

Capital structure

We are well-positioned to meet our capital commitments through a stable capital structure and substantial available liquidity. We continue to maintain a Loan-to-Value ratio within our target operating range and have a well-distributed fixed-rate bond maturity profile.

Our recent return to the bond market was successful in terms of oversubscription and pricing, demonstrating the attractiveness of our business and confidence in our debt strategy.

While higher market interest rates remain a feature of the current economic environment, the business continues to benefit from the low cost debt raised in prior years.

Forward look

2024 was another strong year for our business as we demonstrated our ability to make significant progress towards our strategic objectives, despite continued macro-economic uncertainty. Looking ahead, I am confident that in 2025 we will deliver for our customers, our communities and our investors.

Where we operate



"We have the professional expertise and the real estate network to enable us to support our customers' growth ambitions across Europe. We are well-positioned to serve evolving consumer and market dynamics."

– Buddy Roes, Chief Operating Officer



18 countries



>2,000 Customers



>19m sqm Owned and Managed GLA



19 Offices



>300 People

Our network of logistics real estate spans over 19 million square metres of warehouse space in 18 countries.

Assets we own and manage are strategically located near major transportation hubs or population centres. They range in size from smaller ultra urban units to Big Box warehousing.

We are headquartered in London and Luxembourg and have teams of local experts across our European portfolio who have deep knowledge of, and relationships in their local markets.

This, combined with our physical network, enables us to act as partners to our customers – advising them on the local market dynamics and helping them plan their pan-European logistics needs.



Scan to view more information about our operations in Europe



Southern Europe

4.8m sqm

Owned: 2.4m sqm
AUM: 2.4m sqm



Central and Eastern Europe

2.1m sqm

Owned: 1.5m sqm
AUM: 0.6m sqm



Northern Europe

3.9m sqm

Owned: 2.8m sqm
AUM: 1.1m sqm



Nordics

1.7m sqm

Owned: 1.2m sqm
AUM: 0.5m sqm



UK

3.6m sqm

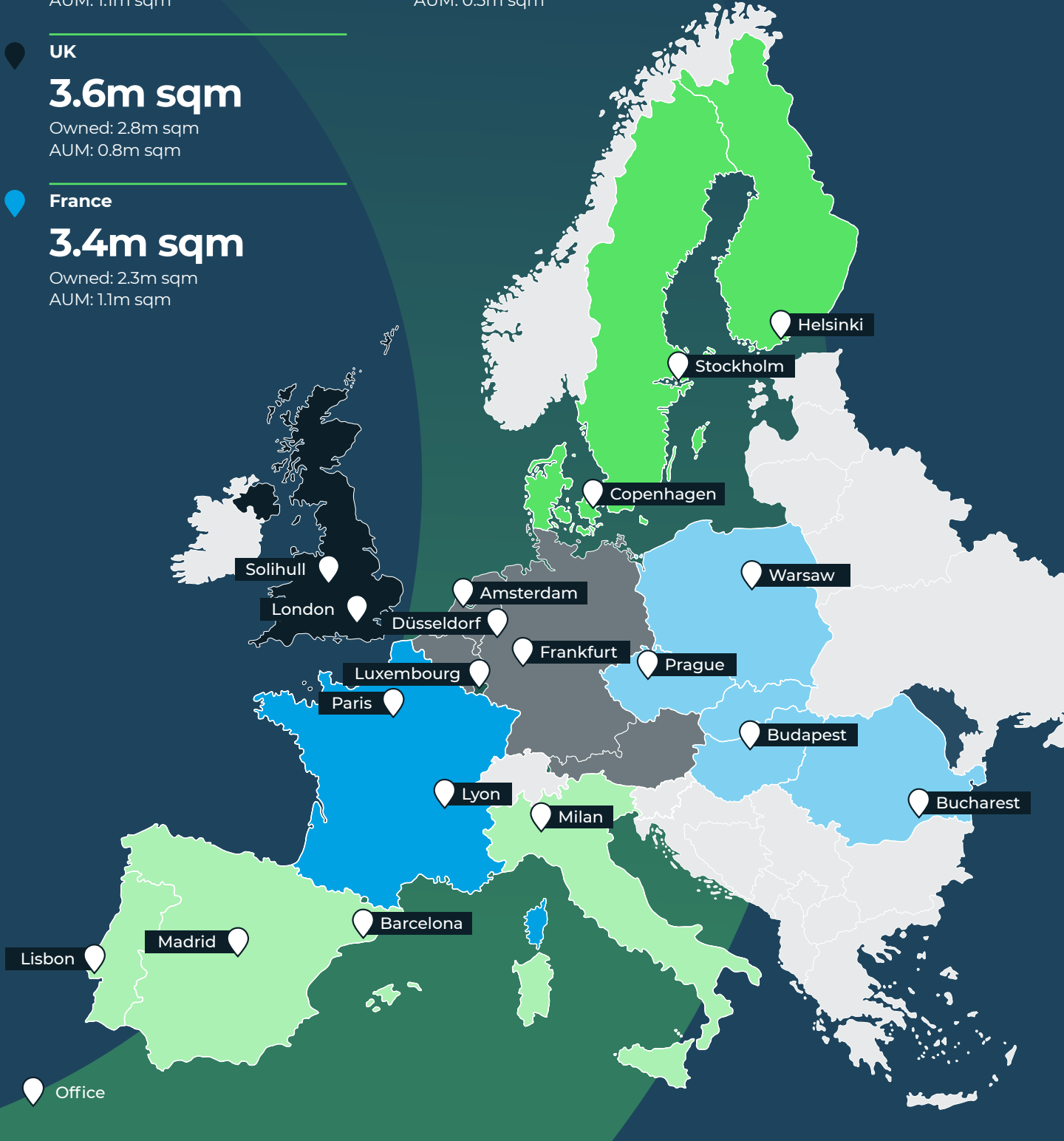
Owned: 2.8m sqm
AUM: 0.8m sqm



France

3.4m sqm

Owned: 2.3m sqm
AUM: 1.1m sqm



Market overview

Inflation continued to decline towards target levels in 2024, prompting central banks to begin reducing interest rates from their recent peaks. Despite these decreases, the pace and extent of future interest rate cuts remain uncertain and dependent on the macro-economic environment.

This uncertainty impacted occupier decision-making with year-on-year take-up decreasing by 11.0% and vacancy rates increasing to pre-pandemic levels in our key markets at 4.8%. However, supply remains constrained and prime headline rents still grew by 4% in 2024.

Looking ahead, the key sectoral trends around online purchasing and supply chain resilience will remain important drivers of occupier demand.

The macro-economic uncertainty of the last year, combined with limited land availability, has also led to a marked decrease in new supply.

Limited availability of product is expected to be sustained, as the current development pipeline in our key markets is well below take-up levels.

We expect these factors to continue to support occupancy levels in our portfolio and create momentum for continued rental growth.



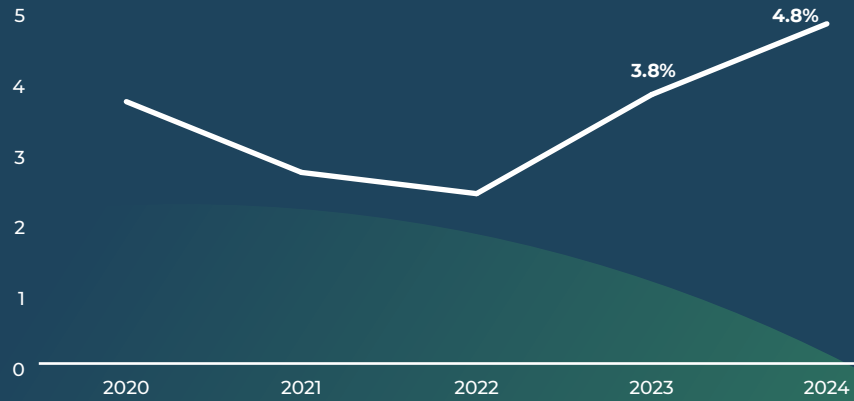
LogPlace Azambuja, Portugal

Vacancy

Vacancy in our key markets has increased by 100bps to 4.8% in 2024. Despite this increase, vacancy continues to be below pre-Pandemic levels.

Vacancy¹

(% of Modern Stock)

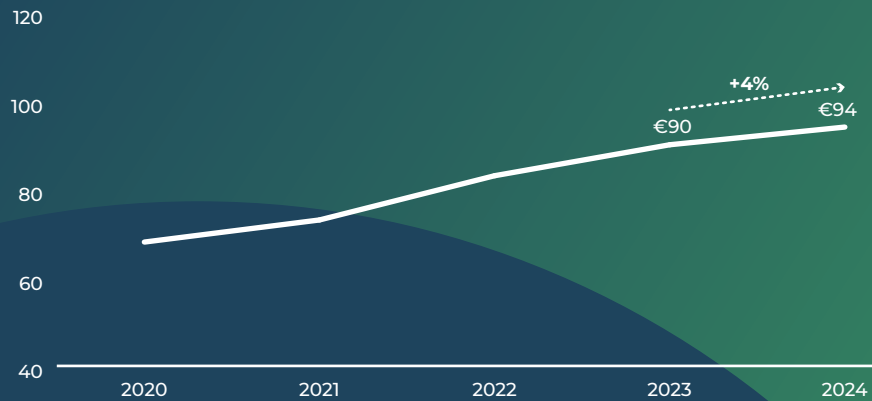


Rents

Inflation and limited availability of new supply has driven rental growth. Prime headline rents in our markets increased by 4% on average year-on-year, led by the UK, Germany and Spain.

Prime Headline Rents¹

(€psm p.a.)

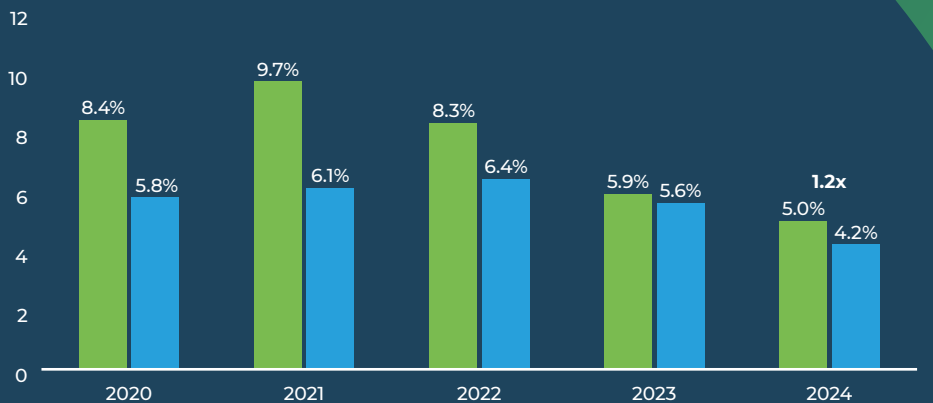


Take-up/Supply

1.2x take-up/supply multiple in 2024, supportive of occupancy levels and continued rental growth.

Take-up/Supply¹

(% of Modern Stock)



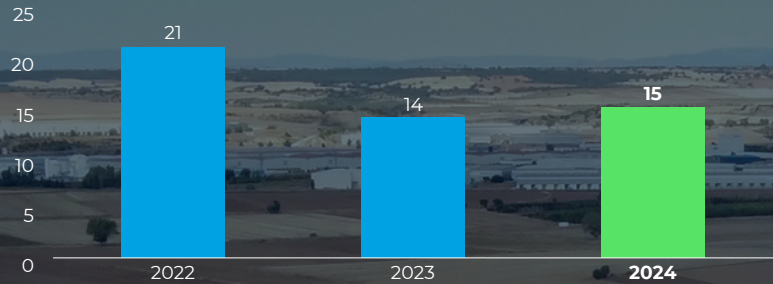
1. CBRE as at Q4 2024. Includes the UK, France, Germany, the Netherlands, Spain, Italy and Poland

Development pipeline

While marginally increasing in 2024, the pipeline of committed developments remained at reduced levels, and is 29% down versus 2022. This slow-down in construction reflects the lasting impacts of cost inflation and higher borrowing costs, combined with limited availability of land sites for development.

Development pipeline¹

(million sqm)



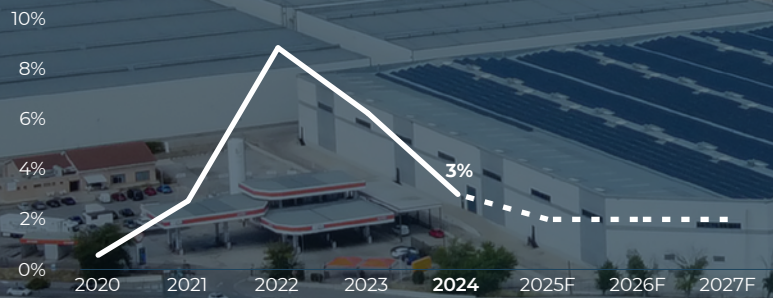
Inflation

EU inflation levels returned close to Central Bank target levels in 2024 with Central Banks responding by beginning to reduce policy rates.

Elevated interest rates continue to impact commercial real estate investment yields and the pricing of property portfolios. Property values declined in the first half of the year, however this has stabilised and the impact on logistic assets has been moderated by limited supply and healthy rental growth.

EU inflation²

(%)



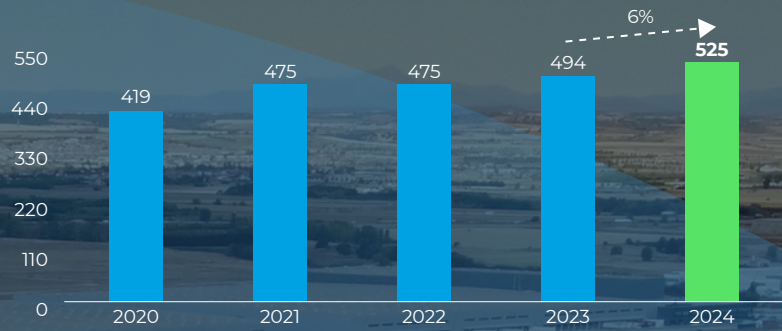
E-commerce

In 2024 the European Internet Retail Market grew by 6% year-on-year as demand for E-commerce continued.

As online purchasing remains a driver of occupier demand, the potential for future growth in the European Internet Retail Market supports continued rental growth.

European Internet Retail Market Size³

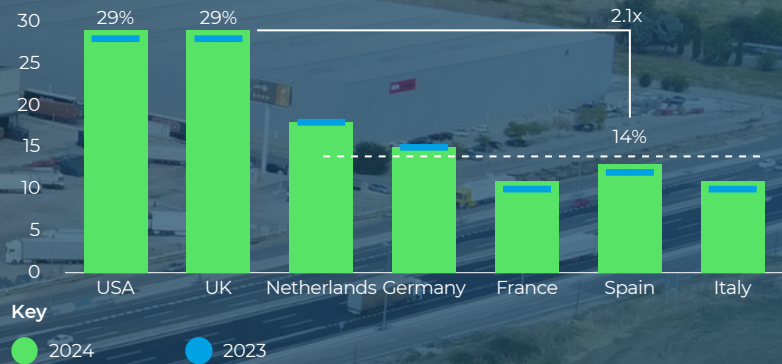
(€bn)



E-commerce penetration rates reached all-time highs with the UK continuing to be 2.1x ahead of Continental Europe in our key markets.

Internet Retail Penetration Rates⁴

(%)



1. CBRE as at Q4 2024. Includes the UK, France, Germany, the Netherlands, Spain, Italy and Poland

2. Oxford Economics as at 31 December 2024. Metrics shown are annual average rates for the EU Member States

3. Euromonitor International, Passport: Retail, 2025 edition. Retail sales value excluding sales tax, current prices, y-o-y exchange rate. European internet retail market size calculated as the aggregate of internet retail sales of the EU Member States and the UK

4. Euromonitor International, Passport: Retail, 2025 edition. Internet retail penetration rates calculated as the ratio of online retail sales and total retail sales (€) (excluding sales tax in both)

Our results



“Our business delivers strong cash earnings supported by a resilient portfolio and robust balance sheet. Future growth continues to be driven by our effective recycling of capital into development.”

– Shane Kelly, Chief Financial Officer

The business performed well and delivered a strong financial performance for the year.

Net Rental Income increased €20 million year-on-year to €776 million (2023: €756 million), driven by €21 million / 3.0% (2023: €39 million / 5.7%) like-for-like ('LFL') growth.

Net Operating Income ('NOI') increased by €16 million to €719 million (2023: €703 million) this year, as a result of our active asset management and the increased contribution from completed developments.

Our Adjusted EBITDA for the year was €618 million (2023: €609 million), an increase of €9 million, reflecting income growth and strong cash generation. Our EPRA cost ratio is 19% (2023: 18%) and remains appropriate for our business.

Adjusted Interest Expense increased by €42 million to €187 million (2023: €145 million) and the resulting interest cover tightened to 3.3x (2023: 4.2x). Both reflect higher market interest rates on bonds issued during the year relative to the lower coupon on bonds being repaid and repurchased.

Portfolio GAV increased by €0.3 billion to €15.6 billion as at 31 December 2024 (2023: €15.3 billion). The portfolio valuation has seen favourable rental growth offset by some yield expansion, particularly in the first half of 2024.

We invested €435 million in acquisitions and developments in the year (2023: €337 million), including €93 million of redevelopments (2023: €61 million) contributing to the renewal of our portfolio. This was funded by €368 million (2023: €39 million) of capital recycled from disposal activity. Our development programme delivered 262k sqm of GLA for our customers across 12 development projects (2023: 196k sqm / 12 projects), with a further 13 development projects under construction at a total cost of €485 million.

Net Debt is €7.7 billion (2023: €7.5 billion), with LTV falling within our policy framework and stable at 49%.

The Group's available liquidity is well-established at €1.7 billion, comprising €1,250 million of undrawn Revolving Credit Facilities and €401 million of unrestricted cash.



Roosendaal, the
Netherlands

Operating performance

Net Rental Income grew by €20 million to €776 million (2023: €756 million) in the year as we captured market rental growth, and maintained high levels of customer occupancy and retention.

LFL Net Rental Income on our owned property portfolio grew €21 million / 3.0% (2023: €39 million / 5.7%), driven by €17 million of inflation indexation on standing leases and €12 million from capture of market rental growth on new and renewed leases and market rent reviews.

Rental growth reflects our ability and success in capturing reversionary potential within our stabilised portfolio. We secured an average Re-leasing Spread of 17% (2023: 15%) on a total annual Headline Rent of €104 million (2023: €121 million). We achieved a strong Retention Rate of 73% (2023: 73%) over the year.

EPRA Occupancy decreased 30bps year-on-year on a portfolio basis to 94.0% (2023: 94.3%).

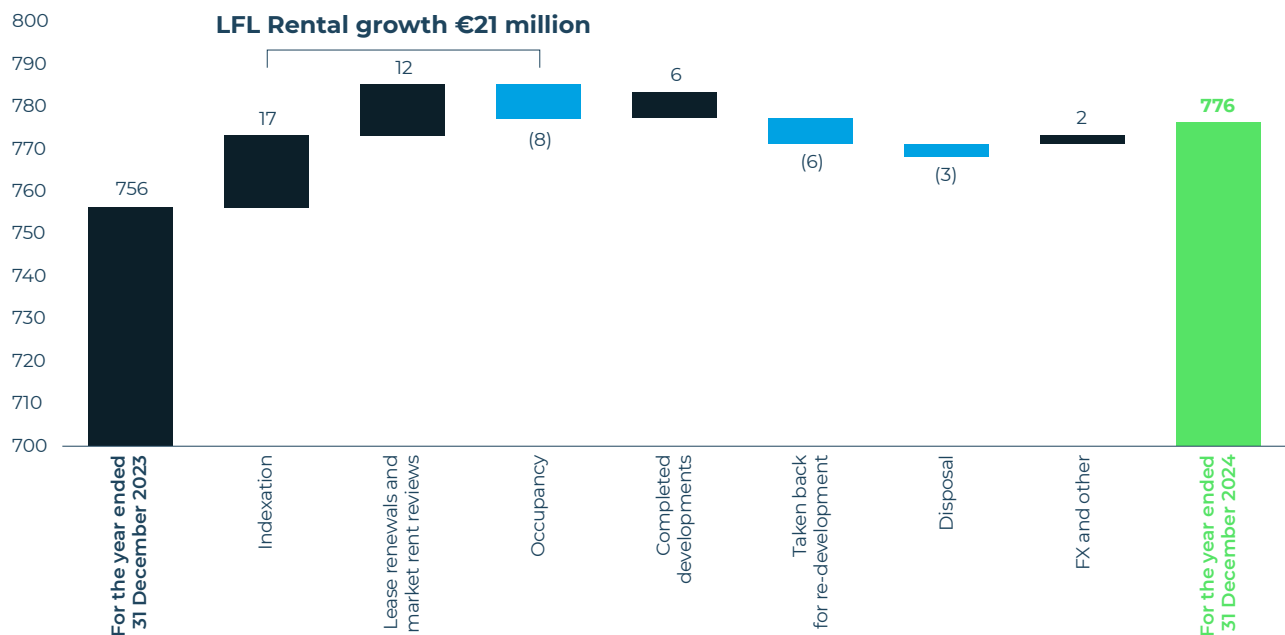
Completed developments contributed €6 million to Net Rental Income, offset by the €6 million of reduced income relating to assets taken back for re-development.

Our leasing pipeline remains robust. At the year-end, we had a pipeline of 0.9 million sqm (2023: 0.6 million sqm) of prospective new leases and renewals.

We are committed and on track to deliver further rental growth from reversion capture, market rent reviews, and by leasing developed and redeveloped space. Our portfolio's WALB is 3.6 years as at 31 December 2024 (2023: 3.4 years), and this enables early access to reversion.

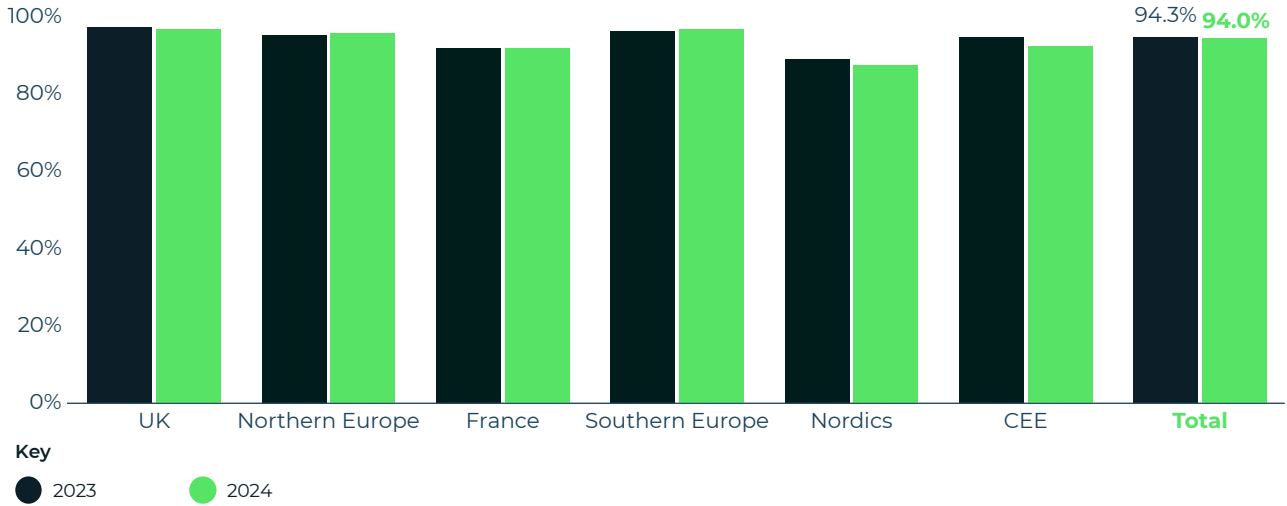
Net Rental Income Bridge

(€m)



EPRA Occupancy

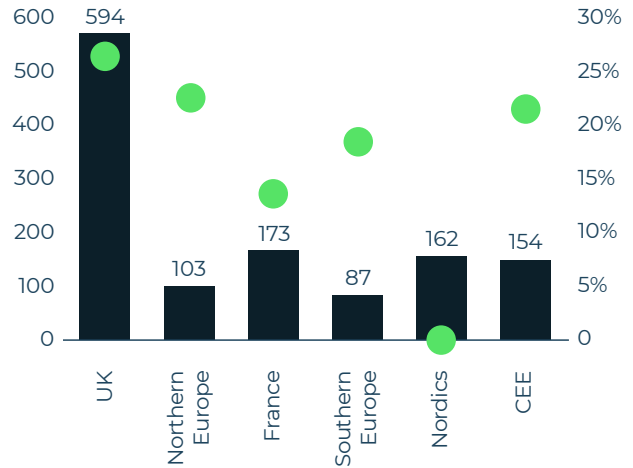
(%)



In 2024, we signed 368 leases (2023: 421 leases) totalling 1.3 million sqm (2023: 1.8 million sqm) of GLA.

With 92% of our leases (excluding the UK) linked to inflation, we benefitted from inflation rates being above the long-term average and captured an overall 3% increase on inflation-linked in-place leases during 2024.

Leasing Volumes



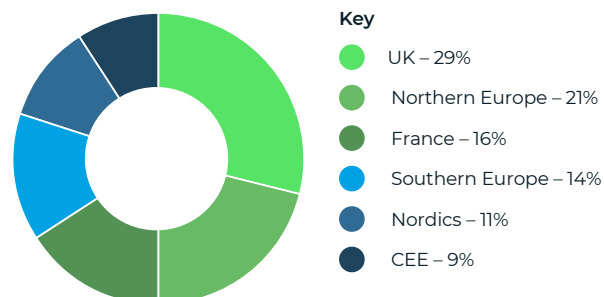
Key

● Leasing volume (k sqm) ● Rent re-leasing spread (%)

Our portfolio

Our owned portfolio is strategically located across key logistics hubs in Europe. 66% of our NOI is generated from the key economies of the UK, Northern Europe and France, and we are well-positioned to support a range of customers.

2024 NOI



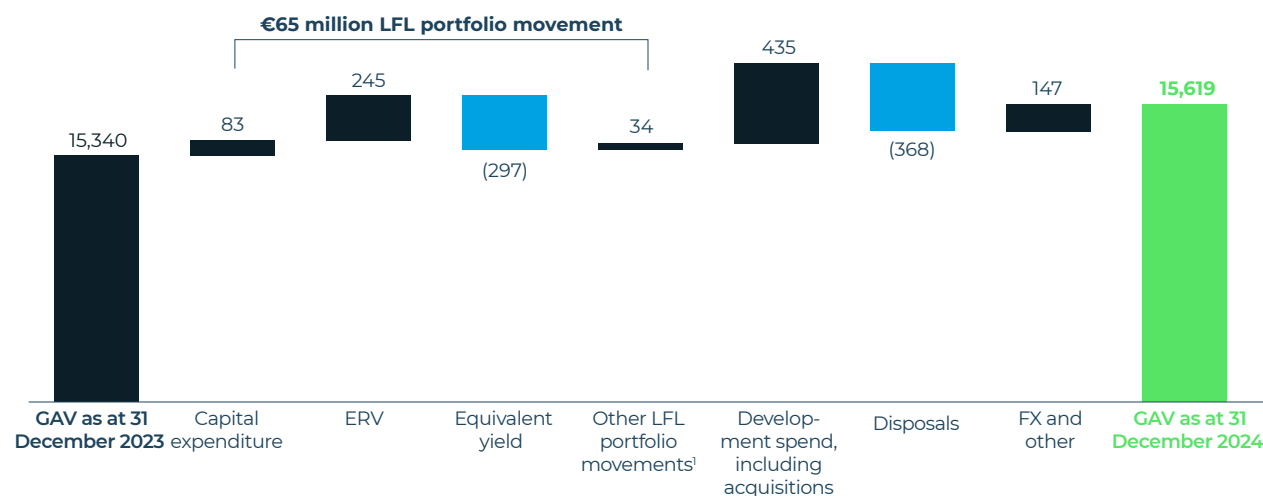
Portfolio valuation

The GAV of our properties was €15.6 billion as at 31 December 2024 (2023: €15.3 billion), a €279 million increase year-on-year. This reflects a stable standing asset portfolio valuation and gains from developments offset by disposals. Net investment is €67 million, with €435 million invested in developments, re-developments and acquisitions, and €368 million of assets divested in the year.

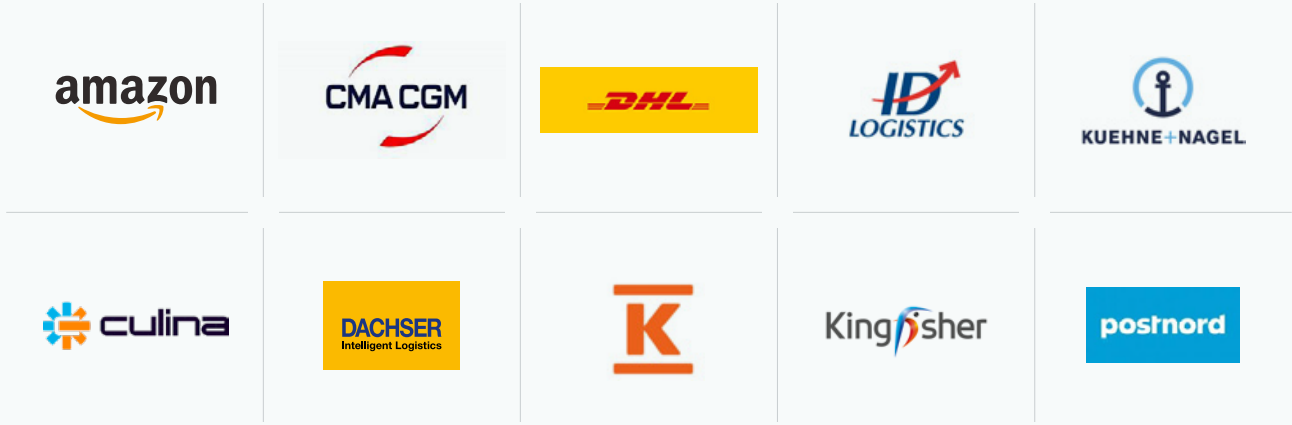
Our stable standing asset portfolio valuation reflects the impact of increasing yields, however this was offset by market rental growth with the average estimated rental value (ERV) per sqm across our portfolio increasing 4% through the year.

Year-on-year valuation movements

(€m)



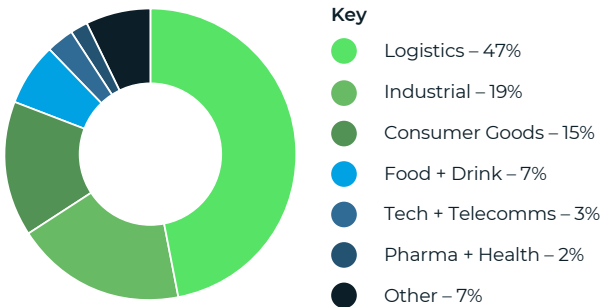
1. Other LFL portfolio movements include changes to rent roll from leasing in the year ended 31 December 2024.



Our customers

We have a broad mix of Big Box and multi-let assets in our portfolio, allowing us to support a range of customers' operational needs. It also broadens our exposure to different industries from large, blue-chip organisations to local, entrepreneurial retailers.

Customer Breakdown by Industry



Our top ten customers comprise 19% of our Headline Rent, with no individual tenant accounting for more than 2.7%.

Rank	Headline Rent (€m)	% of Headline Rent	Area (k sqm)	% of Area
1	22	2.7%	302	2.3%
2	20	2.4%	151	1.2%
3	18	2.2%	331	2.5%
4	18	2.2%	221	1.7%
5	14	1.8%	173	1.3%
6	14	1.8%	231	1.8%
7	13	1.6%	245	1.9%
8	12	1.5%	97	0.8%
9	11	1.4%	210	1.6%
10	11	1.4%	147	1.1%
Total	153	19.0%	2,108	16.2%



Growing our market presence



"Through our development and disposal programme, we are continuing to build scale and depth in key markets where we see long-term growth."

– Ryan Pappas, Managing Director Investments and Portfolio Management

Our owned and managed portfolio of 19.5 million sqm GLA (2023: 20.4 million sqm) is strategically located to support our customers with modern, sustainable logistics real estate across Europe.

We manage third-party owned properties with GLA of 6.5 million sqm as at 31 December 2024 (2023: 7.1 million sqm) which, together with our 13.0 million sqm of owned properties (2023: 13.4 million sqm), gives us substantial exposure to our key markets. We are able to leverage local knowledge and relationships, supporting our customers' needs and delivering value.

We continue to develop and re-position our portfolio with a focus on high-demand locations which demonstrate positive market fundamentals. We continuously assess opportunities to redevelop existing assets, and selectively acquire assets and land in high-conviction sub-markets.

Development programme

Our development programme continues to support a strategy of growing our market presence in sub-markets with long-term rental growth potential. We invested €435 million in new developments, re-developments and acquisitions in the year ended 31 December 2024, a 29% / €98 million increase in annual spend (2023: €337 million).

In 2024 we completed 12 development projects with total costs of €236 million: in Italy (three), France (three), Romania (two), and one each in Germany, Portugal, Finland and Czech Republic. These projects delivered an additional 262k sqm of additional space in strategic locations, with an average Yield on Cost of 8%.

As at 31 December 2024, we had 13 further projects under construction. These projects will add 333k sqm of lettable space with total costs of €485 million and an average projected Yield on Cost of 7%.

Completed and active projects have the potential to add €52 million of Net Operating Income when fully let, with €11 million already secured.

In line with our strategy to enhance the sustainability of our portfolio, all new and underway developments are expected to be BREEAM Excellent or Very Good, or equivalent.

Disposals

We have increased asset disposals in the year through a combination of asset and portfolio sales to support our development programme. During the year we made disposals totalling €368 million (2023: €39 million), selling 24 assets with 458k sqm.



Case study

Bucharest III Pallady Logistics Park – completed in October 2024

The development of the site comprises 41k sqm of highly customised space across two buildings, the first-of-its-kind in-city logistics hub in Bucharest.

The park is strategically located and is leased to high-profile, dynamic customers who will benefit from the ideal position, enabling in-city activities and nationwide distribution.

Achieving BREEAM Very Good certification, the development is equipped with energy-efficient LED lighting and HVAC systems.

Capital structure

Our predominantly fixed-rate unsecured debt at a low weighted average cost continues to provide a stable debt capital structure for the business.

Net Debt is €7.7 billion (2023: €7.5 billion) and expected to remain broadly stable as we reinvest net disposal proceeds back into higher yielding development projects and portfolio renewal. With an LTV ratio of 49% as at 31 December (2023: 49%), leverage is below our stated policy of not more than 55%.

Key credit metrics are managed within acceptable ranges. Net Debt/Adjusted EBITDA was 12.5x (2023: 12.3x), the weighted average cost of debt was 2.70% (2023: 2.02%), and Interest Cover was 3.3x (2023: 4.2x). These metrics reflect a well-established capital structure impacted by the increasing cost of refinancing debt maturities which over time will be offset by accretive development returns. Our debt structure has a distributed range of maturities, with a weighted average term to maturity of 3.8 years (2023: 4.0 years).

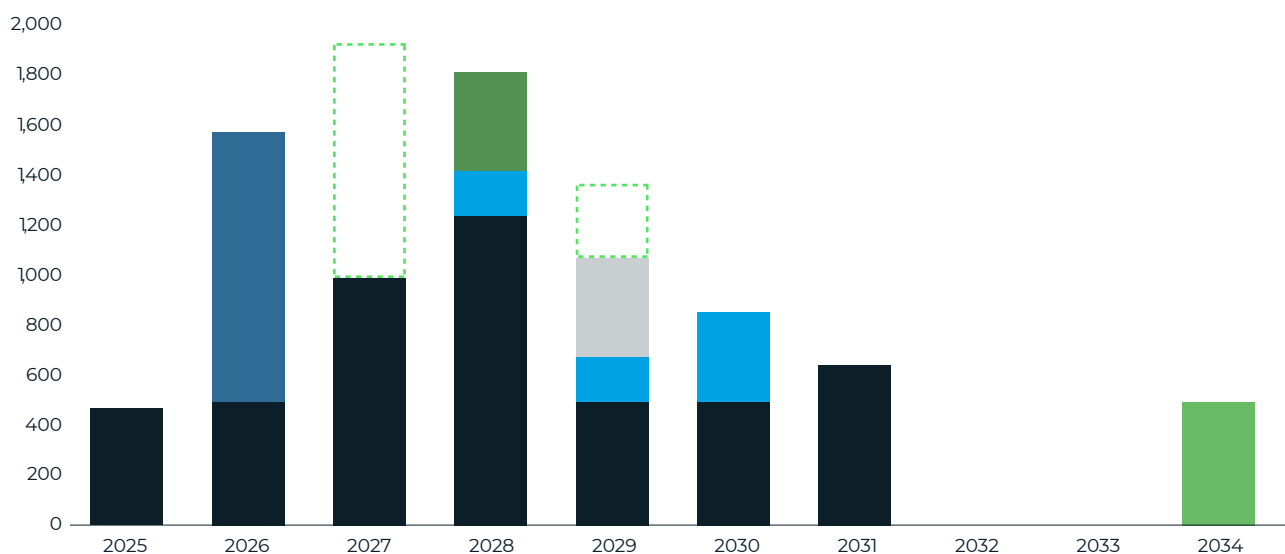
In January 2024, we issued a €650 million unsecured bond with a coupon of 4.625%, to support our development and re-financing strategy. This was followed by a further €500 million 4.250% coupon unsecured bond issued in July 2024, the proceeds of which were used to repurchase unsecured bonds with a nominal value of €486 million at a discount to par. The bonds were acquired across two series with 2025 maturities.

In July 2024, we signed a new €400 million five-year term loan. The proceeds of this loan, along with €400 million of our existing Revolving Credit Facilities ('RCF'), were used to repay the €850 million unsecured bond which matured in July 2024. The Group has €472 million of bonds maturing in 2025.

Both the RCFs and the EMTN programme are subject to incurrence-based financial covenants, including a Leverage Ratio Test. We had significant headroom against this covenant with a ratio of 47% as at 31 December 2024, substantially below the covenant threshold of 60%. Theoretically, we could withstand a 24% fall in asset values across the portfolio before a breach.

Debt maturity as at 31 December 2024

(€m)



Key

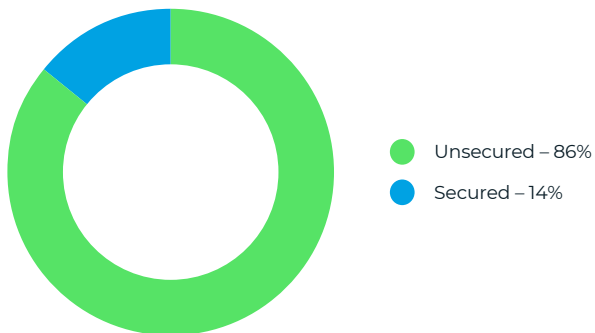
- EUR Unsecured Fixed
- GBP Secured Fixed
- GBP Unsecured Fixed
- Term Loan
- Drawn RCF
- Undrawn RCF
- EUR Unsecured Fixed - Green

Liquidity

As at 31 December 2024, the Group had substantial liquidity of €1.7 billion, comprising €1,250 million of undrawn credit facilities and €401 million of unrestricted cash.

In January 2025, €200 million of an RCF was repaid. We continue to maintain ample liquidity to cover all near-term maturities.

Debt Characteristics as at 31 December 2024



Read our **Green Bond Report** at investors.logicor.eu



Roosendaal, the Netherlands

Environmental, Social and Governance (ESG)

ESG is integral to our purpose of enabling the flow of trade vital to everyday life. In 2024 we continued to make significant progress on our ESG strategy.

E **34%**
reduction in carbon emissions intensity

S **>1,700**
volunteering hours in 2024

G **73/2 Stars**
GRESB score 2024



“Sustainability performance of our assets is a key focus and in 2024 our environmental strategy has delivered significant progress to meet our targets.”

- Sheena Singla, General Counsel and Head of ESG

Environmental initiatives

Our environmental strategy focuses on reducing our carbon footprint, enhancing energy efficiency, and promoting sustainable practices across our portfolio to limit the impacts of climate change. Key achievements this year include:

- Energy efficiency: We upgraded HVAC systems and lighting in 61 of our properties,
- Renewable energy: Installation of solar panels on five properties, generating over 1,558 MWh of clean energy from renewable sources,
- Low carbon buildings: Mandated life cycle assessments in all new developments to assess embodied carbon impacts.

Social responsibility

We continue to be dedicated to fostering a positive impact on our people and the communities where we operate.

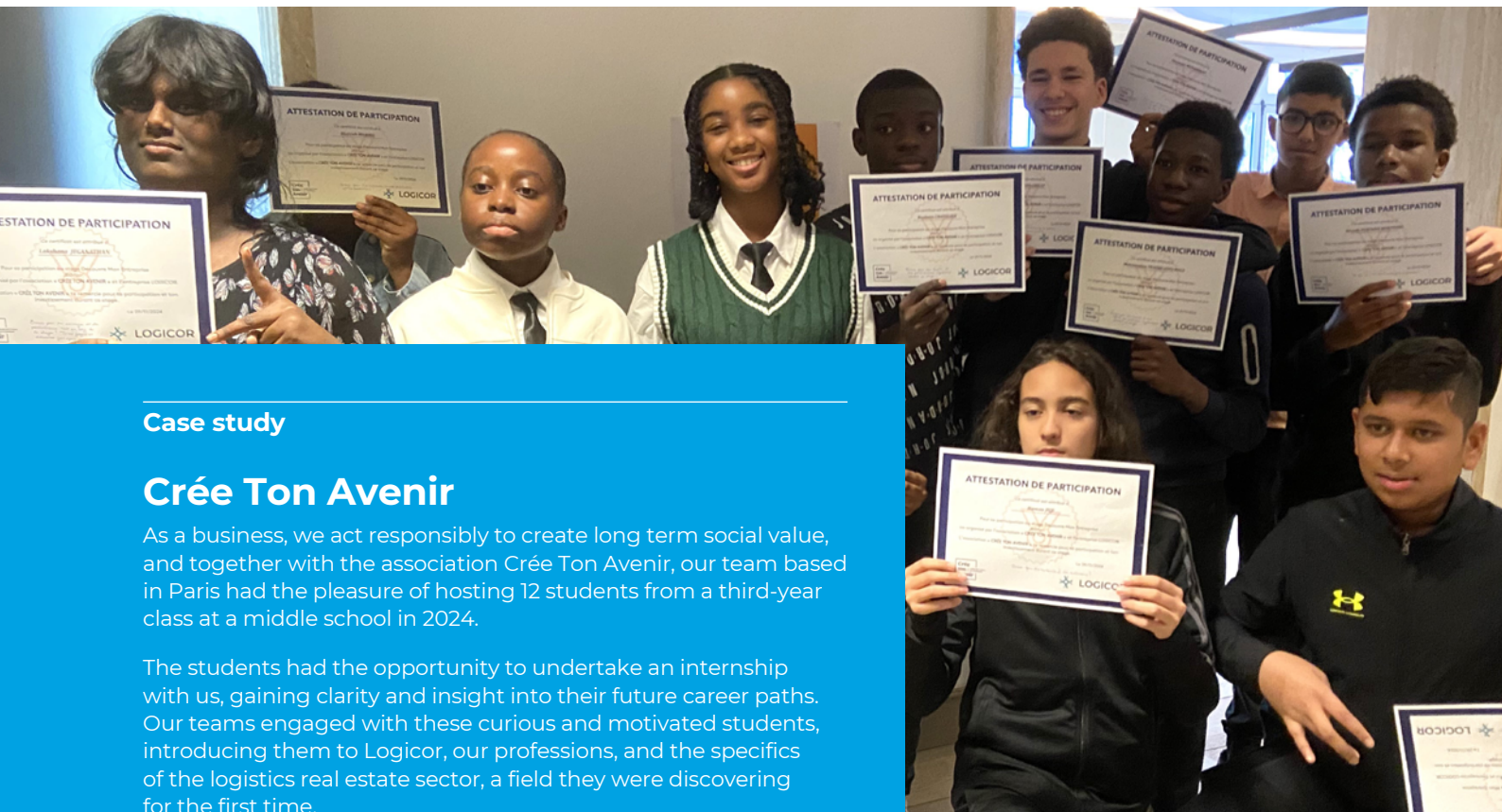
- Employee Engagement: All-employee engagement survey with Great Place to Work - 98% participation and certification in 7 out of 8 eligible countries
- Diversity, Equity and Inclusion: A focus on DE&I data relating to gender balance to make progress
- Our communities: Over 1,700 volunteering hours supporting LandAid, improving local biodiversity and green spaces and expanding our community outreach education programmes with schools

Governance practices

We are committed to transparency, accountability, regular reporting and responsible business practices:

- Governance and accountability: Expanded governance framework as requirements and demands on data and improved sustainability performance increase
- Ethical standards: 100% of employees completed an expanded compliance training programme
- Stakeholder engagement: Enhanced our processes, ensuring regular and transparent communication

As we look ahead, Logicor remains committed to advancing our ESG goals. We believe that integrating sustainable practices, fostering social responsibility, and maintaining strong governance will drive long-term success and create a positive impact for our stakeholders and the environment. Our values of collaboration, driving progress, and celebrating diversity guide our daily actions and support our purpose of enabling the flow of trade vital to everyday life.



Case study

Crée Ton Avenir

As a business, we act responsibly to create long term social value, and together with the association Crée Ton Avenir, our team based in Paris had the pleasure of hosting 12 students from a third-year class at a middle school in 2024.

The students had the opportunity to undertake an internship with us, gaining clarity and insight into their future career paths. Our teams engaged with these curious and motivated students, introducing them to Logicor, our professions, and the specifics of the logistics real estate sector, a field they were discovering for the first time.

Our environmental action



Our Environmental Sustainability strategy is delivering significant results against our science based targets.



LED lighting installed

0.8 million sqm

(2023: 0.7 million sqm)



Solar PV capacity installed and in development

95 MWp

(2023: 52 MWp)



HVAC projects delivered

61

(2023: 64)



EV charging projects delivered

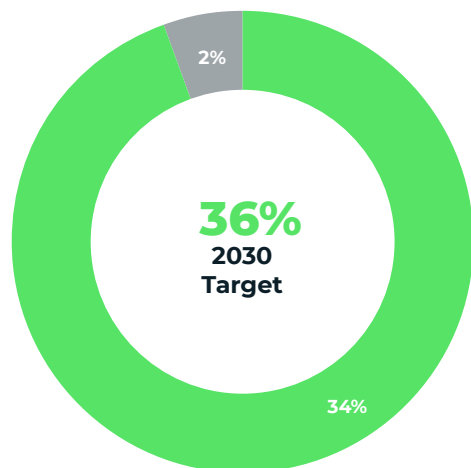
16

(2023: 18)

Environmental sustainability

We have continued to proactively invest in energy efficient technologies across our portfolio. Investing in technologies such as LED lighting ensure our assets remain best in class assets for our customers. Where possible we invest in air source heat pump technology to transition our buildings away from carbon sources such as gas, and by implementing electric vehicle charging, we enable our customers to transition to electrified fleets. Finally, we continue to investigate opportunities to deliver solar photovoltaics ('PVs') and expect an increase in delivery in 2025.

GHG Emissions reduction versus 36% 2030 Target¹



GHG Emissions reduction achieved



San Giorgi di Piano, Italy

Carbon footprint

Our environmental strategy has delivered notable reductions in our total carbon footprint. In 2022, we announced our science-based targets for carbon reduction and in 2024 we continue to show great progress against these.

TCO _{2e}	2024 ²	2021	% change	% change Intensity/sqm
Scope 1	4,037	2,799	44%	
Scope 2	11,037	11,587	(5%)	
Scope 1+2	15,075	14,386	5%	
Scope 3 ³	254,885	323,381	(21%)	
Total ⁴ (Scope 1, 2 and 3)	269,960	338,217	(20%)	(34%)

We recognise that sustainability is an ongoing journey and there is an increasing requirement and demand for greater transparency and a focus on data capture. Logisor will continue to invest in best in class technologies whilst shifting focus to greater data coverage across our portfolio of 575 owned assets in 16 European countries. As our data coverage and detail improves, we will review our targets to ensure we are challenging ourselves and continue to be leaders in our industry.

Embodied carbon impact

In 2023, for the first time, we reported the results and published carbon calculations from the new developments we completed that year. In 2024 we mandated that every new development must conduct a life cycle assessment as part of the project and use the results to inform the build. This enables us to report the final embodied carbon value of each development. We are pleased to report that all developments successfully completed this providing us with a full set of embodied carbon calculations for the first time.

As this data improves we are looking to apply insights from this data into how we develop new buildings going forward and further reduce our impact from embodied carbon across all new developments.

Embodied carbon impact assessment

	2024	2023
GLA measured (k sqm)	123	117
Upfront Carbon (m Kg)	50	43
Average Upfront Carbon (Kg/sqm)	418	329
Year-on-year change	12.5%	

1. Target to reduce Scope 1, Scope 2 and Scope 3 GHG Emissions by 2030 from a 2021 base year, approved by the Science Based Targets Initiative.
 2. 2024 is the 12-month period 1 October 2023 to 30 September 2024. Baseline 2021 is a calendar year.
 3. Scope 3 for these purposes means GreenHouse Gas ('GHG') emissions from Downstream Leased Assets per the World Resources Institute's Greenhouse Gas Protocol. We control energy for a small number of customers across the portfolio. Emissions from customer controlled energy supplies are included in the intensity target.
 4. Market-based emission factors have been taken from supplier specific data where known and where unknown AIB Market Based emission factors have been used.

Climate change

As a responsible real estate business with 575 owned assets spread across 16 European countries, Logicor recognises the imperative to address and mitigate climate risks inherent in our operations.

We acknowledge the urgency of addressing climate related challenges, and our strategies include implementing adaptive measures to safeguard our properties against extreme weather events, rising sea levels, and other climate related risks such as heat.

We measure our progress against our target of being a climate resilient business by 2030 by tracking our improvements in energy performance certificates across our portfolio. As a long-term property owner, we need to ensure that our buildings are fit for purpose for the future. Our goal is to increase Energy Performance Certificate ('EPC') scores to ensure a longer lifespan for the building as well as reducing the risk of vacancy and future refurbishment costs.

EPC scores

EPC Rating	A – C	D – F	Unrated	Total
2024 - % GLA	49%	22%	29%	100%
2023 - % GLA	48%	22%	30%	100%

In 2024, we increased our overall solar capacity to over 52MWp, with a further 43MWp in development. Through targeted investments in solar infrastructure, we seek to reduce unregulated emissions by generating energy on-site, mainly through solar photovoltaic panels, as this is an element we can control. This expansion in solar capacity underscores our dedication to making substantial, tangible contributions to the global transition towards a cleaner, more sustainable energy future.

Biodiversity improvements are a great example of how real estate companies can invest to mitigate climate change impacts. We actively incorporate green spaces and biodiversity measures across our portfolio. This approach not only supports our climate change mitigation programme but improves the overall quality and attractiveness of our properties as well as providing health and wellbeing benefits for our local communities.

Logicor takes a proactive stance in climate risk mitigation by ensuring that 100% of our new developments now achieve BREEAM certification level of Very Good or better. This internationally recognised standard assesses the environmental performance and sustainability of buildings.



Case study

Logikor Park Daventry – completed January 2025

Largest UK logistics re-development to date, comprising three state-of-the-art warehouses totalling more than 74k sqm.

Strategically located in the heart of the logistics “Golden Triangle”, the re-development of the site fulfils Logikor’s strategy to deliver and manage high-quality logistics parks with easy access to critical European markets.

The completed units achieved a rating of BREEAM Excellent and EPC of A. Sustainability features include solar PV installations, enabling the generation of renewable energy on site, electric vehicle (‘EV’) chargers to support the use of electric vehicles, LED lighting to enhance energy efficiency, and 2.2 acres of peaceful woodland, with the addition of 4,500 new trees.

Logikor also took the opportunity while developing the Daventry site to boost its Reach education and employability programme, working in partnership with The Talent Foundry to help raise awareness of the range of career opportunities in logistics real estate.

Social



We remain focused on our People, our Partners and our Places, advancing our programmes to continue to drive progress and make a positive impact

Nationalities across all employees



2023: 32

Female/Male total employee split



Female

2023: 46%



Male

2023: 54%

Female/Male Board split



Female

2023: 75%



Male

2023: 25%

Our priorities for our People are driven by Logicor’s values and through maintaining a high level of engagement throughout the year.

In 2024, we conducted our fourth biannual all employee engagement survey with Great Place to Work with the highest ever participation rate of 98%. We achieved a Great Place to Work certification in 7 out of 8 of eligible countries and 84% of employees stated that Logicor is a great place to work. The survey results and follow up sessions have provided us valuable insights to keep improving the work experience and environment for all of our people.

Employee wellbeing and professional development have been key areas of focus again in 2024. 100% of our employees are being offered wellbeing resources and we held another successful Wellbeing Week across all our offices in the year. 100% of our employees are offered learning and professional development through a variety of channels including our bespoke mentoring programme.

We are focused on gender balance in our business and have been making progress through organising and analysing our DE&I data to inform initiatives. Celebrating diversity is a core business value, reviewed in our annual performance appraisal process for all employees and we keep it at the forefront of all business activities through training, awareness and education initiatives and campaigns through Space to be Me Forum and our recently launched Parents' Network. In addition to our internal focus, we actively campaign for greater diversity in the real estate industry through membership of Real Estate Balance.



Environmental Volunteering Day, France

We have made progress in ensuring high standards of business conduct through requiring implementation of our key supplier procurement policy and alignment with our third party code of conduct.

Our contribution to our Places, our local communities where we operate, continues to go from strength to strength.

In 2024, our employees volunteered over 1,700 hours in our local communities, partnering with local organisations such as LandAid, and working together with colleagues, customers and suppliers, making a positive social impact using the power of partnership and collaboration.

We once again successfully held our all-employee annual Environmental Volunteering Day across 11 local programmes including planting trees, cleaning beaches and improving natural and green spaces accessed by underserved local urban communities.

This year we expanded our local community education outreach programme working with local schools and pupils from less privileged backgrounds to help develop transferable professional skills and provide insights into a range of career pathways and roles in the real estate industry through workshops, assignments and other activities. In the UK we partnered with The Talent Foundry, to develop and deliver a programme at schools close to our recently developed assets in Daventry, UK, attended by 200 students.

In France we partnered with Crée Ton Avenir, hosting an internship in our offices providing an enriching and insightful experience into professional pathways.

Learning and development

 **100%**

employees offered training opportunities

2023: 100%

Mentoring

 **78**

participants

11% increase of participants since 2023

Charities and Local Communities

 **>1,700**

hours of volunteering

Governance



A robust corporate governance approach is fundamental to how we conduct business. Accountability, transparency and regular reporting together with high ethical standards of business conduct continue to underpin how we operate every day.



GRESB score

73/2 Stars

Developments: 96 / 4 Stars

2023: 77 / 3 Stars, Developments 91 / 4 stars

Acting responsibly is embedded in every part of our operations through our strong corporate governance framework.

Our senior leaders actively incorporate ESG goals into performance appraisals and compensation structures and all employees are required to set annual goals relating to ESG. Together with our core values, annual ESG goals ensure that the success of every individual employee as well as the organisation as a whole is aligned with sustainable practices.

During 2024, we continued to keep policies and procedures updated, enhanced programmes to engage with key customers and suppliers and focused on expanding governance frameworks relating to data collection, verification and assurance. We benchmarked our performance through GRESB and are focused on data coverage to improve our score. We have delivered internal training and continue to provide regular reporting updates to stakeholders.



Logicor Park Altrincham,
United Kingdom

Our compliance framework drives responsible business conduct through the company and incorporates policies applicable to all staff, regular review of business risks, monitoring legislative developments, and training for all employees throughout the year. Mandatory compliance training and campaigns ensure all employees are well-versed in key areas of responsible conduct, including information security, data protection, cyber-security, anti-bribery, anti-money laundering, and DE&I. In 2024, 100% of employees completed their mandatory training, demonstrating our commitment and focus to high standards of business conduct.

We acknowledge the increasing demands and requirements to improve sustainability performance and raise business standards, both internally and externally. Therefore, during 2024, we have been reviewing and establishing detailed plans to continue to drive progress longer term.

We believe it is also important to drive advancement in the wider industry. Our collaboration with organisations such as the UK Green Building Council (UK GBC), Better Buildings Partnership (BBP), and Real Estate Balance (REB) enable us to work collectively towards long term progress.

Our leadership



Michael Slattery
Chief Executive Officer

Michael Slattery became Chief Executive Officer of Logicor in July 2020. Mr. Slattery previously worked at Blackstone, joining in 2011, where he held roles across all property types, most recently as Head of European Logistics Asset Management.

Between 2005 and 2011, Mr. Slattery was a Director at Terra Firma Capital Partners, focussing on private equity and real estate acquisitions. Prior to this, Mr. Slattery worked as an attorney at Clifford Chance based in London and Paris. Mr. Slattery holds an LLB (Hons) in Law from Trinity College Dublin.



Shane Kelly
Chief Financial Officer

Shane Kelly became Chief Financial Officer of Logicor in September 2023.

Previously, Mr. Kelly was CFO for Europe at GLP, a global logistics property company and investment manager. Mr. Kelly joined GLP in 2017 when it acquired Gazeley (a leading European logistics platform) where he was also CFO.

Prior to joining GLP, Mr. Kelly held various senior finance roles at Brookfield Asset Management.

Mr. Kelly qualified as a Chartered Accountant with the ICAEW in 1994.



Sheena Singla
General Counsel and Head of ESG

Sheena Singla joined Logicor in July 2016 as General Counsel and is responsible for legal, HR and ESG.

Previously Ms. Singla was General Counsel at Essar Energy, a role she held from 2010 when it listed on the London Stock Exchange. Between 1998 and 2010, Ms. Singla worked as a corporate lawyer at Freshfields Bruckhaus Deringer where she gained broad advisory experience across public and private corporate transactions and private equity investments. Ms. Singla holds a first-class honours degree in Jurisprudence from Somerville College, Oxford University.



Buddy Roes
Chief Operating Officer

Buddy Roes is Chief Operating Officer, primarily responsible for the Group's European asset management activities. Mr. Roes joined Logicor in July 2016 and was previously Managing Director, Northern Europe.

Prior to joining Logicor, Mr. Roes was a principal at Exeter Property Group responsible for logistics investments in Germany and the Benelux. He has been working in the European logistics real estate industry for 22 years at Schroders Investment Management (2009-2014) and ING Real Estate Investment Management (2002-2009).

Mr. Roes is a Fellow of the RICS. He holds a BA in Business Administration from the Fontys University Eindhoven and a Master's in Real Estate from the University of Amsterdam.



Ryan Pappas
Managing Director of Investments & Portfolio Management

Ryan Pappas is Managing Director of Investments & Portfolio Management.

Mr. Pappas joined Logicor in November 2020. Prior to this, he worked at a Family Office as Chief Investment Officer for Real Estate Debt & Equity Investments in Europe and the US, a role he held from 2018.

Before this, he held senior roles at Forum Partners, a Global Real Estate Investment Management Firm, and Credit Suisse.

He is a graduate of Boston College Carroll School of Management.


KPIs

Our performance

KPI	2024	2023
LFL Rental Growth (in %)	3.0	5.7
Adjusted EBITDA (€ in million)	618	609
GAV (€ in million)	15,619	15,340
NAV (€ in million)	7,488	7,249
Net Debt/Adjusted EBITDA	12.5x	12.3x
Interest Cover	3.3x	4.2x
LTV (in %)	49.3	48.9
EPRA Cost Ratio (in %)	19.1	18.0
EPRA Occupancy Rate (in %)	94.0	94.3
WALB (in years)	3.6	3.4
Owned assets	575	591
Owned GLA (in million sqm)	13.0	13.4
Assets Under Management GLA (in million sqm)	6.5	7.1

See glossary on **page 78** for definitions



 Pomezia 1, Italy

Our financial performance

Net Operating Income

31 December 2024

(€m)	UK	Northern Europe	France	Southern Europe	Nordics	CEE	Total
NOI	210	149	117	97	80	66	719
Administrative expenses							(108)
Gain on disposal of investment properties							6
Fair value movement							(101)
Operating profit							516

31 December 2023

(€m)	UK	Northern Europe	France	Southern Europe	Nordics	CEE	Total
NOI	191	157	107	99	82	67	703
Administrative expenses							(101)
Gain on disposal of investment properties							10
Fair value movement							(576)
Operating profit							36

Regional results

31 December 2024

Region	No. of Assets	GLA (m sqm)	WALB (years)	EPRA Occupancy (%)	NOI (€m)	GAV (€m)	GAV (€/sqm)	GAV (%)	AUM GLA (m sqm)
UK	166	2.8	4.0	96.3	210	4,940	1,736	32	0.8
Northern Europe	94	2.8	3.4	95.5	149	3,349	1,192	21	1.1
France	132	2.3	2.9	91.4	117	2,496	1,081	16	1.1
Southern Europe	70	2.4	3.7	96.5	97	2,162	911	14	2.4
Nordics	66	1.2	3.9	87.2	80	1,435	1,255	9	0.5
CEE	47	1.5	3.2	92.1	66	1,237	808	8	0.6
Total/Weighted Average	575	13.0	3.6	94.0	719	15,619	1,200	100	6.5

31 December 2023

Region	No. of Assets	GLA (m sqm)	WALB (years)	EPRA Occupancy (%)	NOI (€m)	GAV (€m)	GAV (€/sqm)	GAV (%)	AUM GLA (m sqm)
UK	174	2.9	3.9	96.9	191	4,611	1,568	30	0.8
Northern Europe	98	3.0	3.6	94.8	157	3,493	1,160	23	1.2
France	137	2.4	2.8	91.4	107	2,484	1,041	16	1.4
Southern Europe	68	2.4	3.2	95.9	99	2,106	886	14	2.5
Nordics	67	1.1	2.9	88.7	82	1,422	1,245	9	0.5
CEE	47	1.5	3.4	94.3	67	1,225	816	8	0.6
Total/Weighted Average	591	13.4	3.4	94.3	703	15,340	1,148	100	7.1

	Year ended 31 December 2024 (€m)	Year ended 31 December 2023 (€m)
Operating profit	516	36
Depreciation and amortisation	7	7
EBITDA	523	43
(Gain) on disposal of investment properties	(6)	(10)
Fair value movement	101	576
Adjusted EBITDA	618	609

The ratios in the KPI table have been calculated as follows:

	As at 31 December 2024 (€m)	As at 31 December 2023 (€m)
Net Debt	(7,695)	(7,507)
Adjusted EBITDA	618	609
Net Debt/Adjusted EBITDA	12.5x	12.3x
Adjusted EBITDA	618	609
Adjusted Interest Expense	187	145
Interest Cover	3.3x	4.2x
Net Debt	(7,695)	(7,507)
GAV	15,619	15,340
LTV	49.3%	48.9%
Net assets	5,916	4,920
Loans due to Owners of the Group, current	111	179
Loans due to Owners of the Group, non-current	1,461	2,150
NAV	7,488	7,249

Risk factors

The following are certain risk factors that could affect our business, financial condition and results of operations. You should carefully consider the risks described below as well as the other information contained in the Strategic Report.

Additional risks and uncertainties that are not presently known to us or are currently deemed to be immaterial also may materially adversely affect our business, financial condition, and results of operations in the future. If any of the risks actually occur, the trading prices of our securities may be negatively affected and as a result you may lose all or part of your original investment. The risk factors described below, as well as any additional risks and uncertainties, may cause the forward-looking statements described in the Strategic Report to differ from our actual results. Future economic changes may impact the logistics property market in the countries in which we operate, which may negatively affect our business, net assets, results of operations, cash flows or financial condition.

- Economic changes may impact the logistics property market in the countries in which we operate, which may negatively affect our business, net assets, results of operations, cash flows or financial condition
- Disruption to global capital and credit markets may have a material adverse effect on our business, net assets, financial condition, cash flows and results of operations
- Continuing economic or political instability or uncertainty may negatively affect our business, net assets, financial condition, cash flows and results of operations
- An overall rise in interest rates could increase our financing costs, could make the sale of properties less profitable or more difficult, and could make the acquisition, development, modernisation, maintenance and refurbishment of properties more expensive, thereby diminishing the attractiveness of and demand for real estate holdings and leasing of our properties
- Our portfolio may be concentrated in a limited number of geographies or sectors. Adverse economic or business conditions affecting that region or sector may have a material adverse effect on our business, net assets, financial condition, cash flows and results of operations
- We may be unable to renew leases or re-lease space on favourable terms as leases expire or we may be unable to collect rent in the event of a defaulting tenant, which may have a material adverse effect on our business, net assets, financial condition, cash flows and results of operations
- Warehouses may be leased at below-market rates under long-term leases, which may have a material adverse effect on our business, net assets, financial condition, cash flows and results of operations
- We depend on tenants for revenue, and therefore revenue is dependent on the success and economic viability of our tenants. Reliance on single or significant tenants in certain warehouses may decrease our ability to lease vacated space
- Competition in the logistics property market may adversely affect our business, net assets, financial condition, cash flows and results of operations
- Competition from other logistics property providers could make it increasingly difficult for us to acquire logistics space or land on attractive terms and may require us to conduct due diligence on an expedited basis
- We may make acquisitions or developments of properties or portfolios or other assets that prove to be unsuccessful or strain or divert resources. In addition, these acquisitions or developments of properties may expose us to undisclosed defects and obligations. Furthermore, the transaction costs expended for such acquisitions could be incurred even if the transaction is not agreed or completed. Acquiring or attempting to acquire multiple properties in a single transaction may adversely affect our operations
- Failure to support and integrate ESG sustainability principles, guidelines and initiatives into our business strategy and practices, or failure to meet our ESG objectives and goals, may adversely affect our business
- We rely on property managers to operate our properties and leasing agents to lease vacancies in our properties
- We depend on the availability of public utilities and services, especially for water and electric power. Any reduction, interruption or cancellation of these services may adversely affect us
- We may incur significant capital expenditure and other fixed costs
- We may experience material losses or damage related to our properties and such losses may not be covered by insurance
- We may rely on our Strategic Advisor to advise us on the management of our investment properties
- Our information technology systems could malfunction or become impaired, and we may fail to maintain, upgrade or replace them
- Operational risks, including the risk of cyberattacks, may disrupt our businesses, result in losses or limit our growth
- Turnover of management and staff and our ability to attract and retain key personnel may affect our ability to efficiently manage the business and execute strategy

- We may be dependent on the performance of third-party contractors
- Our business could suffer as a result of litigation. In addition, the acquisition, disposition and development of real estate properties carry certain litigation risks that may have a material adverse effect on our business, net assets, financial condition, cash flows and results of operations
- We could become subject to liability for environmental violations, regardless of whether we caused such violations
- Certain properties may require permits and/or licences
- We are subject to regulation in the countries in which we operate and changes to the regulatory environment, or a failure to comply with applicable laws, regulations, licensing requirements and codes of practice, may have a material adverse effect on our business, net assets, financial condition, cash flows and results of operations
- Our business is subject to the tax environment in the European Union and in each of the countries in which we operate and to possible future changes in the taxation of enterprises, which may change to our detriment and could have a material adverse effect on our business, net assets, financial condition, cash flows and results of operations
- Our properties are, and any properties we acquire in the future will be, subject to property taxes that may increase in the future, which could adversely affect our cash flows
- We could be required to pay additional taxes following tax audits
- Property valuation is inherently subjective and uncertain and is based on assumptions which may prove to be inaccurate or affected by factors outside of our control
- We are exposed to the risk of currency fluctuations
- We may face cost overruns, delays or other difficulties in relation to project extension, building and development activities
- We may not be able to dispose of properties under favourable conditions
- We rely on revenues and cash flows from companies in the Group that are subject to restrictive debt covenants, which may limit our ability to finance operations and capital needs and to pursue business opportunities and activities

Although we have attempted to identify important risks and factors that could cause actual actions, events or results to differ materially from those described in or implied by our forward-looking statements, other factors and risks may cause actions, events or results to differ materially from those anticipated, estimated or intended.



Alovera 1, Spain

Principal shareholders

About CIC

The Group is majority owned by CIC.

Headquartered in Beijing, China Investment Corporation ('CIC') was founded on 29 September 2007 as a wholly state-owned company incorporated in accordance with China's Company Law. As China's sovereign wealth fund, CIC was established as a vehicle to diversify China's foreign exchange holdings and seek maximum returns for its shareholder within an acceptable risk tolerance.

CIC is committed to its role as a prudent, professional, and responsible financial investor operating globally with a good reputation. It invests on a commercial basis. As at 31 December 2023, CIC's total assets reached \$1.33 trillion.

About Blackstone

Blackstone has a minority interest in the Group.

Blackstone is the world's largest alternative asset manager.

Blackstone seeks to deliver compelling returns for institutional and individual investors by strengthening the companies in which it invests.

Blackstone's more than \$1 trillion in assets under management include global investment strategies focused on real estate, private equity, infrastructure, life sciences, growth equity, credit, real assets, secondaries and hedge funds.

Further information is available at www.blackstone.com



Important information about these results

This Strategic Report includes forward-looking statements. These forward-looking statements include, but are not limited to, all statements other than statements of historical facts contained in this Strategic Report, including, without limitation, those regarding the Group's intentions, beliefs or current expectations concerning, among other things, its future financial conditions and performance, results of operations and liquidity; its strategy, plans, objectives, prospects, growth, goals and targets; future developments in the markets in which it participates or is seeking to participate; and anticipated regulatory changes in the industry in which it operates. These forward-looking statements can be identified by the use of forward-looking terminology, including the terms "aim", "anticipate", "believe", "continue", "could", "estimate", "expect", "forecast", "guidance", "intend", "may", "plan", "project", "probability", "target", "goal", "objective", "should" or "will" or, in each case, their negative, or other variations or comparable terminology.

By their nature, forward-looking statements involve known and unknown risks, uncertainties and other factors because they relate to events and depend on circumstances that may or may not occur in the future. The Group cautions you that forward-looking statements are not guarantees of future performance and that the Group's actual financial condition, results of operations and cash flows, and the development of the industry in which it operates, may differ materially from (and be more negative than) those made in, or suggested by, the forward-looking statements contained in this Strategic Report. In addition, even if the Group's financial condition, results of operations and cash flows, and the development of the industry in which it operates, are consistent with the forward-looking statements contained in this Strategic Report, those results or developments may not be indicative of results or developments in subsequent periods.

This discussion of our financial condition and results of operations should be read together with our 31 December 2024 Audited Special Purpose Combined Financial Statements and the related notes thereto and the risk factors described on pages 38 and 39.

Accounting basis description

We present in this Annual Report, the Audited Special Purpose Combined Financial Statements of Eurocor II SARL, Eurocor III SARL, Eurocor UK Limited and their subsidiaries as if under common control for the year ended 31 December 2024.

The Audited Special Purpose Combined Financial Statements have been prepared in accordance with IFRS as adopted in the EU, with one exception relating to the consolidation of the Group's financial statements despite the absence of common control.

Our business is owned by three separate parent entities, Eurocor II SARL, Eurocor III SARL and Eurocor UK Limited, which means that the Group does not constitute a single group under common control for purposes of IFRS 10 "Consolidated Financial Statements". Nevertheless, since we have elected to operate as a combined business, the Audited Special Purpose Combined Financial Statements have been prepared and presented on a basis that combines the results, assets and liabilities of each of the entities constituting the Group by applying the principles underlying the consolidation procedures of IFRS 10.

Alternative performance measures

In addition to the Audited Special Purpose Combined Financial Statements, we have included certain alternative performance measures including Adjusted EBITDA, Net Debt, GAV, NAV and Occupancy Rate and certain other financial measures and ratios. Such alternative performance measures and other financial measures and ratios are not required by or presented in accordance with IFRS because they exclude amounts that are included in, or include amounts that are excluded from, the most directly comparable measure calculated and presented in accordance with IFRS, or are calculated using financial measures that are not calculated in accordance with IFRS.

Our management uses certain of these metrics to measure operating performance and liquidity, in presentations to our Boards of Directors/Managers (as applicable) of Group entities and as a basis for strategic planning and forecasting, as well as monitoring certain aspects of our operating cash flow and liquidity. These alternative performance measures and other financial measures and ratios may not be directly comparable to similarly titled measures presented by other entities or businesses, nor should they be construed as an indication of, or an alternative to, corresponding financial measures and ratios determined in accordance with IFRS. Although we believe these alternative performance measures and other financial measures and ratios provide useful information to users in measuring the financial performance and condition of the business, investors are cautioned not to place undue reliance on any alternative performance measures. You should not consider such alternative performance measures and other financial measures and ratios as an alternative to the Audited Special Purpose Combined Financial Statements.

**SPECIAL PURPOSE COMBINED FINANCIAL STATEMENTS OF
EUROCOR II SARL, EUROCOR III SARL, EUROCOR UK LIMITED AND THEIR SUBSIDIARIES**
FOR THE YEAR ENDED 31 DECEMBER 2024

LOGICOR GROUP

Audit Report

Deloitte Audit
Société à responsabilité limitée
20 Boulevard de Kockelscheuer
L-1821 Luxembourg

Tel: +352 451 451
www.deloitte.lu

To the Boards of Managers of
Eurocor II S.à r.l. and Eurocor III S.à r.l.
2A rue Eugène Ruppert
L-2453 Luxembourg

REPORT OF THE REVISEUR D'ENTREPRISES AGREE

Opinion

We have audited the special purpose combined financial statements of Eurocor II S.à r.l., Eurocor III S.à r.l., Eurocor UK Limited and their subsidiaries (the "Group"), which comprise the special purpose combined statement of financial position as at December 31, 2024, and the special purpose combined statements of comprehensive income, changes in invested capital and cash flows for the year then ended, and notes to the special purpose combined financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying special purpose combined financial statements for the year ended December 31, 2024 are prepared, in all material respects, in accordance with the basis of accounting described in note 2 to the special purpose combined financial statements.

Basis for Opinion

We conducted our audit in accordance with the Law of 23 July 2016 on the audit profession (Law of 23 July 2016) and with International Standards on Auditing (ISAs) as adopted for Luxembourg by the "Commission de Surveillance du Secteur Financier" (CSSF). Our responsibilities under the Law of 23 July 2016 and ISAs as adopted for Luxembourg by the CSSF are further described in the "Responsibilities of the *réviseur d'entreprises agréé*" for the Audit of the Special Purpose Combined Financial Statements" section of our report. We are also independent of the Group in accordance with the International Code of Ethics for Professional Accountants, including International Independence Standards, issued by the International Ethics Standards Board for Accountants (IESBA Code) as adopted for Luxembourg by the CSSF together with the ethical requirements that are relevant to our audit of the special purpose combined financial statements, and have fulfilled our other ethical responsibilities under those ethical requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter – Basis of accounting

We draw your attention to note 2 to these special purpose combined financial statements, which describes the basis of accounting. The basis of accounting is derived from IFRS Accounting Standards ("IFRS") as adopted in the European Union ("IFRS EU") with a departure in relation to IFRS 10 - Consolidated Financial Statements. Applying IFRS 10 in these special purpose combined financial statements is a departure from IFRS as the financial statements of Eurocor II S.à r.l., Eurocor III S.à r.l. and Eurocor UK Limited are combined despite not representing a group with sole, common ownership. Our opinion is not modified in respect of this matter.

Other Information

The Boards of Managers are responsible for the other information. The other information comprises the information stated in the Financial Year End Report 2024 but does not include the special purpose combined financial statements and our report of the *réviseur d'entreprises agréé* thereon.

Our opinion on the special purpose combined financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the special purpose combined financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the special purpose combined financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information we are required to report this fact. We have nothing to report in this regard.

Responsibilities of the Boards of Managers for the Special Purpose Combined Financial Statements

The Boards of Managers are responsible for the preparation and fair presentation of the special purpose combined financial statements in accordance with the basis of accounting described in note 2 to the special purpose combined financial statements, and for such internal control as the Boards of Managers determine is necessary to enable the preparation of special purpose combined financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the special purpose combined financial statements, the Boards of Managers are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Boards of Managers either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Responsibilities of the “réviseur d'entreprises agréé” for the Audit of the Special Purpose Combined Financial Statements

Our objectives are to obtain reasonable assurance about whether the special purpose combined financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a report of the “réviseur d'entreprises agréé” that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Law of 23 July 2016 and with ISAs as adopted for Luxembourg by the CSSF will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these special purpose combined financial statements.

As part of an audit in accordance with the Law of 23 July 2016 and with ISAs as adopted for Luxembourg by the CSSF, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the special purpose combined financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Boards of Managers.
- Conclude on the appropriateness of Boards of Managers' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our report of the “réviseur d'entreprises agréé” to the related disclosures in the special purpose combined financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our report of the “réviseur d'entreprises agréé”. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the special purpose combined financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities and business activities within the Group to express an opinion on the special purpose combined financial statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

For Deloitte Audit, Cabinet de révision agréé

Christian van Dartel, Réviseur d'entreprises agréé
Partner

February 25, 2025

Special Purpose Combined Statement of Comprehensive Income

For the year ended 31 December 2024

	Note	Year ended 31 December 2024 €m	Year ended 31 December 2023 €m
Revenue	5	923	903
Net rental income	5	776	756
Property operating expense, net of recoveries	5	(57)	(53)
Net operating income		719	703
Administrative expenses	6	(108)	(101)
Gain on disposal of investment properties		6	10
Fair value movement	7	(101)	(576)
Operating profit		516	36
Net finance costs	8	(394)	(356)
Profit/(loss) before tax		122	(320)
Taxation	9	109	31
Profit/(loss) for the year		231	(289)
Other comprehensive income			
Items that may be subsequently reclassified to profit or loss			
Currency translation differences		147	59
Other comprehensive income for the year		147	59
Total comprehensive profit/(loss) for the year		378	(230)

Eurocor II SARL
Diana Dumitru
Class B Manager

Eurocor III SARL
Diana Dumitru
Class B Manager

Dorota Roch
Class D Manager

The notes on pages 49 to 77 are an integral part of these Special Purpose Combined Financial Statements.

Special Purpose Combined Statement of Financial Position

As at 31 December 2024

	Note	As at 31 December 2024 €m	As at 31 December 2023 €m
Non-current assets			
Goodwill and intangible assets	10	652	651
Investment properties	11	15,369	15,299
Other property interests	12	37	32
Property, plant and equipment		26	25
Trade and other receivables	14	174	163
Deferred tax asset	17	100	116
		16,358	16,286
Current assets			
Investment properties – assets held for sale	11	197	–
Cash and cash equivalents	13	420	136
Trade and other receivables	14	228	226
Current tax asset		81	78
		926	440
Total assets		17,284	16,726
Current liabilities			
Trade and other payables	15	(338)	(312)
Borrowings	16	(561)	(859)
Loans due to Owners of the Group	21	(111)	(179)
Current tax liabilities		(112)	(113)
		(1,122)	(1,463)
Non-current liabilities			
Borrowings	16	(7,554)	(6,784)
Loans due to Owners of the Group	21	(1,461)	(2,150)
Deferred tax liabilities	17	(1,231)	(1,409)
		(10,246)	(10,343)
Total liabilities		(11,368)	(11,806)
Net assets		5,916	4,920
Share capital	18	–	–
Share premium and capital contribution		2,594	1,788
Foreign currency translation reserve		122	(25)
Retained earnings		3,200	3,157
Invested capital		5,916	4,920

The Special Purpose Combined Financial Statements on pages 45 to 77 were approved by the Boards of Managers on 25 February 2025.

Eurocor II SARL
Diana Dumitru
 Class B Manager

Eurocor III SARL
Diana Dumitru
 Class B Manager

Dorota Roch
 Class D Manager

The notes on pages 49 to 77 are an integral part of these Special Purpose Combined Financial Statements.

Special Purpose Combined Statement of Changes in Invested Capital

For the year ended 31 December 2024

	Share capital €m	Share premium and capital contribution €m	Foreign currency translation reserve €m	Retained earnings €m	Invested capital €m
Balance at 31 December 2022	-	1,813	(84)	3,446	5,175
Loss for the year	-	-	-	(289)	(289)
Currency translation differences	-	-	59	-	59
Capital contribution repaid	-	(25)	-	-	(25)
Balance at 31 December 2023	-	1,788	(25)	3,157	4,920
Profit for the year	-	-	-	231	231
Currency translation differences	-	-	147	-	147
Capital contribution repaid	-	(23)	-	-	(23)
Dividends paid	-	-	-	(48)	(48)
Capital reorganisation	-	829	-	(140)	689
Balance at 31 December 2024	-	2,594	122	3,200	5,916

Eurocor II SARL
Diana Dumitru
Class B Manager

Eurocor III SARL
Diana Dumitru
Class B Manager

Dorota Roch
Class D Manager

The notes on pages 49 to 77 are an integral part of these Special Purpose Combined Financial Statements.

Special Purpose Combined Statement of Cash Flows

For the year ended 31 December 2024

	Note	Year ended 31 December 2024 €m	Year ended 31 December 2023 €m
Cash flows from operating activities			
Profit/(loss) before tax		122	(320)
Adjustments for:			
Losses on fair value adjustments	7	101	576
Gain on disposal of investment properties		(6)	(10)
Depreciation and amortisation	6	7	7
Net finance costs	8	394	356
<i>Changes in working capital</i>			
Increase in trade and other receivables		(5)	(8)
Increase in tenant incentives		(8)	(8)
Increase/(decrease) in trade and other payables		11	(7)
Increase in deferred income		–	3
Tenant deposits repaid		–	(3)
Net cash generated from operations		616	586
Interest paid to third parties		(159)	(135)
Interest received		8	2
Tax paid		(38)	(61)
Net cash inflow from operating activities		427	392
Cash flows from investing activities			
Purchases of intangible assets		(5)	(4)
Proceeds from sale of investment properties		366	49
Capital expenditure and acquisitions on investment properties		(507)	(402)
Net cash outflow from investing activities		(146)	(357)
Cash flows from financing activities			
Proceeds from borrowings	16	1,550	–
Repayment of borrowings	16	(850)	–
Proceeds from RCF	16	950	350
Repayment of RCF	16	(850)	(200)
Proceeds from repurchase of bonds	16	58	–
Repurchase of bonds	16	(471)	(92)
Repayment of leases		(8)	(7)
Financing fees paid		(21)	(10)
Interest paid to Owners of the Group		(287)	(128)
Capital contributions repaid to Owners of the Group		(23)	(25)
Dividends paid to Owners of the Group		(48)	–
Net cash inflow/(outflow) from financing activities		–	(112)
Net increase/(decrease) in cash and cash equivalents		281	(77)
Cash and cash equivalents at beginning of the year		136	211
Foreign exchange gains on cash and cash equivalents		3	2
Cash and cash equivalents at end of the year		420	136

Eurocor II SARL
Diana Dumitru
Class B Manager

Eurocor III SARL
Diana Dumitru
Class B Manager

Dorota Roch
Class D Manager

The notes on pages 49 to 77 are an integral part of these Special Purpose Combined Financial Statements.

Note 1. General information

The reporting entities Eurocor II SARL, Eurocor III SARL and Eurocor UK Limited (the 'Top Companies') are private limited companies. Eurocor II SARL and Eurocor III SARL were incorporated on 1 June 2017 with their registered offices located at Rue Eugène Ruppert 2a, Luxembourg. Eurocor UK Limited was incorporated in Jersey on 2 December 2022, with its registered office located at 27 Esplanade, St Helier, Jersey.

Eurocor II SARL's immediate parent is Majority Midco SARL and the ultimate parent is China Investment Corporation. Eurocor III SARL's immediate parent is Minority Midco SARL and the ultimate parents are investment funds operated by Blackstone Inc. Eurocor UK Limited's immediate parent is Logikor UK Midco Limited and the ultimate parents are China Investment Corporation.

The Top Companies and their respective subsidiaries (the 'Group') hold major portfolios of investment properties across Europe (under the trading name 'Logikor'). On 21 March 2024, Eurocor UK Limited acquired all the UK assets of the Group from Eurocor II SARL and Eurocor III SARL in a transaction under common control. Eurocor II SARL and Eurocor III SARL continue to own the remaining assets in the Group with the ownership split 82% and 18% respectively. The reporting period for the Special Purpose Combined Financial Statements is for the year ended 31 December 2024. The comparative period is for the year ended 31 December 2023. The prior period comparatives are not affected by the inclusion of Eurocor UK Limited as part of the Group for the year ended 31 December 2024, and have therefore not been restated.

Note 2. Material accounting policy information

Basis of preparation and combination

These Special Purpose Combined Financial Statements are for the period from 1 January 2024 to 31 December 2024. The Group is owned by three separate entities, Eurocor II SARL, Eurocor III SARL, and Eurocor UK Limited that do not constitute a single legal group. The Top Companies and their respective subsidiaries form three separate groups which have decided to report as a combined group.

These Special Purpose Combined Financial Statements, which have been prepared specifically for the purpose of fulfilling the requirements of the Group's investors, are prepared on a basis that combines the results, assets and liabilities of each of the companies constituting the Group by applying the principles underlying the consolidation procedures of IFRS 10 'Consolidated Financial Statements' ('IFRS 10') as at and for the year ended 31 December 2024, as if the Top Companies were under common control.

Applying IFRS 10 in these Special Purpose Combined Financial Statements is a departure from International Financial Reporting Standards ('IFRS') as the financial statements of Eurocor II SARL, Eurocor III SARL and Eurocor UK Limited are combined despite an absence of common control between them.

The Special Purpose Combined Financial Statements have been prepared in accordance with IFRS as adopted in the European Union ('EU'), other than the above departure in relation to IFRS 10. References to IFRS hereafter should be construed as references to IFRS as adopted in the EU.

The Special Purpose Combined Financial Statements are presented in Euros ('€') based on the amounts reported by the entities within the Group in their local functional currencies.

The following summarises the accounting and other principles applied in preparing the Special Purpose Combined Financial Statements:

- The Special Purpose Combined Financial Statements have been prepared on the historic cost basis except in respect of investment properties, other property interests and derivatives which have been measured at fair value. Historical cost is generally based on the fair value of the consideration given in exchange for the assets
- The Special Purpose Combined Financial Statements have been prepared on a going concern basis
- Transactions and balances between entities included within the Group have been eliminated
- Transactions and balances between the entities in the Group and its related parties as defined in note 21 have been presented in the appropriate caption of the Special Purpose Combined Financial Statements to which such transactions and balances relate. Details of such related party transactions and balances are provided in note 21

Notes to the Special Purpose Combined Financial Statements (continued)

For the year ended 31 December 2024

Note 2. Material accounting policy information (continued)

Basis of preparation and combination (continued)

- The Group does not form a separate legal group. The net assets of the Group are represented by 'Invested Capital'. The share capital and reserves shown in the Special Purpose Combined Statement of Changes in Invested Capital are the aggregation of the Top Companies and should not be considered the legal reserves of the Group

Re-organisation of the UK property assets

The sale of the UK property assets to Eurocor UK Limited is presented as a capital re-organisation on the basis the sale was a transaction under common control.

New standards, amendments and interpretations

In the current year, the Group has applied a number of amendments to IFRS Accounting Standards issued by the International Accounting Standards Board (IASB) that are mandatorily effective for an accounting period that begins on or after 1 January 2024. Their adoption has not had any material impact on the disclosures or on the amounts reported in these Special Purpose Combined Financial Statements.

- International Tax Reform – Pillar Two Model Rules (Amendments to IAS 12)
- Deferred Tax related to Assets and Liabilities arising from a Single Transaction (Amendments to IAS 12) Definition of Accounting Estimates (Amendments to IAS 8)
- Disclosure of Accounting policies (Amendments to IAS 1 and IFRS Practice Statement 2)
- IFRS 17 Insurance Contracts, Amendments to IFRS 17, Initial Adoption of IFRS 17 and IFRS 9 – Comparative Information

The Group is assessing the impact of the following standards, interpretations and amendments that are not yet effective. These are not expected to have a material impact on the Special Purpose Combined Financial Statements on initial application.

- Lease Liability in a Sale and Leaseback (Amendments to IFRS 16), effective 2025 financial year
- Amendments to IAS 1 Presentation of Financial Statements, effective 2025 financial year
- Classification of Liabilities as Current or Non-Current (Amendments to IAS 1), effective 2025 financial year
- Supplier Finance Arrangements (Amendments to IAS 7 and IFRS 7), effective 2025 financial year
- Lack of Exchangeability (Amendments to IAS 21), effective 2026 financial year
- IFRS 18 Presentation and Disclosures in Financial Statements, effective 2028 financial year
- Amendments to the Classification and Measurement of Financial Instruments effective 2027 financial year

Going concern

The Boards of Managers of the Top Companies have, at the time of approving the Special Purpose Combined Financial Statements, a reasonable expectation that the Top Companies and the Group have adequate resources to continue in operational existence for the foreseeable future. The Boards of Managers therefore continue to adopt the going concern basis of accounting in preparing the financial information.

Investment properties

Investment properties are those properties, either owned by the Group or where the Group is a lessee under a lease, that are held to earn rental income or for capital appreciation, or both. In the case of investment properties which are leasehold interests, such leases are accounted for as leases and recognised as an asset and an obligation to pay future minimum lease payments. The investment properties are held in the Special Purpose Combined Statement of Financial Position at fair value, gross of the lease liabilities.

Investment properties are measured initially at cost, including related transaction costs (unless acquired in a business combination). After initial recognition, investment properties are carried at fair value based on market value determined by professional independent valuers at each reporting date. The difference between the fair value of the investment properties at the reporting date and their carrying amount prior to re-measurement is included in the Special Purpose Combined Statement of Comprehensive Income, including the corresponding tax effect, within profit or loss.

Note 2. Material accounting policy information (continued)

Investment properties (continued)

Costs of repairs and refurbishments which improve the properties or prolong their useful lives are capitalised and included in the carrying value of investment properties.

An asset will be classified as held for sale within investment properties, in line with IFRS 5 – ‘Non-Current Assets Held for Sale and Discontinued Operations’, where the asset is available for immediate sale in their present condition and the sale is highly probable. Property assets held for sale are carried at fair value less costs to sell.

Other property interests

Other property interests are options to acquire properties, including land. The options are measured at fair value with changes in fair value recorded in profit and loss.

Property acquisitions and disposals

Properties are treated as acquired at the point when the Group assumes the significant risks and rewards of ownership and as disposed when these are transferred to the buyer. Generally, this would occur on completion of contract.

When a property is acquired through the acquisition of a company structure, an assessment of the value of the component parts is undertaken. Where the property value constitutes substantially all of the fair value of the gross assets acquired, the acquisition is considered an asset acquisition and not a business combination. The purchase price is allocated across all of the assets and liabilities acquired using the residual method.

If an investment property has been acquired in the year, the asset is initially recognised at the cost acquired (including, where applicable, directly attributable transaction costs).

Any gains or losses arising on disposal of a property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) are included in profit or loss in the year in which the property is derecognised.

Goodwill and other intangibles

Intangible assets comprise goodwill and software used internally within the business.

Goodwill arising on acquisition of subsidiaries and businesses is measured as the excess of the sum of the consideration transferred over the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed.

For the purpose of impairment testing, goodwill is allocated to each of the Group's cash-generating units (or groups of cash-generating units) expected to benefit from the synergies of the combination. Cash-generating units to which goodwill has been allocated are tested for impairment annually, or more frequently when there is an indication that the unit may be impaired. If the recoverable amount of the cash-generating unit is less than the carrying amount of the unit, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit and then to the other assets of the unit pro-rata on the basis of the carrying amount of each asset in the unit. An impairment loss recognised for goodwill is not reversed in a subsequent period.

On disposal of a cash-generating unit, the attributable amount of goodwill is included in the determination of the profit or loss on disposal.

Software is recorded at cost less accumulated amortisation and impairment, if any. Amortisation is recognised on a straight-line method over the useful life, which is estimated at four years.

The carrying amounts of intangible assets are assessed for indicators of impairment annually or whenever events and changes in circumstances indicate that the carrying amount may not be recoverable. If any such indication exists, the asset's recoverable amount is estimated. Impairment losses represent the amount by which the carrying value exceeds the recoverable amount (higher of value in use or fair value less costs to sell). These are recognised in profit or loss for the year.

Notes to the Special Purpose Combined Financial Statements (continued)

For the year ended 31 December 2024

Note 2. Material accounting policy information (continued)

Property, plant and equipment

Property, plant and equipment comprises right-of-use assets, recognised as a result of the application of IFRS 16 – ‘Leases’, and leasehold improvements on offices, IT hardware, vehicles and other office equipment. Items of property, plant and equipment are stated at cost or deemed cost less accumulated depreciation and impairment losses, if any. Cost includes the original purchase price of the asset and the costs attributable to bringing the asset to its working condition for its intended use.

Subsequent costs are included in the asset’s carrying amount or recognised as separate assets, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Special Purpose Combined Statement of Comprehensive Income.

Trade and other receivables

Trade and other receivables are presented in the balance sheet net of loss allowances. The Group applies the IFRS 9 – ‘Financial Instruments’ simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables. Expected loss rates are based on the historic credit loss experienced and adjusted for current and forward information affecting the ability of the individual customers to settle receivables. Trade receivables are written off when there is no reasonable expectation of recovery.

Cash and cash equivalents

Cash and cash equivalents comprise cash balances, deposits held with banks and highly liquid short-term investments that are readily convertible to known amounts of cash within three months or less.

Trade and other payables

Trade and other payables are carried at their nominal value.

Borrowings

Borrowings are recognised initially at fair value, net of attributable arrangement fees. Subsequent to initial recognition, these are carried at amortised cost, with any difference between the proceeds (net of transaction costs) and the redemption value being recognised in the Special Purpose Combined Statement of Comprehensive Income over the period of the borrowings using the effective interest method.

All other borrowing costs are recognised in profit or loss in the year in which they are incurred.

Loans due to Owners of the Group

The Group received funding from its Owners in the form of Preferred Equity Certificates (‘PECs’). These are classified as financial liabilities and are initially recognised at fair value. Subsequent to initial recognition, the PECs are measured at amortised cost with any difference between the proceeds and the redemption value being recognised in the Special Purpose Combined Statement of Comprehensive Income over the period of the PECs using the effective interest method.

Taxation

The tax expense represents the sum of the tax currently payable and deferred tax. Current and deferred tax are recognised as an income or expense, except when they relate to items that are recognised in other comprehensive income or directly in invested capital, in which case the current and deferred tax are also recognised in other comprehensive income or directly in invested capital, respectively.

Current tax

The current tax payable is based on taxable profit for the year and calculated using tax rates that have been enacted or substantively enacted as at the balance sheet date. Current tax for current and prior periods are, to the extent unpaid, recognised as a liability. Current taxes are recognised as income or an expense and included in profit or loss for the year.

The Group evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation.

Note 2. Material accounting policy information (continued)

Taxation (continued)

Deferred tax

Deferred tax is the tax expected to be payable or recoverable on temporary differences between the carrying amounts of assets and liabilities in the financial information and the corresponding tax bases used in the computation of taxable profit and is accounted for using the statement of financial position liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary differences arise from the initial recognition of goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled, or the asset is realised based on tax laws and rates that have been enacted or substantively enacted at the reporting date.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Group intends to settle its current tax assets and liabilities on a net tax basis.

The carrying amount of deferred tax assets is reviewed at each Special Purpose Combined Statement of Financial Position date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Revenue

Revenue includes rental income and service charge income from investment properties, and asset management fees. Revenue is measured based on the consideration to which the Group expects to be entitled in the contract with a customer and excludes amounts collected on behalf of third parties. The Group recognises revenue when services have been rendered.

Rental income

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease up to the first tenant break clause. Contingent rents, such as turnover rents, rent reviews and indexation that is variable in nature, are recorded as income in the period in which they are earned.

Initial direct costs and tenant lease incentives are recognised in other receivables and amortised on a straight-line basis over the term of the relevant lease up to the first tenant break clause. Fees received due to the early termination of a lease are immediately reflected in income net of dilapidations and non-recoverable outgoings, on satisfaction of conditions.

Service charges and other recoveries from tenants

Service charge income is recognised separately from rental income. Service charge income includes directly recoverable expenditure and management fees, as well as income in relation to service charges. Revenue from services is recognised on an accrual basis.

Asset management fees

Asset management fees are recognised in revenue and relate to fees receivable in respect of asset management services provided to assets not owned by the Group. Asset management services include services relating to acquisitions, disposals and development activity. Asset management fees are based on either a percentage of an assets' operating income, a transaction value or development cost and are recognised when the services have been rendered.

Any other income is accounted for on an accrual basis.

Notes to the Special Purpose Combined Financial Statements (continued)

For the year ended 31 December 2024

Note 2. Material accounting policy information (continued)

Employee expenses

Pension obligations

The Group has defined contribution plans. The Group has no further payment obligations once the contributions have been paid. The contributions are recognised as employee benefit expense when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Contributions to defined contribution schemes are charged to the Special Purpose Combined Statement of Comprehensive Income as incurred.

Leasing

The Group as lessor

Properties leased out under operating leases are included in investment property in the Special Purpose Combined Statement of Financial Position. The Group's leases are operating leases as they retain substantially all of the risks and rewards of ownership.

The Group as lessee

Subsequent to the adoption of IFRS 16 – Leases, substantially all leases are recognised on balance sheet and measured at the lease commencement date as the present value of the lease payments not paid at that date. The lease obligations have been calculated using the effective interest rate implicit in the leases.

Investment properties recognised under leases are carried at their fair value.

Financial instruments

(i) Financial assets

Classification

The Group classifies its financial assets into the following specified categories: financial assets 'as fair value through profit or loss' ('FVTPL') and 'trade and other receivables'. The classification depends on the purpose for which the financial assets were acquired. Management determines the classification of its financial assets at initial recognition.

Fair value through profit or loss

Other property interests and derivative financial assets and liabilities are classified as financial assets or liabilities at fair value through profit or loss. Any changes in fair value are recognised in the Special Purpose Combined Statement of Comprehensive Income.

Impairment of financial assets

Financial assets, other than those at fair value through profit or loss, are assessed for indicators of impairment at each balance sheet date. Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows of the investment have been affected.

For certain categories of financial asset, such as trade receivables, assets that are assessed not to be impaired individually are, in addition, assessed for impairment on a collective basis.

Objective evidence of impairment for a portfolio of receivables includes the Group's past experience of collecting payments, any increase in the number of delayed payments, as well as observable changes in European and local economic conditions that correlate with default on receivables.

For trade receivables, which are reported net, such provisions are recorded in a separate provision account with the loss being recognised within administration expenses in the Special Purpose Combined Statement of Comprehensive Income. On confirmation that the trade receivable will not be collectable, the gross carrying value of the asset is written off against the associated provision.

Note 2. Material accounting policy information (continued)

Financial instruments (continued)

Derecognition of financial assets

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in the Special Purpose Combined Statement of Comprehensive Income.

(ii) Financial liabilities and equity

Debt and equity instruments are classified as either financial liabilities or as invested capital in accordance with the substance of the contractual arrangement. Generally, an obligation to deliver cash or other financial asset to another party at a fixed date in the future would require presentation of a financial instrument as a liability.

Other financial liabilities

Other financial liabilities (including borrowings, loans due to Owners of the Group and trade and other payables (excluding deferred income)) are initially measured at fair value, net of transaction costs. Other financial liabilities are subsequently measured at amortised cost using the effective interest method.

The Group derecognises financial liabilities when the Group's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability paid or payable is recognised in profit or loss.

(iii) Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial asset/financial liability and of allocating interest income/expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts/payments (including all fees on points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset/financial liability, or, where appropriate, a shorter period.

Interest income and expense

Interest income and expense are recognised within 'net finance costs' in the Special Purpose Combined Statement of Comprehensive Income using the effective interest method.

Foreign currency translation

The functional currency of the reporting companies is Euros as that is the currency of the primary economic environment in which the companies operate. The Group's presentation currency is Euros.

For each individual Group entity, foreign currency transactions are translated into its respective functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in each Statement of Comprehensive Income of the Group entities.

The results and financial position of all the Group entities that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- assets and liabilities for each Statement of Financial Position presented are translated at the closing rate at the date of that Statement of Financial Position;
- income and expenses for each Statement of Comprehensive Income presented are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the rate on the dates of the transactions);
- all resulting exchange differences are recognised in other comprehensive income; on a disposal of a foreign operation, all of the accumulated exchange differences in respect of that operation attributable to the Group are reclassified to profit or loss; and

Notes to the Special Purpose Combined Financial Statements (continued)

For the year ended 31 December 2024

Note 2. Material accounting policy information (continued)

Financial instruments (continued)

- goodwill and fair value arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing rate.

The following exchange rates are used to translate foreign-currency-denominated amounts:

The principal exchange rates applied to €1 as at the balance sheet date were:

	31 December 2024	31 December 2023
Pound Sterling	0.83	0.87
Swedish Krona	11.46	11.14

The principal exchange rates applied to €1 for the year ended:

	31 December 2024	31 December 2023
Pound Sterling	0.85	0.87
Swedish Krona	11.44	11.48

Segmental reporting

The Group's reportable segments are the geographical business units: United Kingdom, France, Northern Europe (comprising Austria, Belgium, Germany, Luxembourg and the Netherlands), Southern Europe (comprising Italy, Spain and Portugal), Nordics (comprising Finland, Sweden and Denmark) and Central and Eastern Europe (comprising Poland, Hungary, Slovakia, Romania and the Czech Republic).

The accounting policies of the operating segments are the same as those of the Group. Generally, the Boards of Managers and management focus on increasing top line leasing revenue through rental increases or occupancy gains and reducing operating expense leakage. Further, all acquisitions and disposals are approved by the Boards of Managers.

Note 3. Critical accounting judgements and key estimates

Investment property valuations

The Group engages independent qualified valuers to perform the valuation. The valuation of the Group's property portfolio is inherently subjective due to, among other factors, the individual nature of each property, its location and the expected future rental revenues from that particular property. As a result, the valuations the Group places on its property portfolio are subject to a degree of uncertainty and are made on the basis of assumptions which may not prove to be accurate, particularly in periods of volatility or low transaction flow in the property market. See note 11 for details on the process.

Impairment of goodwill

The Group reviews goodwill annually for impairment or where there are impairment indicators. For the purpose of impairment testing, goodwill is allocated to each of the Group's cash-generating units expected to benefit from the synergies of the combination. If the recoverable amount of the cash-generating unit is less than the carrying amount of the unit, an impairment charge is recognised. The assessment of the recoverable amount is inherently subjective and is made on the basis of assumptions which may not prove to be accurate, particularly in periods of volatility or low transaction flow in the property market.

Other property interests

The valuation of the options has been completed internally by the Group's management. One component of the valuations is the value of the underlying properties which have been estimated by an independent qualified valuer. The assessment of the value of the properties is inherently subjective and is made on the basis of assumptions which may not prove to be accurate, particularly in periods of volatility or low transaction flow in the property market.

Note 3. Critical accounting judgements and key estimates (continued)

Income taxes

The Group is subject to income taxes in numerous jurisdictions. Significant estimates are required in determining income taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain. However, no material uncertainties exist. The Group recognises liabilities for anticipated tax assessments based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the current tax and deferred tax provisions.

The deferred tax asset recognised at 31 December 2024 is based on future profitability assumptions over a five-year horizon (the period which the Group has determined it is probable that taxable profits will be available to utilise the asset). In the event of changes to these profitability assumptions, the tax assets recognised may be adjusted.

Note 4. Segmental reporting

The operating segments derive their revenue primarily from rental income from leases. All of the Group's business activities and operating segments are reported within the segments listed:

For the year ended 31 December 2024

	UK €m	Northern Europe €m	France €m	Southern Europe €m	Nordics €m	CEE €m	Total €m
Net rental income	221	160	126	108	91	70	776
Service charge income	16	22	37	10	20	42	147
Total revenue	237	182	163	118	111	112	923
Property operating expenses	(27)	(33)	(46)	(21)	(31)	(46)	(204)
Net operating income	210	149	117	97	80	66	719
Administrative expenses							(108)
Gain on disposal of investment properties							6
Fair value movement							(101)
Operating profit							516
Net finance costs							(394)
Profit before tax							122

Notes to the Special Purpose Combined Financial Statements (continued)

For the year ended 31 December 2024

Note 4. Segmental reporting (continued)

For the year ended 31 December 2023

	UK €m	Northern Europe €m	France €m	Southern Europe €m	Nordics €m	CEE €m	Total €m
Net rental income	204	168	117	108	90	69	756
Service charge income	14	22	35	11	22	43	147
Total revenue	218	190	152	119	112	112	903
Property operating expenses	(27)	(33)	(45)	(20)	(30)	(45)	(200)
Net operating income	191	157	107	99	82	67	703
Administrative expenses							(101)
Gain on disposal of investment properties							10
Fair value movement							(576)
Operating profit							36
Net finance costs							(356)
Loss before tax							(320)

Refer to note 10 and note 11 for goodwill and investment properties by region, respectively. Net debt is monitored at a Group level and therefore is not allocated per segment.

Note 5. Revenue and property operating expenses, net of recoveries

Revenue

An analysis of the Group's revenue is as follows:

	Year ended 31 December 2024 €m	Year ended 31 December 2023 €m
Rental income from investment properties	751	732
Asset management fee income	18	20
Other property related income	7	4
Net rental income	776	756
Service charge income	147	147
Total revenue	923	903

Property operating expenses, net of recoveries

The table shows the split of the Group's property operating expenses, net of recoveries:

	Year ended 31 December 2024 €m	Year ended 31 December 2023 €m
Service charge income	147	147
Recoverable service charge costs	(147)	(146)
Other non-recoverable costs and costs due to vacancies	(57)	(54)
Total property operating expenses, net of recoveries	(57)	(53)

Note 5. Revenue and property operating expenses, net of recoveries (continued)

Future rentals

The future aggregate minimum rentals receivable under non-cancellable operating leases are as follows:

	Year ended 31 December 2024 €m	Year ended 31 December 2023 €m
Not later than 1 year	719	712
1 – 2 years	591	571
2 – 3 years	457	430
3 – 4 years	317	308
4 – 5 years	214	212
Later than 5 years	570	419
Total future rentals	2,868	2,652

There was no contingent rent in the current or previous year.

Notes to the Special Purpose Combined Financial Statements (continued)

For the year ended 31 December 2024

Note 6. Administrative expenses

6(i) Total administrative expenses

	Year ended 31 December 2024 €m	Year ended 31 December 2023 €m
Employment cost expense	48	45
Depreciation and amortisation	7	7
Other administrative expenses	53	49
Total administrative expenses	108	101

6(ii) Fees in relation to services provided by the Group's auditors

	Year ended 31 December 2024 €m	Year ended 31 December 2023 €m
Audit fees	2	2
Audit related assurance services	–	–
Total audit and audit related assurance services	2	2
Other fees	–	–
Total other fees	–	–
Total fees in relation to audit and other services	2	2

6(iii) Employment cost expense

	Year ended 31 December 2024 €m	Year ended 31 December 2023 €m
Wages and salaries	42	40
Other benefits	5	4
Defined contribution pension cost	1	1
Total employment cost expense	48	45

Note 7. Fair value movement

	Year ended 31 December 2024 €m	Year ended 31 December 2023 €m
Fair value movement of investment properties (note 11)	(106)	(568)
Other fair value movement (note 12)	5	(8)
Fair value movement	(101)	(576)

Note 8. Net finance costs

	Year ended 31 December 2024 €m	Year ended 31 December 2023 €m
Interest income	8	2
Gain on bonds repurchased	14	7
Finance income	22	9
Interest expense on Unsecured Loans – Floating	(20)	(10)
Interest expense on Unsecured Loans – Fixed	(139)	(106)
Interest expense on Secured Loans - Fixed	(20)	(19)
Interest expense on leases	(3)	(3)
Amortisation of loan borrowing costs	(13)	(11)
Other finance expense	(9)	(6)
Capitalised borrowing costs*	7	4
Net foreign exchange gains**	-	55
Net finance costs excluding interest expense on loans due to Owners of the Group	(175)	(87)
Interest expense on loans due to Owners of the Group	(219)	(269)
Total net finance costs	(394)	(356)

* The capitalisation rate for borrowing costs was the weighted average of the borrowing costs applicable to all borrowings in the general borrowing pool. Where the spend by the Group on qualifying assets was funded directly by specific borrowings, the capitalisation rate was equal to the interest rate on those borrowings.

** Net foreign exchange gains include €35 million of gains (2023: €70 million of gains) related to intercompany financing which is offset in the foreign currency translation reserve.

Note 9. Taxation

(a) Analysis of tax credit for the year

	Year ended 31 December 2024 €m	Year ended 31 December 2023 €m
Current tax on profits for the year	33	50
Prior year adjustment	(3)	(3)
Total current tax	30	47
Deferred tax on profits for the year	(139)	(78)
Total deferred tax	(139)	(78)
Income tax credit	(109)	(31)

The standard corporate tax rate applied to the reported profit is 24.94% (2023: 24.94%).

(b) Factors affecting tax credit for the year

	Year ended 31 December 2024 €m	Year ended 31 December 2023 €m
Profit/(loss) before tax	122	(320)
Profit/(loss) before tax multiplied by the rate of corporation tax in Luxembourg (24.94%) (2023: 24.94%)	30	(80)
Effects of:		
Conversion to local tax rate*	(228)	26
Permanent differences**	15	(4)
Movement in unrecognised deferred tax***	74	27
Income tax credit	(109)	(31)

* Conversion to local tax rate also includes the impact of enacted future changes to tax rates on deferred tax balances.

** Permanent differences relate to expenses which are non-deductible for tax purposes, offset by non-taxable income.

*** Movement in unrecognised deferred tax also includes adjustments in respect of prior years.

Notes to the Special Purpose Combined Financial Statements (continued)

For the year ended 31 December 2024

Note 10. Goodwill and intangible assets

	Goodwill €m	Software €m	Total €m
At 31 December 2022	643	6	649
Additions	–	4	4
Amortisation charge for the year	–	(2)	(2)
At 31 December 2023	643	8	651
Additions	–	5	5
Amortisation charge for the year	–	(3)	(3)
Currency translation differences	(1)	–	(1)
At 31 December 2024	642	10	652

Impairment test for goodwill

The Group tests goodwill annually for impairment or more frequently if there are indicators that goodwill might be impaired.

To review the goodwill balance for impairment, the recoverable amount of the goodwill has been compared to the carrying value.

The recoverable amount of the goodwill has been determined based on the fair value of the underlying investment properties (under the assumption of the investment properties being sold as a single portfolio) in each of the groups of cash generating units, adjusted for any net working capital balances and costs to sell. See note 11 for further details on the valuation process.

Goodwill is monitored at the level of the six operating segments identified in note 4. A segment level summary of the goodwill allocation is presented below.

	UK €m	Northern Europe €m	France €m	Southern Europe €m	Nordics €m	CEE €m	Total €m
At 31 December 2024	7	175	207	91	104	58	642
At 31 December 2023	7	175	207	91	105	58	643

Note 11. Investment properties

	Year ended 31 December 2024 €m	Year ended 31 December 2023 €m
Investment properties net book value at the beginning of the year	15,299	15,344
Capital expenditure and acquisitions	518	406
Transfer from other property interests	-	3
Disposals	(368)	(39)
<i>Fair value movement of investment properties</i>		
Fair value movements due to foreign exchange	(6)	(62)
Other fair value movements	(100)	(506)
Currency translation differences	223	153
Transfer to assets held for sale	(197)	-
Investment properties net book value at the end of the year excluding assets held for sale	15,369	15,299
Assets held for sale	197	-
Total investment properties net book value at the end of the year	15,566	15,299

As at 31 December 2024 there are 10 assets classified as held for sale (2023: nil).

The Group's policy is for investment properties to be measured at fair value. The Group completes property valuations bi-annually by independent qualified valuers. A valuation has been performed as at 31 December 2024 with the methodology and assumptions being consistent with the valuation performed at 31 December 2023.

The market value of the Group's investment properties, as determined by the Group's independent qualified valuers, differs from the net book value presented in the Special Purpose Combined Statement of Financial Position due to the Group presenting tenant lease incentives and ground leases separately. The following table reconciles the carrying amount of the investment properties and assets held for sale to the reported market value.

	As at 31 December 2024 €m	As at 31 December 2023 €m
Carrying amount	15,566	15,299
Tenant lease incentives	123	112
Ground leases capitalised	(70)	(71)
Reported market value	15,619	15,340

	As at 31 December 2024 €m	As at 31 December 2023 €m
Components of the IFRS valuation		
Gross value	16,775	16,529
Acquisition costs	(806)	(797)
Capital costs including costs to complete developments	(350)	(392)
Reported market value	15,619	15,340

The investment properties have also been independently valued on the basis of being sold as a single portfolio as sale of the Special Purpose Vehicles ('SPVs') of each asset within the portfolio. For this valuation basis the acquisition costs were estimated as €190 million (2023: €199 million), giving a non-accounting portfolio valuation of €16.2 billion as at 31 December 2024 (2023: €15.9 billion).

Notes to the Special Purpose Combined Financial Statements (continued)

For the year ended 31 December 2024

Note 11. Investment properties (continued)

The table below summarises the key unobservable inputs used in the valuation of the Group's wholly owned investment properties at 31 December 2024:

Portfolio	Reported market value €m	Estimated rental value € per sqm			Equivalent yield %		
		Low	Average	High	Low	Average*	High
UK	4,617	45.6	104.0	287.4	5.0%	5.7%	12.7%
Northern Europe	3,170	18.5	66.8	123.5	4.4%	5.1%	12.2%
France	2,448	7.0	61.8	177.9	4.5%	5.4%	15.9%
Southern Europe	2,018	15.5	55.7	85.0	5.0%	5.8%	9.0%
Nordics	1,366	15.0	92.1	232.2	4.9%	6.2%	14.6%
CEE	1,152	43.2	59.6	100.6	6.3%	7.0%	11.0%
Total standing assets	14,771	7.0	73.3	287.4	4.4%	5.7%	15.9%
Developments**	519	57.0	94.1	201.0	4.7%	5.4%	7.0%
Land	329	N/A	N/A	N/A	N/A	N/A	N/A
Market value at 31 December 2024	15,619						

* Weighted average equivalent yield.

** Developments include extensions of operational buildings.

The table below summarises the key unobservable inputs used in the valuation of the Group's wholly owned investment properties at 31 December 2023:

Portfolio	Reported market value €m	Estimated rental value € per sqm			Equivalent yield %		
		Low	Average	High	Low	Average*	High
UK	4,442	34.1	97.1	256.6	4.8%	5.7%	12.7%
Northern Europe	3,424	30.4	64.3	116.8	4.1%	4.8%	9.8%
France	2,385	7.0	59.7	174.2	4.5%	5.4%	16.3%
Southern Europe	1,981	15.2	53.1	78.9	5.0%	5.7%	9.7%
Nordics	1,397	15.4	92.8	228.5	4.8%	6.1%	35.0%
CEE	1,162	43.1	58.2	159.0	4.6%	6.8%	8.5%
Total standing assets	14,791	7.0	70.4	256.6	4.1%	5.6%	35.0%
Developments**	280	19.1	76.0	150.0	4.8%	5.6%	8.1%
Land	269	N/A	N/A	N/A	N/A	N/A	N/A
Market value at 31 December 2023	15,340						

* Weighted average equivalent yield.

** Developments include extensions of operational buildings.

Note 11. Investment properties (continued)

The sensitivities below illustrate the impact of changes in key unobservable inputs (in isolation) on the fair value of the Group's investment properties:

	Market Value €m	Impact on valuation of 5% change in estimated rental value		Impact on valuation of 25 bps change in equivalent yield	
		Decrease €m	Increase €m	Decrease €m	Increase €m
Total standing assets	14,771	14,133	15,410	15,488	14,139
Developments	519	486	553	556	485
Land	329	N/A	N/A	N/A	N/A
Market value at 31 December 2024	15,619				

	Market Value €m	Impact on valuation of 5% change in estimated rental value		Impact on valuation of 25 bps change in equivalent yield	
		Decrease €m	Increase €m	Decrease €m	Increase €m
Total standing assets	14,791	14,202	15,380	15,465	14,177
Developments	280	259	302	304	260
Land	269	N/A	N/A	N/A	N/A
Market value at 31 December 2023	15,340				

Valuation process

The fair value of investment properties at 31 December 2024 was determined by the Group's independent qualified valuers. The valuations are in accordance with RICS standards and were arrived at by reference to market evidence of transactions for similar properties. The valuations performed by the independent valuers are reviewed internally by senior management and relevant asset managers. This includes discussions of the assumptions used by the external valuers, as well as a review of the resulting valuations. Discussions about the valuation process and results are held between senior management and the external valuers on a bi-annual basis.

The valuers' opinion of fair value was primarily derived using comparable recent market transactions on arm's-length terms and using appropriate valuation techniques. The fair value of investment properties is determined using the income capitalisation approach. Under this approach, forecast net cash flows, based on market-derived estimated present rental values (market rent), together with estimated costs, are discounted at market-derived capitalisation rates to produce the valuers' opinion of fair value. The average discount rate which, if applied to all cash flows, would produce the fair value, is described as the equivalent yield.

All of the Group's properties are level 3, as defined by IFRS 13 – Fair Value Measurement, in the fair value hierarchy as at 31 December 2024. There were no transfers between levels during the current or prior year.

Notes to the Special Purpose Combined Financial Statements (continued)

For the year ended 31 December 2024

Note 12. Other property interests

	As at 31 December 2024 €m	As at 31 December 2023 €m
Opening balance	32	46
Fair value movement	5	(8)
Transfers	–	(6)
Closing balance	37	32

Included within the Group's non-controlling equity investments are options to acquire two (2023: two) properties located in Germany, at €nil cost, at the end of their third-party lease period. These properties will be acquired through the acquisition of shares in German Partnerships.

The options are not separable from the investment, have exercise dates in 2027 and 2030 and have a fair value of €37 million as of 31 December 2024 (2023: €32 million). As at 31 December 2024 the Group intends to hold the options for longer than 12 months. The Group measures them at fair value and classifies them as a 'fair value through profit or loss' financial asset with changes in fair value recorded in profit and loss.

The fair value of the options is calculated using discounted cash flows and estimated property values. The key assumptions used in the valuation of the option are the discount rate and the valuation of the property. The discount rate used for the valuation ranges between 13.3% to 14.5% (2023: 13.5% to 14.7%). Refer to note 11 for the disclosure of assumptions in relation to the property valuation. Please refer to note 19 for the levels of the valuation hierarchy.

Note 13. Cash and cash equivalents

The table shows the split of Group's cash and cash equivalents:

	As at 31 December 2024 €m	As at 31 December 2023 €m
Cash at bank	420	136
Total cash and cash equivalents	420	136

Included in cash and cash equivalents is €19 million (2023: €15 million) of restricted cash which relates to monies owed on tenant deposits, monies held in third-party-controlled bank accounts for interest obligations and guarantees provided to tax authorities.

Note 14. Trade and other receivables

	As at 31 December 2024 €m	As at 31 December 2023 €m
Trade receivables	75	76
Allowance for doubtful accounts	(8)	(8)
Net trade receivables	67	68
VAT recoverable	73	42
Prepayments	42	55
Service charges and property management accounts	18	20
Other receivables	18	27
Amounts due from affiliates (note 21)	6	14
Amounts due from Owners of the Group (note 21)	4	–
Total current trade and other receivables	228	226
Non-current trade and other receivables*	174	163
Total trade and other receivables	402	389

* Included within non-current trade and other receivables for the Group are lease commissions and other non-capitalised lease incentives totalling €144 million (2023: €134 million).

	As at 31 December 2024 €m	As at 31 December 2023 €m
Trade receivables by currency		
Euro	50	52
Pound Sterling	11	10
Others	6	6
Net trade receivables	67	68

	As at 31 December 2024 €m	As at 31 December 2023 €m
Trade and other receivables – impairment schedule		
Opening balance	(8)	(7)
Increase during the year	–	(1)
Closing balance	(8)	(8)

	Gross €m	Provision €m	Net €m
The ageing of trade receivables as at 31 December 2024			
Not past due	54	–	54
Past due 1 – 30 days	9	–	9
Past due 31 – 90 days	1	–	1
Past due 91 – 180 days	2	(1)	1
Past due more than 180 days	9	(7)	2
Trade receivables	75	(8)	67

	Gross €m	Provision €m	Net €m
The ageing of trade receivables as at 31 December 2023			
Not past due	48	–	48
Past due 1 – 30 days	12	–	12
Past due 31 – 90 days	3	–	3
Past due 91 – 180 days	5	(2)	3
Past due more than 180 days	8	(6)	2
Trade receivables	76	(8)	68

Notes to the Special Purpose Combined Financial Statements (continued)

For the year ended 31 December 2024

Note 15. Trade and other payables

	As at 31 December 2024 €m	As at 31 December 2023 €m
Trade payables	21	30
VAT payable	62	39
Other tax and social security payable	10	8
Accruals	51	51
Other payables	24	26
Tenant deposits	47	46
Deferred income	113	112
Amounts due to Owners of the group (note 21)	10	–
Total trade and other payables	338	312

Note 16. Borrowings

	As at 31 December 2024 €m	As at 31 December 2023 €m
Current borrowings		
Loans – Unsecured, Floating	3	1
Loans – Unsecured, Fixed	550	851
Loans – Secured, Fixed	2	2
Lease obligations	6	5
Total current borrowings	561	859
Non-current borrowings		
Loans – Unsecured, Floating	795	293
Loans – Unsecured, Fixed	5,594	5,373
Loans – Secured, Fixed	1,084	1,031
Lease obligations	81	87
Total non-current borrowings	7,554	6,784
Total borrowings	8,115	7,643

In January 2024, the Group issued €650 million of unsecured bonds maturing in July 2028, with a weighted average coupon of 4.625%.

In July 2024, the Group issued an additional €500 million of unsecured bonds maturing in July 2029, with a weighted average coupon of 4.250%. The proceeds from the July issuance were used to repurchase unsecured bonds with a nominal value of €486 million at a discount to par. The bonds were acquired across two series, maturing in 2025.

In July 2024, a new €400 million 5-year unsecured term loan with a floating rate of 1.600% plus applicable EURIBOR was signed. The proceeds of this loan, along with €400 million of existing revolving credit facilities, were used to repay the €850 million unsecured bond which matured in July 2024, less €58 million repurchased by the Group via an open market buy-back in 2023.

The secured fixed-rate notes are secured against 62 properties (31 December 2023: 64 properties) located in the UK with a reported market value at the balance sheet date of €3,018 million (31 December 2023: €2,883 million). The notes have covenants, including Loan to Value, which are assessed quarterly. During the year, the Group was in compliance with its covenants.

Lease obligations

Lease obligations principally relate to ground leases on investment properties (note 11) and leases of office premises classified under property, plant and equipment.

Note 16. Borrowings (continued)

Analysis of movements in borrowings

	Loans – Unsecured, Floating €m	Loans – Unsecured, Fixed €m	Loans – Secured, Fixed €m	Capitalised borrowing costs €m	Lease liabilities €m	Total borrowings €m
Balance at 1 January 2023	(151)	(6,318)	(1,021)	31	(88)	(7,547)
RCF (net drawdown)	(150)	–	–	5	–	(145)
Bonds repurchased – cash flow	–	92	–	–	–	92
Principal repayment	–	–	–	–	5	5
Interest paid	10	106	19	–	2	137
Additions	–	–	–	–	(8)	(8)
Gain on bonds repurchased	–	7	–	–	–	7
Interest expense in the year	(10)	(106)	(19)	–	(3)	(138)
Amortised costs in the year	–	(3)	–	(8)	–	(11)
Foreign exchange movement in the year	–	(14)	(21)	–	–	(35)
Balance at 31 December 2023	(301)	(6,236)	(1,042)	28	(92)	(7,643)
Bond issuance	–	(1,150)	–	10	–	(1,140)
Loan issuance	(400)	–	–	4	–	(396)
RCF (net drawdown)	(100)	–	–	–	–	(100)
Bonds repurchased – cash flow	–	413	–	–	–	413
Principal repayment	–	850	–	–	5	855
Interest paid	18	121	20	–	3	162
Gain on bonds repurchased	–	14	–	–	–	14
Interest expense in the year	(20)	(139)	(20)	–	(3)	(182)
Amortised costs in the year	–	(3)	–	(10)	–	(13)
Foreign exchange movement in the year	–	(34)	(51)	–	–	(85)
Balance at 31 December 2024	(803)	(6,164)	(1,093)	32	(87)	(8,115)

Notes to the Special Purpose Combined Financial Statements (continued)

For the year ended 31 December 2024

Note 16. Borrowings (continued)

Analysis of movements in net debt and Loans due to Owners of the Group

	Total borrowings	Cash	Net debt	Loans due to Owners of the Group	Total
Balance at 1 January 2023	(7,547)	211	(7,336)	(2,188)	(9,524)
Cash flow	89	(77)	12	128	140
Additions	(8)	–	(8)	–	(8)
Disposals	7	–	7	–	7
Interest expense in the year	(138)	–	(138)	(269)	(407)
Amortised costs in the year	(11)	–	(11)	–	(11)
Foreign exchange movement in the year	(35)	2	(33)	–	(33)
Balance at 31 December 2023	(7,643)	136	(7,507)	(2,329)	(9,836)
Cash flow	(206)	281	75	287	362
Capital reorganisation*	–	–	–	689	689
Gains on bonds repurchased	14	–	14	–	14
Interest expense in the year	(182)	–	(182)	(219)	(401)
Amortised costs in the year	(13)	–	(13)	–	(13)
Foreign exchange movement in the year	(85)	3	(82)	–	(82)
Balance at 31 December 2024	(8,115)	420	(7,695)	(1,572)	(9,267)

*As part of the capital reorganisation in March 2024, the Group reduced its Loans due to the Owners of the Group by €689 million and concurrently, €1,823 million was distributed to the Owners of the Group. In exchange, €2,512 million of capital was invested by the Owners of the Group.

The carrying amounts of the Group's borrowings (as above) are denominated in the following currencies:

At 31 December 2024

	Loans – Unsecured, Floating €m	Loans – Unsecured, Fixed €m	Loans – Secured, Fixed €m	Lease obligations €m	Total €m
Euro	798	5,405	–	71	6,274
Pound Sterling	–	739	1,086	16	1,841
Total borrowings	798	6,144	1,086	87	8,115

At 31 December 2023

	Loans – Unsecured, Floating €m	Loans – Unsecured, Fixed €m	Loans – Secured, Fixed €m	Lease obligations €m	Total €m
Euro	294	5,519	–	76	5,889
Pound Sterling	–	705	1,033	16	1,754
Total borrowings	294	6,224	1,033	92	7,643

The total fair value of the unsecured and secured fixed-rate loans and unsecured floating-rate loans as at 31 December 2024 was €8,133 million (2023: €6,902 million). For all other borrowings the fair values are not materially different to their carrying amounts.

Note 16. Borrowings (continued)

Borrowings have the following maturity profile:

At 31 December 2024

	Loans – Unsecured, Floating €m	Loans – Unsecured, Fixed €m	Loans – Secured, Fixed €m	Lease obligations €m	Total €m
Not later than one year	3	550	2	6	561
Later than one year but not more than five years	795	3,614	1,084	24	5,517
More than five years	–	1,980	–	57	2,037
Total borrowings	798	6,144	1,086	87	8,115

At 31 December 2023

	Loans – Unsecured, Floating €m	Loans – Unsecured, Fixed €m	Loans – Secured, Fixed €m	Lease obligations €m	Total €m
Not later than one year	1	851	2	5	859
Later than one year but not more than five years	293	3,228	1,031	20	4,572
More than five years	–	2,145	–	67	2,212
Total borrowings	294	6,224	1,033	92	7,643

Note 17. Deferred tax

	Revaluation of investment properties €m	Losses €m	Deferred interest €m	Other €m	Total €m
Deferred tax assets					
At 1 January 2023	–	46	55	5	106
Credited to the Special Purpose Combined Statement of Comprehensive Income	–	–	7	–	7
Currency translation differences	–	1	1	1	3
At 31 December 2023	–	47	63	6	116
Credited/(charged) to the Special Purpose Combined Statement of Comprehensive Income	–	16	10	(2)	24
Charged to the Special Purpose Combined Statement of Comprehensive Income due to capital reorganisation	–	(9)	(37)	–	(46)
Currency translation differences	–	2	4	–	6
At 31 December 2024	–	56	40	4	100

	Revaluation of investment properties €m	Losses €m	Deferred interest €m	Other €m	Total €m
Deferred tax liabilities					
At 1 January 2023	(1,459)	–	–	(14)	(1,473)
Credited/(charged) to the Special Purpose Combined Statement of Comprehensive Income	86	–	–	(15)	71
Currency translation differences	(7)	–	–	–	(7)
At 31 December 2023	(1,380)	–	–	(29)	(1,409)
Credited to the Special Purpose Combined Statement of Comprehensive Income	5	–	–	–	5
Credited to the Special Purpose Combined Statement of Comprehensive Income due to capital reorganisation	153	–	–	3	156
Disposals	8	–	–	–	8
Currency translation differences	7	–	–	2	9
At 31 December 2024	(1,207)	–	–	(24)	(1,231)

Notes to the Special Purpose Combined Financial Statements (continued)

For the year ended 31 December 2024

Note 17. Deferred tax (continued)

As at 31 December 2024, the Group has unused tax losses from continuing operations of €710 million (2023: €671 million) available for offset against future profits. A deferred tax asset has been recognised in respect of €56 million (2023: €47 million) of such losses.

No deferred tax asset has been recognised in respect of the remaining €654 million (2023: €624 million) due to the unpredictability of future profit streams. Included in recognised tax losses are losses of €7 million (2023: €5 million) that will expire after five years; and the balance of €49 million (2023: €42 million) can be carried forward indefinitely. In addition, the Group has unused deferred interest from continuing operations of €80 million available for offset in future years. A deferred tax asset has been recognised in respect of €41 million of such interest. No deferred tax asset has been recognised in respect of the €39 million due to the unpredictability of future profit streams.

Following the acquisition by Eurocor UK Limited of the Group's UK assets, the Group is not in scope of the Pillar Two legislation.

Note 18. Share capital

	As at 31 December 2024	As at 31 December 2024	As at 31 December 2023	As at 31 December 2023
	Number of shares Thousands	Par value of shares €	Number of shares Thousands	Par value of shares €
Eurocor II SARL				
Ordinary shares at €1 each	395.5	395,500	395.5	395,500
Eurocor III SARL				
Ordinary shares at €1 each	95.5	95,500	95.5	95,500
Eurocor UK Limited				
Ordinary shares at £0.01 each	3.0	35	N/A	N/A

On 21 March 2024, Eurocor UK Limited acquired all the UK assets of the Group from Eurocor II SARL and Eurocor III SARL in a transaction under common control. The above are shown for each reporting entity separately and when aggregated do not reflect a legal total of the Group.

Note 19. Financial instruments and financial risk management

Capital management

The Group manages its capital to ensure that entities in the Group will be able to continue as going concerns while maximising the return to the Owners through the optimisation of the debt and equity balance. The capital structure of the Group consists of net debt, loans from Owners of the Group and equity of the Group. The Group is not subject to any externally imposed capital requirements. The Group's Managers review the capital structure of the Group on a periodic basis. As part of this review, management considers the cost of capital and the risks associated with each class of capital.

Financial risk management

The Group's activities expose it to a variety of financial risks: market risk (including foreign exchange risk and interest rate risk), credit risk and liquidity risk. The Group's overall risk management strategy seeks to minimise the potential adverse effects of these on the Group's financial performance and may include the use of derivative financial instruments to hedge certain risk exposures. Financial risk management is carried out by the Group's treasury function under policies approved by the Managers of the Top Companies. The Group does not enter into or trade financial instruments, including derivative financial instruments, for speculative purposes.

Note 19. Financial instruments and financial risk management (continued)

Market risks

The Group is exposed to market risk through interest rates, availability of credit and foreign exchange fluctuations.

a. Interest rate risk

The Group is predominantly exposed to interest rate risk when the Group borrows at floating interest rates. The risk is managed by the Group through issuing fixed-rate debt, which accounts for 90% of the Group's borrowings. The Group is also exposed to interest rate risk when refinancing fixed-rate debt. The risk is managed by a well spread maturity profile, ensuring that no single year accounts for a disproportionate level of maturities.

Based on the Group's net debt balances at 31 December 2024, a 1% increase in interest rates would increase the net interest payable for the year in the Special Purpose Combined Statement of Comprehensive Income and reduce invested capital by €8 million (2023: €3 million) on an annualised basis. The sensitivity has been calculated by applying the interest rate change to the variable rate borrowings.

b. Foreign exchange risk

The Group operates across Europe and is exposed to foreign exchange risk, primarily with respect to the Pound Sterling and Swedish Krona. Foreign exchange risk arises in respect of those recognised monetary financial assets and liabilities that are not in the functional currency of the Group.

At 31 December 2024, if the currencies had strengthened by 5% against the Euro with all other variables held constant, the increase in the net monetary liabilities on the balance sheet would be €86 million (2023: €85 million) with the loss recognised in profit and loss. Under the same scenario the total impact on net assets excluding loans due to Owners of the Group would be an increase in net assets of €178 million (2023: €157 million).

Group balances as at 31 December 2024 are as follows:

	Euro €m	Pound Sterling €m	Swedish Krona €m	Total €m
Total investment properties	10,333	4,892	341	15,566
Other net assets/(liabilities)	90	10	(4)	96
Cash and cash equivalents	260	154	6	420
Borrowings – loans	(6,203)	(1,825)	–	(8,028)
Lease obligations	(71)	(16)	–	(87)
Deferred tax (net)	(1,084)	2	(49)	(1,131)
Goodwill and intangible assets	597	16	39	652
Net assets excluding loans due to Owners of the Group	3,922	3,233	333	7,488
Loans due to Owners of the Group	(1,572)	–	–	(1,572)
Net assets	2,350	3,233	333	5,916

Group balances as at 31 December 2023 are as follows:

	Euro €m	Pound Sterling €m	Swedish Krona €m	Total €m
Total investment properties	10,391	4,573	335	15,299
Other net assets/(liabilities)	87	16	(4)	99
Cash and cash equivalents	60	70	6	136
Borrowings – loans	(5,813)	(1,738)	–	(7,551)
Lease obligations	(76)	(16)	–	(92)
Deferred tax (net)	(1,130)	(115)	(48)	(1,293)
Goodwill and intangible assets	596	15	40	651
Net assets excluding loans due to Owners of the Group	4,115	2,805	329	7,249
Loans due to Owners of the Group	(2,329)	–	–	(2,329)
Net assets	1,786	2,805	329	4,920

Notes to the Special Purpose Combined Financial Statements (continued)

For the year ended 31 December 2024

Note 19. Financial instruments and financial risk management (continued)

Credit risk

Credit risk is the potential exposure of the Group to loss in the event of non-performance by a counterparty. Credit risk arises primarily from trade receivables but also from the Group's holdings of assets with counterparties such as cash deposits and derivative financial instruments.

Credit risk associated with trade receivables is actively managed; tenants are managed individually by property managers, who continuously monitor and work with tenants, aiming wherever possible to identify and address risks prior to default. Prospective tenants are assessed via a review process, including obtaining credit ratings and reviewing financial information, which is conducted internally. As a result, deposits or guarantees may be obtained. The amount of deposits held as collateral at 31 December 2024 is €47 million (2023: €46 million) (note 15). It is Group policy to calculate any impairment of receivables specifically on each contract. There is no concentration of credit risk with respect to trade receivables. Refer to note 14 for an analysis of the ageing of trade receivables.

Liquidity risk

Management regularly monitors rolling forecasts of the Group's liquidity requirements to ensure it has sufficient cash to meet operational needs and ensure that the Group does not breach borrowing limits or covenants on any of its borrowing facilities. Such forecasting takes into consideration the Group's debt financing plans and covenant compliance.

The maturity analysis of financial instruments at 31 December 2024 is as follows. The amounts disclosed in the table are the contractual undiscounted cash flows.

As at 31 December 2024

	Less than 1 year €m	Between 1 and 2 years €m	Between 2 and 5 years €m	Over 5 years €m	Total €m
Financial liabilities					
Borrowings	684	1,785	4,304	2,092	8,865
Lease liabilities	4	4	11	110	129
Trade and other payables	168	–	–	–	168
Loans due to Owners of the Group*	7	7	22	1,592	1,628
Monies owed on tenant deposits	47	–	–	–	47
At 31 December 2024	910	1,796	4,337	3,794	10,837

As at 31 December 2023

	Less than 1 year €m	Between 1 and 2 years €m	Between 2 and 5 years €m	Over 5 years €m	Total €m
Financial liabilities					
Borrowings	933	1,093	3,880	2,287	8,193
Lease liabilities	8	7	19	120	154
Trade and other payables	154	–	–	–	154
Loans due to Owners of the Group*	11	11	32	2,353	2,407
Monies owed on tenant deposits	46	–	–	–	46
At 31 December 2023	1,152	1,111	3,931	4,760	10,954

* The cash flows relating to the Loans due to Owners of the Group exclude their variable interest element, which is determined based on net interest income received by the Top Companies. At 31 December 2024, of the accrued interest, €107 million (2023: €176 million) was due to the variable interest element.

Note 19. Financial instruments and financial risk management (continued)

Classification of financial assets and liabilities

The tables below set out the Group's accounting classification of each class of financial assets and liabilities as at 31 December 2024.

	As at 31 December 2024 €m	As at 31 December 2023 €m
Trade and other receivables	113	129
Cash and cash equivalents	420	136
Financial assets – at amortised cost	533	265
Other property interests	37	32
Financial assets – fair value through profit and loss	37	32
Borrowings	8,115	7,643
Trade and other payables	168	154
Loans due to Owners of the Group	1,572	2,329
Monies owed on tenant deposits	47	46
Financial liabilities – at amortised cost	9,902	10,172

Valuation hierarchy

Other property interests are the only financial instruments which are carried at fair value. The table below shows the assets carried at fair value by valuation method:

31 December 2024	Level 1 €m	Level 2 €m	Level 3 €m	Total €m
Financial assets				
Other property interests	–	–	37	37
Financial assets – fair value through profit and loss	–	–	37	37

31 December 2023	Level 1 €m	Level 2 €m	Level 3 €m	Total €m
Financial assets				
Other property interests	–	–	32	32
Financial assets – fair value through profit and loss	–	–	32	32

Notes

Level 1: valued using unadjusted quoted prices in active markets for identical financial instruments.

Level 2: valued using techniques based on information that can be obtained from observable market data.

Level 3: valued using techniques incorporating information other than observable market data.

Details of the valuation of the other property interests is outlined in note 12.

There were no transfers between levels during the year. The Group's policy is to recognise transfers into and out of fair value hierarchy levels as of the date of the event or change in circumstances that causes the transfer.

Note 20. Commitments and contingencies

The Group's contractual capital commitments on its development projects at the end of the year are set out below:

	As at 31 December 2024 €m	As at 31 December 2023 €m
Within one year	183	222
Between one and five years	37	4
After five years	–	–
Capital commitments	220	226

The Group utilises bank guarantees where appropriate. As of 31 December 2024, the total value of guarantees provided by the Group's relationship banks is €35 million equivalent (2023: €22 million). These are uncollateralised as at 31 December 2024.

Notes to the Special Purpose Combined Financial Statements (continued)

For the year ended 31 December 2024

Note 21. Related party transactions

Agreements with Blackstone

The Group has asset and property management service agreements with certain funds affiliated with Blackstone.

Under these agreements the Group provides asset and property management services as well as general advisory services with a view to maximising rental yield and long-term capital growth of real estate assets owned or managed by funds affiliated with Blackstone. In each case the Group acts under the supervision and direction of the respective affiliates of Blackstone but shares its expertise and market knowledge in consideration for fees that have been negotiated.

	Year ended 31 December 2024 €m	Year ended 31 December 2023 €m
Management fees earned from Blackstone	18	20
	18	20

	As at 31 December 2024 €m	As at 31 December 2023 €m
Amounts due from Blackstone	6	14
	6	14

Asset Management Agreement with Blackstone

On 29 November 2017, the Top Companies jointly entered into an Asset Management Agreement with Blackstone for it to act as a Strategic Advisor to the Top Companies and the Group.

Loans from Owners of the Group

The Group has also entered into loan agreements with its Owners. Details of these loan arrangements are as follows:

	As at 31 December 2024 €m	As at 31 December 2023 €m
Amount payable to Majority Midco SARL due within one year*	91	147
Amount payable to Minority Midco SARL due within one year*	20	32
Loans due to Owners of the Group – Current	111	179
Amount payable to Majority Midco SARL due after one year	1,198	1,763
Amount payable to Minority Midco SARL due after one year	263	387
Loans due to Owners of the Group – Non-current	1,461	2,150
Total Loans due to Owners of the Group	1,572	2,329

* The amount payable within one year is the interest payable on the loan balance.

The loans with the Owners are PECs which attract interest at a fixed rate of 0.5% p.a. and variable interest based on net interest income received by the Top Companies and which are repayable on maturity on 28 November 2046. The loan agreements do not contain embedded derivatives and have been classified as a financial liability in note 19.

Other receivables/(payables) with Owners of the Group

The Group has the following other payables and receivables arising from transactions in the normal course of business due within one year with its Owners:

	As at 31 December 2024 €m	As at 31 December 2023 €m
Amount receivable from Eurologi II SARL	3	–
Amount receivable from Majority Midco SARL	1	–
Other receivables due from Owners of the Group	4	–
Amount payable to Logicor UK LP	(7)	–
Amount payable to Eurologi IV Limited	(3)	–
Other payables due to Owners of the Group	(10)	–

Note 21. Related party transactions (continued)**Dividends to Owners of the Group**

During the year, Eurocor UK Limited paid dividends totalling £40 million (€48 million equivalent) to the Owners of the Group.

Note 22. Post balance sheet events

On 24th February 2025, Eurocor UK Limited paid an interim dividend of £18 million (€22 million equivalent).

Glossary

Term	Description
Adjusted EBITDA	Adjusted EBITDA refers to EBITDA adjusted to exclude fair value movements of investment property and other property interests and gain/(loss) on disposal of investment properties.
Adjusted Interest Expense	Adjusted Interest Expense refers to net finance costs adjusted to exclude interest on loans due to Owners of the Group, Finance income, net foreign exchange gains, and other finance expenses
AUM	Third-party owned Assets Under Management.
BREEAM	Leading environmental rating and sustainability assessment tool for buildings, master planning and infrastructure. A BREEAM assessment focuses on sustainable value and efficiency throughout a number of life-cycle stages, including new construction, refurbishment and in-use and is accepted across Europe.
CEE	Central and Eastern Europe.
EBITDA	The profit/(loss) for the financial year, adjusted to add back net finance costs, taxation, depreciation and amortisation.
EMTN	European Medium Term Note
EPRA	European Public Real Estate Association.
EPRA Cost Ratio	The sum of administrative and operating costs (including the costs of direct vacancy) divided by gross rental income, as defined by EPRA.
EPRA Occupancy	The ratio of the ERV of physically occupied space to total portfolio ERV, as defined by EPRA.
Equivalent Yield	The weighted average income a property produces after allowing for costs associated with buying the property and assuming the rent is paid annually in arrears.
ERV	Estimated rental value, which is the open market rent that a property can be reasonably expected to attain given its characteristics, condition, location and local market conditions.
ESG	Environmental, Social and Governance.
GAV	Gross Asset Value calculated by external valuers as the Reported Market Value of the properties determined in accordance with IFRS.
GLA	Gross Leasable Area.
GRESB	Global Real Estate Sustainability Benchmark

Term	Description
Headline Re-leasing Spread	Increase in Headline Rent over prior leases on the same spaces.
Headline Rent	The highest contractually guaranteed fixed annual rent prior to the first Tenant Break Date of a lease. This excludes rent-free periods and other tenant incentives.
In-Place Rent	The annual rental income receivable on the portfolio of assets at the balance sheet date, excluding rent-free periods and other tenant incentives.
Interest Cover	The ratio of Adjusted EBITDA to Adjusted Interest Expense
Leverage Ratio Test	Incurrence covenant test included in the EMTN programme relating to the ratio of debt to total assets.
LFL Net Rental Income	Net Rental Income at constant currency rates excluding loss of income from disposals, growth from development activity, and fees from third-party Assets Under Management.
LTV	The Loan-to-Value ratio, which is the aggregate amount of Net Debt as a percentage of GAV.
NAV	Net Asset Value, calculated as the total value of assets minus any liabilities (such liabilities excluding the value of shareholder loans).
Net Debt	The outstanding borrowings and associated accrued interest, excluding shareholder loans, less cash and cash equivalents as presented in the financial statements.
Net Rental Income	The amount of rental income and other property-related income received. This excludes service charge income.
NOI	Net Operating Income, calculated on an accounting basis as defined in the relevant financial statements.
Retention Rate	The ratio of leases weighted by Headline Rent that are renewed or otherwise extended in the year as a proportion of leases subject to tenant breaks, expiries or other opportunities to renew in the year.
Sqm	Square metres.
Tenant Break Date	The effective date from which a tenant is entitled by contract or law to exercise an option to terminate the lease.
WALB	Weighted average time to the earlier of the next Tenant Break Date or lease expiration, weighted by In-Place Rent.



LOGICOR

Website

logicor.eu