

Blackstone Property Partners Europe Holdings S.à r.l.

Consolidated Annual Accounts

For the year ended 31 December 2025

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Management Report

Consolidated and combined annual accounts

As these consolidated annual accounts do not include the financial results of investments held by certain guarantors to the EMTN Programme which are not subsidiaries of BPPEH, the Board of Managers has elected to also prepare combined accounts. These combined accounts include the financial results of all investments that support the EMTN Programme either through ownership by BPPEH or by way of accession as a guarantor.

The BPPEH 2025 Combined Accounts are available at bppeh.blackstone.com.

Dear Investors,

We are pleased to present the Blackstone Property Partners Europe Holdings S.à r.l. ("BPPEH") 2025 Consolidated Annual Accounts.

Activities and future developments

The primary business objective of BPPEH and its direct and indirect subsidiaries (collectively the "Group") is to acquire and manage high-quality substantially stabilised real estate assets across Europe. Investments are concentrated primarily in the logistics, residential and office sectors, with a focus on major European markets and key gateway cities.

Net turnover for the year was €412.7 million (2024: €452.5 million) following disposals in the current and prior year, partially offset by rental growth on a same-store basis (refer to Note 14 for more details on the Group's net turnover). While BPPEH has the flexibility to pursue a long-term buy and hold strategy, we selectively dispose assets that we deem to be stabilised or non-core, including those that we believe offer only modest growth potential going forward. During 2025, BPPEH's dispositions totalled €1.5 billion consisting of various logistics, office and residential assets.

Capital structure

BPPEH is a wholly-owned indirect subsidiary of Blackstone Property Partners Europe ("BPPE"), Blackstone's flagship European core+ real estate fund for institutional investors.

As at 31 December 2025, BPPEH has unsecured notes in issue of €4.2 billion, and other amounts owed to credit institutions of €783.6 million. Further, the Group had an €800 million undrawn revolving credit facility and access to €2.3 billion of soft committed unsecured bank facilities. For further details on the Group's borrowings, see Note 12 to the consolidated annual accounts.

BPPEH seeks to maintain moderate leverage, targeting 45-50% net LTV. As at 31 December 2025, the net LTV was 41%. As at 31 December 2025, BPPEH had a primarily unsecured capital structure with fixed interest rates and a staggered debt maturity profile. Combined with our focus on a high-quality, diversified asset base, we believe our financing strategy results in an attractive investment profile.

Results

The Group's result for the year ended 31 December 2025, as shown in the consolidated annual accounts, is a net loss after tax of €61.4 million (2024: net profit after tax of €569.6 million).

Managers

Solveig Diana Hoffmann

Jean-François Bossy

Vaida Balseviciute

Ilya (Elijah) Kanevskiy (resigned 31 October 2025)

Abhishek Agarwal

Victor Presenti (appointed 31 October 2025)

¹ net LTV includes the results of the ArchCo Guarantor and the UK REIT Guarantors which support the EMTN programme through their accession as guarantors. See Note 12.1 of the consolidated annual accounts.

Research and development

None of the entities of the Group has had any research and development activities during the year ended 31 December 2025.

Treasury shares

None of the entities of the Group held treasury shares during the year ended 31 December 2025.

Going concern

The Managers are satisfied that the Group has adequate resources and liquidity to continue in business for the foreseeable future and consequently the going concern business continue to be appropriate in preparing the consolidated annual accounts.

Subsequent events

Details of subsequent events can be found in Note 25 to these consolidated annual accounts.

Risk Factors

The following are certain risk factors that could affect our business, net assets, financial condition, cash flows and results of operations. For further details of some of these risk factors and for additional risk factors that relate to us, please refer to the offering circular dated 17 September 2025, as supplemented by the first supplement to the offering circular dated 20 January 2026 (together the "Offering Circular").

In addition to the risk factors presented below and in the Offering Circular, risks and uncertainties that are not presently known to us or are currently deemed to be immaterial may also have a material adverse effect on our business, financial condition and results of operations in the future. Although we have attempted to identify some of the significant 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.

The order in which the risks are presented is not an indication of the likelihood of the risks actually materialising, or the significance or degree of the risks or the scope of any potential harm to our business, net assets, financial condition, cash flows or results of operations. The risks mentioned herein may materialise individually or cumulatively.

Risks Related to the Market

- Continuing uncertainty regarding economic conditions, financial markets and geopolitical stability may result in economic instability, recession and possible defaults by our counterparties, and could adversely impact our financial performance, liquidity and profitability. In particular, the ongoing conflict in Ukraine and the resulting imposition of sanctions on and counter-sanctions by the Russian Federation and cyber disruptions or attacks, political and policy uncertainty in a number of European jurisdictions, increased disruptions in global trade, including imposition of tariffs and armed conflicts, including in the Middle Eastern region, and resulting impact on global energy prices, may result in economic instability, market volatility, sustained levels of inflation and potential recession.
- Our operating results will be affected by economic and regulatory changes that impact the real estate market in general, including market risks generally attributable to the ownership of real property or the lack of availability of financing.
- The current economic environment is characterised by relatively higher interest rates, despite several interest rate cuts in the European Union and the United Kingdom. Persistence of such interest rates could continue to place upward pressure on real estate capitalisation rates and decrease demand for real estate investments, thereby having a material adverse effect on asset valuations, the real estate market and on our business. In a macroeconomic environment characterised by higher inflation, interest rates and real estate capitalisation rates, our operating income may not increase in the same proportion, and could thereby adversely affect our asset valuation and our GAV.
- Higher vacancy rates and our inability to charge rents at expected levels or on favourable terms could have a material adverse effect on our business, net assets, financial condition, cash flows and results of operations.
- Our portfolio may be concentrated in a relatively limited number of geographies or sectors and as a result our portfolio may become more susceptible to fluctuations in value resulting from adverse economic or business conditions affecting that particular sector or geography.
- We depend on tenants for our revenue and therefore our revenue is dependent on the success and economic viability of our tenants, which may be adversely impacted, among other things, due to higher levels of inflation and interest rates, a public health crisis and other adverse economic

conditions. Further, our reliance on single or significant tenants in certain buildings may decrease our ability to lease vacated space, as these buildings may be suited to the particular or unique needs of such tenants.

- We face competition in the real estate market, including competition from similar properties in the same market and, in the case of our residential assets, competitive housing alternatives. Such competition may adversely affect our financial performance.
- We may be adversely affected by trends in the logistics real estate industry. While the logistics real estate market has recently experienced strong increases in rent levels, there is a risk that this trend may reach a peak that could precipitate a decline in rent levels in the future. Further, investment in logistics real estate and investment activities of companies, as tenants, may also be influenced by macroeconomic factors such as an economic slowdown, unemployment rates, inflation, higher interest rates, global trade, supply chain disruptions and increases in taxes, among others, all of which could have a material adverse effect on our business, net assets, financial condition, cash flows and results of operations.
- We may be adversely affected by trends in the office real estate industry, such as a potential long-term reduction in demand for office space in light of a public health crisis and the resulted widespread adoption of remote working, or general changes in occupiers' preferences with regards to communication, flexible work schedules and open workplaces. In addition, our income from our hotel asset may be adversely affected by trends in the Italian hospitality sector, including those caused by the effects of a public health crisis.
- Short-term leases associated with our residential properties may expose us to the potential impact of declining market rent.
- A slowdown caused by a resurgence of a public health crisis in the future, and any resulting business closures, travel restrictions and quarantine requirements could weaken market conditions, including in the European market. This could in turn, adversely impact our financial performance, liquidity and profitability.

Risks Related to Our Investment Strategy and Business

- We face risks associated with property acquisitions, such as risk that the acquired properties may fail to perform as expected or that we may be unable to quickly and efficiently integrate new acquisitions.
- Competition in acquiring properties may result in an increase in purchase prices and reduce yields, thereby reducing our profitability.
- Certain properties may require an expedited transaction, which may result in limited information being available before we decide to purchase an asset.
- In our due diligence review of potential investments, we may rely on third-party consultants and advisors and representations made by sellers of potential portfolio properties, and we may not identify all relevant facts that may be necessary or helpful in evaluating potential investments.
- There can be no assurance that Blackstone will be able to detect or prevent irregular accounting, employee misconduct or other fraudulent practices during the due diligence phase or during our efforts to monitor the investment on an ongoing basis or that any risk management procedures implemented by us will be adequate.
- Acquisitions of properties may expose us to undisclosed defects and obligations, resulting in additional costs, and could have a material adverse effect on the rental income and proceeds from sales of the relevant properties.
- We may have difficulty selling our properties, including on account of adverse conditions in the state of the investment markets and market liquidity, which may limit our flexibility and ability to service our debt.
- We have, and may acquire in the future, assets in the United Kingdom and in European jurisdictions with currency other than the Euro, and thus we are exposed to risks associated with fluctuations in currency exchange rates.
- We rely on property managers to operate our properties and leasing agents to lease vacancies in our properties, and as a result our ability to direct and control how our properties are managed on a day-to-day basis may be limited.
- 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 expenditures and other fixed costs, including property taxes, maintenance costs, insurance costs and related charges, which we may not be able to pass on to our tenants.

- We may experience material losses or damage related to our properties arising from tenants' damages claims, natural disasters, vandalism or other crime, faulty construction or accidents, fire, war, acts of terrorism, disease outbreaks and pandemics or other catastrophes, and such losses may not be covered by insurance.
- We may face risks in effecting operating improvements and in any failure to do so, could affect the profitability of certain of our investments.
- Our information technology systems could malfunction or become impaired, resulting in delays or interruptions in our business processes, which may have a significant adverse effect on us if employees are required to work remotely.
- Operational risks, including the risk of cyberattacks, in relation to our operations or in relation to the operations at Blackstone's headquarters in New York City, may disrupt our business, result in losses or limit our growth.
- We are exposed to certain risks associated with our adoption and application of sustainability policies and programmes.
- We are exposed to risks related to weather, climate change and climate-related legislation and regulation, which can interfere with operations and increase operating costs.
- 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.

Risks Related to Our Organisational Structure

- As we are a holding company, our cash flows are dependent on the distributable capital and annual profit and profitability of our subsidiaries.
- Blackstone manages our portfolio pursuant to broad investment guidelines and there can be no assurance that Blackstone will be successful in applying any strategy or discretionary approach to our investment activities.
- We depend on Blackstone and its employees for their services in relation to managing our business, and do not have control of the staff employed by them.
- We may enter into various types of investment arrangements such as joint ventures or Minority Investments, including with Blackstone affiliates, which could be adversely affected by our lack of sole decision-making authority and our reliance on the financial condition of third parties as well as disputes between us and such third parties. In addition, we do not have any control of decision-making authority in relation to such Minority Investments that we include in our GAV.
- Insolvency proceedings with respect to BPPEH would be subject to Luxembourg insolvency rules, which may not be favourable and comparable to creditors' interests in other jurisdictions.

Legal and Regulatory Risks

- We may face legal risks, including the risk of dispute over interpretation or enforceability of legal documents and contracts, when making investments.
- The acquisition and disposition of real properties carry certain legal and contractual risks that may reduce our profitability. These include risks of litigation in relation to activities that took place prior to our acquisition of a property and indemnification claims against us in relation to sold properties.
- Increased rent restrictions and regulations could adversely affect our results of operations, in particular with respect to our residential properties.
- Certain of our investments may be in the form of ground leases, which provide limited rights to the underlying property, and we may be exposed to the possibility of losing the property upon termination, or an earlier breach by us, of the ground lease.
- Certain properties may require permits, licenses or other third party approvals and there can be no guarantee of when and if such a license, permit or other third party approval will be obtained.
- We could become subject to liability in the form of fines or damages for non-compliance with environmental laws and regulations in the jurisdictions where our properties are located, regardless of whether we caused such violations.
- Changes in government regulations governing the ownership and leasing of real property, employment standards, environmental matters, taxes, and other matters may affect our investments.

- Regulatory requirements may limit a future change of use for some properties and this may therefore inhibit our ability to re-let vacant space to subsequent tenants or may adversely affect our ability to sell the affected properties.
- Increased rent restrictions, including restricting our ability to increase rents or requiring us to reduce the current rate of rents, could adversely affect our results of operations
- Our business is subject to the general tax environment in the jurisdictions where our properties are located and where our group entities are incorporated, and in addition, possible future changes in the taxation of enterprises which may change to our detriment.
- Changes in international tax rules by way of an increase in withholding taxes on dividends or interest, for instance, may adversely affect our cash flows and financial condition.
- Our properties, and any properties we acquire in the future may be subject to property taxes that may increase in the future, which could adversely affect our cash flow.
- We could be required to pay additional taxes, for instance in relation to the non-deductibility of intragroup payments for services or loans or interest and / or requalification of intragroup payments for services or loans, following tax audits.
- BPPEH and some of the guarantors under the EMTN programme established by us may qualify as an alternative investment fund, which imposes additional requirements, among others, relating to risk management, minimum capital requirements, the provision of information, governance, and compliance requirements, with consequent increase in governance and administration expenses.

Risks Related to Conflicts of Interest

- We depend on Blackstone to select our investments and otherwise conduct our business, and any material adverse change in its financial condition or our relationship with Blackstone could have a material adverse effect on our business, net assets, financial condition, cash flows, and results of operations, and our ability to achieve our investment objectives.
- We may purchase assets from or sell assets to Blackstone and its affiliates or their clients, and even though negotiated in good faith and on an arm's length basis, such transactions may cause conflicts of interest.
- Certain principals and employees of Blackstone may be involved in and have a greater financial interest in the performance of other Blackstone funds or accounts, and such activities may create conflicts of interest in managing our investments.
- Blackstone's relationships with third-party corporations or portfolio companies may reduce the opportunities available to us as Blackstone is under no obligation to decline any engagements or investments in order to make an investment opportunity available to us.
- Blackstone may raise and / or manage other investment funds, real estate investment trusts, vehicles, accounts, products and / or other similar arrangements, which could result in the reallocation of Blackstone personnel and the direction of potential investments from us to such other Blackstone accounts.
- Blackstone's potential involvement in financing a third-party's purchase of assets from us could lead to potential or actual conflicts of interest.
- Blackstone may face conflicts of interest in choosing our service providers (including accountants, administrators, lenders, bankers, brokers, attorneys, consultants, title agents, property managers, and investment or commercial banking firms), and certain service providers may provide services to Blackstone on more favourable terms than those payable by us.

To the board of managers (the "Board of Managers") of
Blackstone Property Partners Europe Holdings S.à r.l.
2-4, Rue Eugène Ruppert
L-2453 Luxembourg

REPORT OF THE REVISEUR D'ENTREPRISES AGREE

Opinion

We have audited the consolidated annual accounts of Blackstone Property Partners Europe Holdings S.à r.l. (the "Company") and its subsidiaries (together - "the Group"), which comprise the consolidated balance sheet as at 31 December 2025, the consolidated profit and loss account for the year then ended, and notes to the consolidated annual accounts, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated annual accounts give a true and fair view of the consolidated financial position of the Group as at 31 December 2025, and of the consolidated results of its operations for the year then ended in accordance with Luxembourg legal and regulatory requirements relating to the preparation and presentation of the consolidated annual accounts.

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 Consolidated Annual Accounts" 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 consolidated annual accounts, 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.

Other information

The Board of Managers is responsible for the other information. The other information comprises the information stated in the management report but does not include the consolidated annual accounts and our report of the *réviseur d'entreprises agréé* thereon.

Our opinion on the consolidated annual accounts does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated annual accounts, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated annual accounts 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 Board of Managers and Those Charged with Governance for the Consolidated Annual Accounts

The Board of Managers is responsible for the preparation and fair presentation of these consolidated annual accounts in accordance with Luxembourg legal and regulatory requirements relating to the preparation and presentation of the consolidated annual accounts, and for such internal control as the Board of Managers determines is necessary to enable the preparation of consolidated annual accounts that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated annual accounts, the Board of Managers is 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 Board of Managers either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Responsibilities of the *réviseur d'entreprises agréé* for the Audit of the Consolidated Annual Accounts

Our objectives are to obtain reasonable assurance about whether the consolidated annual accounts 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 consolidated annual accounts.

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 consolidated annual accounts, 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 Board of Managers.
- Conclude on the appropriateness of Board 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 consolidated annual accounts 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 consolidated annual accounts, including the disclosures, and whether the consolidated annual accounts 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 consolidated annual accounts. 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.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

For Deloitte Audit, *Cabinet de révision agréé*

Bogdan Gordiichuk, *Réviseur d'entreprises agréé*
Partner

19 March 2026

Consolidated Balance Sheet

Assets

€m	Notes	As at 31 December 2025	As at 31 December 2024
Fixed assets		7,454.2	8,712.5
Tangible fixed assets	4	7,280.9	8,516.9
Land and buildings		7,280.9	8,516.9
Financial fixed assets	5	173.3	195.6
Participating interests	5.1	173.3	195.6
Current assets		1,773.7	1,788.9
Inventories	6	289.0	471.2
Land and buildings held for resale		289.0	471.2
Debtors	7	679.9	730.8
Trade debtors	7.1	23.7	23.0
becoming due and payable within one year		23.7	23.0
Amounts owed by affiliated undertakings	7.2	500.5	526.6
becoming due and payable after more than one year		415.1	354.7
becoming due and payable within one year		85.4	171.9
Amounts owed by undertakings with which the undertaking is linked by virtue of participating interests	7.3	19.5	25.5
becoming due and payable after more than one year		17.1	24.8
becoming due and payable within one year		2.4	0.7
Other debtors	7.4	136.2	155.7
becoming due and payable after more than one year		19.5	24.0
becoming due and payable within one year		116.7	131.7
Cash at bank and in hand	8	804.8	586.9
Prepayments and accrued income	9	76.5	108.2
Total assets		9,304.4	10,609.6

Note: The accompanying notes on pages 13 to 42 form an integral part of these consolidated annual accounts.

Consolidated Profit and Loss Account

Capital, Reserves and Liabilities

€m	Notes	As at 31 December 2025	As at 31 December 2024
Capital and reserves	10	1,679.7	1,731.3
Subscribed capital	10.1	1.4	1.4
Share premium	10.2	1,716.0	1,382.7
Reserves	10.3	(32.3)	8.0
Profit/(loss) brought forward		(88.3)	(414.6)
Profit/(loss) for the financial year		(106.9)	565.1
Interim dividends	10.4	(208.8)	(238.9)
Non-controlling interests	10.5	398.6	427.6
Provisions	11	11.2	14.2
Provisions for taxation	11.1	11.2	14.2
Creditors	12	7,516.8	8,747.7
Unsecured notes	12.1	4,251.8	4,961.1
becoming due and payable after more than one year		3,610.4	4,256.6
becoming due and payable within one year		641.4	704.5
Amounts owed to credit institutions	12.2	787.2	785.7
becoming due and payable after more than one year		782.6	779.1
becoming due and payable within one year		4.6	6.6
Trade creditors	12.3	46.0	70.3
becoming due and payable within one year		46.0	70.3
Amounts owed to affiliated undertakings	12.4	2,242.2	2,755.1
becoming due and payable after more than one year		1,957.3	2,445.7
becoming due and payable within one year		284.9	309.4
Amounts owed to undertakings with which the undertaking is linked by virtue of participating interests	12.5	0.7	1.0
becoming due and payable after more than one year		–	0.8
becoming due and payable within one year		0.7	0.2
Other creditors	12.6	188.9	174.5
tax authorities		111.0	88.5
becoming due and payable after more than one year		27.1	29.4
becoming due and payable within one year		50.8	56.6
Deferred income	13	96.7	116.4
Total capital, reserves and liabilities		9,304.4	10,609.6

Note: The accompanying notes on pages 13 to 42 form an integral part of these consolidated annual accounts.

€m	Notes	For the year ended 31 December 2025	For the year ended 31 December 2024
Net turnover	14	412.7	452.5
Other operating income	15	269.2	804.8
Raw materials and consumables and other external expenses		(39.5)	(43.3)
Other external expenses	16	(39.5)	(43.3)
Value adjustments		(279.2)	(230.7)
in respect of formation expenses and of tangible and intangible fixed assets	4	(273.5)	(224.2)
in respect of current assets		(5.7)	(6.5)
Other operating expenses	18	(130.5)	(142.2)
Other interest receivable and similar income	19	78.6	87.7
other interest and similar income		63.6	55.6
derived from affiliated undertakings		15.0	32.1
Share of profit or loss of undertakings accounted for under the equity method	5	(14.4)	(12.9)
Interest payable and similar expenses	20	(298.7)	(305.3)
other interest and similar expenses		(197.7)	(210.4)
concerning affiliated undertakings		(101.0)	(94.9)
Tax on profit or loss	22	(58.0)	(38.6)
Profit/(loss) after taxation		(59.8)	572.0
Other taxes not included in the previous captions		(1.6)	(2.4)
Profit/(loss) for the financial year		(61.4)	569.6
Profit/(loss) attributable to:			
owners of BPPEH		(106.9)	565.1
non-controlling interests		45.5	4.5
		(61.4)	569.6

Note: The accompanying notes on pages 13 to 42 form an integral part of these consolidated annual accounts.

Consolidated Statement of Changes in Equity

	Attributable to the owners of BPPEH				Total capital and reserves attributable to owners of BPPEH	Non-controlling interests	Total capital and reserves
	Subscribed capital	Share premium	Reserves	Retained earnings/ (accumulated deficit)			
Balance at 31 December 2023	1.4	2,589.9	(13.5)	(399.8)	2,178.0	402.3	2,580.3
Profit/(loss) for the financial year	–	–	–	565.1	565.1	4.5	569.6
Foreign currency translation reserve	–	–	21.5	–	21.5	2.9	24.4
Contributions	–	19.5	–	–	19.5	158.4	177.9
Distributions	–	(1,226.7)	–	(238.9)	(1,465.6)	(55.5)	(1,521.1)
Disposals of subsidiaries with NCI	–	–	–	–	–	(98.0)	(98.0)
Acquisition of NCI without a change in control	–	–	–	(14.8)	(14.8)	13.0	(1.8)
Balance at 31 December 2024	1.4	1,382.7	8.0	(88.4)	1,303.7	427.6	1,731.3
Profit/(loss) for the financial year	–	–	–	(106.9)	(106.9)	45.5	(61.4)
Foreign currency translation reserve	–	–	(40.2)	–	(40.2)	(9.7)	(49.9)
Legal reserve	–	–	(0.1)	0.1	–	–	–
Contributions	–	344.8	–	–	344.8	–	344.8
Distributions	–	(11.5)	–	(208.8)	(220.3)	(64.8)	(285.1)
Balance at 31 December 2025	1.4	1,716.0	(32.3)	(404.0)	1,281.1	398.6	1,679.7

Note: The accompanying notes on pages 13 to 42 form an integral part of these consolidated annual accounts.

Notes to the Consolidated Annual Accounts

Note 1 - General information

1.1 Corporate matters

Blackstone Property Partners Europe Holdings S.à r.l. ("BPPEH") was incorporated on 7 December 2017 as a "Société à responsabilité limitée" in accordance with the Luxembourg Law of 10 August 1915, as subsequently amended. The registered office of BPPEH is established at 2-4, rue Eugène Ruppert, L-2453 Luxembourg. BPPEH is registered with the "Registre de Commerce et des Sociétés" under R.C.S. B 220.526. BPPEH's immediate parent is Master Unsecured Topco S.à r.l.

BPPEH is ultimately wholly owned by BPPE, an open-ended fund managed by Blackstone, which comprises the following legal entities: Blackstone Property Partners Europe L.P., Blackstone Property Partners Europe F L.P., Blackstone Property Partners Europe (Lux) SCSp, and Blackstone Property Partners Europe (Lux) C SCSp.

1.2 Nature of the business

The primary business objective of BPPEH and its direct and indirect consolidated subsidiaries (collectively the "Group") is to acquire and manage high-quality substantially stabilised real estate assets across Europe with a focus on major European markets and key gateway cities.

1.3 Financial year

BPPEH's financial year begins on 1 January and ends on 31 December of each year.

Note 2 - Basis of preparation, scope of consolidation and consolidation policies

2.1 Basis of preparation

The consolidated annual accounts are prepared on a going concern basis, using the historical cost method, unless otherwise noted in significant accounting policies (see Note 3), in accordance with the laws and regulations of the Grand Duchy of Luxembourg and with generally accepted accounting principles in Luxembourg according to the Law of 19 December 2002, as subsequently amended.

The preparation of consolidated annual accounts requires the use of certain critical accounting estimates. It also requires the Board of Managers to exercise its judgment in applying the accounting policies. Changes in assumptions may have a significant impact on the consolidated annual accounts in the year in which the assumptions changed. Management believes that the underlying assumptions are appropriate and that the consolidated annual accounts therefore present the financial position and results fairly.

The Group makes estimates and assumptions that affect the reported amounts of assets and liabilities. Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. This includes ongoing conflicts and geopolitical uncertainties globally which could have a negative impact on the economic conditions and business activity in the countries in which the Group invests.

2.2 Scope and method of consolidation

The consolidated annual accounts of BPPEH for the year ended 31 December 2025 include its annual stand-alone accounts and those of all directly or indirectly majority owned subsidiaries adjusted for non-controlling interests and unconsolidated investments accounted for using the equity method.

Entities included in the scope of consolidation of the Group are disclosed in Note 26.

Subsidiaries

Subsidiaries are all entities over which BPPEH exercises control, which is defined as the direct or indirect power to govern the financial and operating policies so as to obtain benefits from activities. The existence and effect of potential voting rights of other entities is considered when assessing whether BPPEH controls another entity. Subsidiaries, and their profit and losses, are fully consolidated from the date on which control is transferred to the Group and cease to be consolidated from the date that control is lost. The Group and non-controlling interests' share of profit and losses or changes in the net equity of subsidiaries are generally determined based on existing ownership interests, without considering the effects of securities that are exercisable or convertible into ownership interests.

Participating interests

Entities in which BPPEH holds ownership interests that exceed 20% but are not regarded as subsidiaries of the Group, are accounted for using the equity method and presented in the consolidated balance sheet under "Financial fixed assets - Participating interests".

Participating interests are initially recognised at cost and adjusted thereafter to recognise the Group's share of the change in the capital and reserves of these investments. The proportion of the capital and reserves has been measured by the same accounting rules as those applied by the Group.

The proportion of the net profit or loss attributable to the participating interests is shown in the consolidated profit and loss account under "Share of profit or loss of undertakings accounted for under the equity method".

A reserve unavailable for distribution is shown in the consolidated statement of changes in equity for the portion of the share of profit or loss that is greater than the amount of dividends already received.

Notes to the Consolidated Annual Accounts (cont'd)

Information concerning the amount of capital and reserves and profit and loss for the financial year relating to participating interests in which the Group holds at least 20% of the share capital is not required under the Luxembourg Law of 10 August 1915, as subsequently amended, as BPPEH records these holdings using the equity method in its consolidated annual accounts.

2.3 Consolidation policies

2.3.1 General

The consolidated annual accounts include the consolidated balance sheet, consolidated profit and loss account and consolidated statement of changes in equity of the Group, as well as the present accompanying notes.

The accounts of the Group entities are adjusted when necessary in order to comply with the Group's accounting policies.

2.3.2 Transactions eliminated in consolidation

All intra-group balances and transactions are eliminated.

2.3.3 Foreign currency

Items included in the annual accounts of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). This may be different to the local currency of the country of incorporation or the country where the entity conducts its operations. The consolidated annual accounts are presented in Euro, which is BPPEH's functional and presentation currency.

Foreign currency - transactions

Transactions in foreign currencies are initially recorded in the functional currency at the exchange rate prevailing at the date of the transaction. At any subsequent reporting date, monetary assets and liabilities denominated in foreign currencies are revalued at the exchange rate as of the reporting date, with any unrealised foreign exchange gains recognised in the consolidated balance sheet under "Deferred income" and any unrealised foreign exchange losses recognised in the consolidated profit and loss account within "Interest payable and similar expenses". Any realised foreign exchange differences are recognised in the consolidated profit and loss account. Non-monetary items denominated in foreign currencies are recorded using the exchange rate as at the date of the initial recognition.

Foreign currency - operations

The assets and liabilities of the Group's foreign operations which have a functional currency different from BPPEH's presentation currency are translated at the exchange rate as of the reporting date. Capital transactions are translated in the presentation currency at the exchange rate prevailing at the date of the transaction and are not subsequently adjusted. Income and expense items are translated at the monthly average exchange rate for the period. Exchange differences arising are presented in the consolidated balance sheet under "Capital and reserves"

and recognised in the Group's foreign currency translation reserve. Upon disposal, the entity's foreign currency translation reserve is released through its profit and losses.

The following exchange rates were used to translate foreign currency denominated amounts to €1:

	As at 31 December 2025	As at 31 December 2024
Danish Krone (DKK)	7.47	7.46
Norwegian Krone (NOK)	11.85	11.79
Pound Sterling (£)	0.87	0.83
Swedish Krona (SEK)	10.82	11.46
Swiss Franc (CHF)	0.93	0.94

	For the year ended 31 December 2025	For the year ended 31 December 2024
Danish Krone (DKK)	7.46	7.46
Norwegian Krone (NOK)	11.72	11.66
Pound Sterling (£)	0.86	0.84
Swedish Krona (SEK)	11.07	11.44
Swiss Franc (CHF)	0.94	0.95

2.3.4 Non-controlling interests

At the date of acquisition, the Group recognises any non-controlling interest ("NCI") in the acquiree on an acquisition-by-acquisition basis, at the NCI's proportionate share of the acquiree's identifiable net assets. Subsequent to such acquisition, the carrying amount of any NCI is the amount of those interests at initial recognition plus the NCI's share of subsequent changes in equity.

The NCI's share in the net equity and profit/(loss) for the year/period of their subsidiaries is presented separately in the consolidated balance sheet and consolidated profit and loss account, respectively.

Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions.

2.3.5 Asset acquisitions and business combinations

Management considers the substance of the assets and activities of the acquired entity in determining whether the acquisition represents an acquisition of a business.

Business combinations are accounted for using the acquisition method. Applying the acquisition method requires the (a) determination whether BPPEH will be identified as the acquirer, (b) determination of the acquisition date, (c) recognition and measurement of the identifiable assets acquired, liabilities assumed and any NCI in the acquiree and (d) recognition and measurement of goodwill.

The initial purchase price is measured as the aggregate fair value of the consideration transferred plus the amount of any NCI in the acquiree. For each business combination, BPPEH measures the NCI in the acquiree at the proportionate share of the acquiree's identifiable net assets. Acquisition costs are expensed as incurred.

Asset acquisitions are not treated as business combinations. The initial purchase consideration is allocated among identifiable assets and liabilities of the entity acquired at the acquisition date. Accordingly, no goodwill or additional deferred taxes arise. Acquisition costs are capitalised and are amortised, if applicable, over the life of the property acquired.

All of BPPEH's acquisitions were deemed to be asset acquisitions mainly due to the concentration of the land and building within the price of acquisitions, the business combination criteria not being met.

Note 3 - Significant accounting policies

3.1 Formation expenses

Entity formation expenses are charged to the profit and loss account in the period in which they are incurred.

3.2 Tangible fixed assets

Tangible fixed assets are investment properties held for long-term income or for capital appreciation or both, which are not occupied by the Group and are classified as "Land and buildings" in the consolidated balance sheet. Tangible fixed assets may also include properties under construction or developed for future use, building, land and tenant improvements, and other fixtures and fittings. Tangible fixed assets are carried at cost, including related transaction costs (unless acquired in a business combination), less any accumulated depreciation, accumulated amortisation and accumulated impairment in value.

Properties are considered acquired when the Group assumes the significant risks and rewards of ownership. Properties are treated as disposed when the significant risks and rewards of ownership are transferred to the buyer. Typically, this will either occur on unconditional exchange or on completion. Where completion is expected to occur significantly after exchange, or where the Group continues to have significant outstanding obligations after exchange, the risks and rewards will not usually transfer to the buyer until completion.

The initial purchase price, including the related transaction costs, of the acquired investment property is allocated between land and building upon acquisition based on a preliminary split and is finalised within one year. Once the final split between land and building components of the purchase price is established, the related transaction costs, depreciation and amortisation are trued-up.

Depreciation and amortisation is calculated on a straight-line basis over the estimated useful lives of the investment properties as summarised in the table below (land is not depreciated):

	Useful Lives
Office buildings	40 years
Residential buildings	40 years
Logistics buildings	30 years
Trophy Retail buildings	40 years
Building improvements ¹	10 - 20 years
Other fixtures and fittings	5 years
Tenant improvements	Remaining term of the lease
Leasing commissions ²	Remaining term of the lease

- Shorter of useful life or remaining life of the building.
- Direct and indirect leasing costs to originate and renew operating leases, such as leasing commissions or legal fees, are included within tangible fixed assets and amortised over the related lease term. Direct leasing costs for residential leases are amortised over the average turnover period of three years.

Construction costs incurred are capitalised and included in tangible fixed assets. This includes cost of construction, property and equipment, and other direct costs as well as interest on borrowed funds incurred during the construction period. Construction in progress is not depreciated until the development is substantially completed.

Ordinary repair and maintenance costs are expensed as incurred. Costs relating to major replacements and improvements, which improve or extend the life of the asset, are capitalised and depreciated over their estimated useful lives.

Where the Group considers that a tangible fixed asset suffered a durable decline in value in excess of the accumulated depreciation recognised, an additional write-down is recorded to reflect this impairment. These value adjustments are reversed if the reasons for which the value adjustments were made no longer apply.

Tangible fixed assets are derecognised on disposal or when no future economic benefits are expected from their use or disposal. The realised gain or loss on the disposal of tangible fixed assets is determined as the difference between disposal proceeds and carrying value at the date of disposal, less any transaction costs, and is included in the consolidated profit and loss account in the period of disposition.

3.3 Inventories

Tangible fixed assets which are under an active disposition plan or programme are considered to be held for sale and are separately presented in the consolidated balance sheet within "Inventories". Such assets are recorded at the lower of their carrying value or estimated net realisable value. Once an investment property is determined to be held for sale, in the period between the exchange and completion, the asset is transferred from tangible fixed assets to inventories and depreciation is no longer recorded.

Notes to the Consolidated Annual Accounts (cont'd)

3.4 Borrowing costs

Borrowing costs are capitalised as part of the cost of the asset if they are directly attributable to the acquisition or construction of a qualifying asset under development. Capitalisation of borrowing costs commences when the activities to prepare the asset are in progress and expenditures and borrowing costs are incurred. Borrowing costs are capitalised until the assets are substantially ready for their intended use and when it is probable that the assets will result in future economic benefits to the Group. All other borrowing costs are expensed as incurred.

3.5 Tenant security deposits

Tenant security deposits are measured at cost and represent rental security deposits received from the lessee upon inception of the respective lease contract. At the termination of the lease contracts, the deposits held by the Group are returned to tenants, reduced by unpaid rental fees, expense recoveries, penalties and/or deductions for damages and repairs, if any. Tenant security deposits may become redeemable upon a tenant's vacancy and are presented in the consolidated balance sheet within "Cash at bank and in hand" and, when held in third party bank accounts, within "Other debtors becoming due and payable within one year" with the related liabilities within "Other creditors becoming due and payable within one year". Tenant security deposits in the form of bank guarantees are not disclosed because they are unlikely to result in an economic benefit to the Group.

3.6 Debtors

Debtors' balances are carried at their nominal value and stated net of allowances for doubtful accounts. When there is an indication that the Group will not be able to collect all amounts due according to the original terms of the receivable, the amount is recorded in the allowance for doubtful accounts presented in the consolidated profit and loss account within "Value adjustments in respect of current assets". These value adjustments are reversed in the period in which the reasons for the value adjustments cease to apply.

Debtors' balances include rent billed in advance related to non-cancellable contractual periods. The related liability is presented in the consolidated balance sheet under "Deferred income".

3.7 Cash at bank and in hand

Cash includes cash in hand and money held on demand in banks and other financial institutions with maturities of three months or less that are subject to an insignificant risk of a change in value.

Restricted cash may consist of amounts related to operating real estate such as escrows for taxes, insurance, tenant security deposits and borrowing arrangements of the Group.

3.8 Prepayments

Prepayments are carried at their nominal value and represent expenditures incurred for the benefit of future periods and are amortised over such periods.

3.9 Provisions

Provisions are intended to cover losses or debts, the nature of which is clearly defined and which, at the date of the balance sheet, are either likely to be incurred or certain to be incurred but uncertain as to their amount or as to the date on which they will arise.

Provisions may also be created to cover charges that originated in the financial year under review or in a previous financial year, the nature of which is clearly defined and which, at the date of the balance sheet, are either likely to be incurred or certain to be incurred but uncertain as to their amount or as to the date on which they will arise.

3.10 Provisions for taxation

The Group is subject to corporate income tax in numerous jurisdictions. The Group recognises liabilities for anticipated corporate income tax based on estimates of the amounts that will eventually be due, less corporate income tax already paid. Where the final tax charge is different from the amounts that were initially provisioned, such differences will be treated as prior year adjustments in the current tax charge of the following year.

Current tax provision

The provision corresponding to the tax liability estimated by the Group for the financial year is recorded under the caption "Other creditors – Tax authorities" in the consolidated balance sheet. The advance payments for tax are presented as an asset in the consolidated balance sheet under "Other debtors".

Deferred tax provision

Deferred tax assets and/or liabilities are recognised, using the liability method, on temporary differences arising between the tax basis of assets and liabilities and their carrying amount in the consolidated annual accounts.

Deferred tax liabilities are generally recognised for all taxable temporary differences while 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. The carrying amount of deferred tax assets is reviewed at each reporting 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.

Deferred tax is determined using tax rates and laws that have been enacted or substantially enacted by the date of the consolidated balance sheet and are expected to apply when the deferred tax asset and/or liability is settled.

Deferred tax is not recognised at the moment of initial recognition of the asset or liability in any transaction other than a business combination (see Note 2.3.5).

3.11 Debts

Debts are recorded at their reimbursement value. Loan arrangement fees and other debt issue costs are capitalised and subsequently amortised over the term of the related debt instrument using the straight-line method for the revolving credit facilities and the effective interest method for all other debt. Such capitalised costs are presented as an asset in the consolidated balance sheet under "Prepayments and accrued income". The early repayment of debt results in the write-off of capitalised fees and costs related to such debt.

Debts repurchased but not retired by the Group are subject to intercompany eliminations (see Note 2.3.2).

3.12 Leases - Group as a lessee

The Group recognises a right-of-use asset and a lease liability at the lease commencement date.

The right-of-use asset is initially measured at cost, plus any initial direct costs. The right-of-use asset is depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term.

The lease liability is initially measured at the present value of the future minimum lease payments, discounted using the Group's incremental borrowing rate. Thereafter, the lease liability is measured at amortised cost using the effective interest method and is remeasured upon a change in future lease payments.

The Group presents right-of-use assets as part of "Tangible fixed assets" and presents lease liabilities as part of "Other creditors" in the consolidated balance sheet.

The Group does not recognise right-of-use assets and lease liabilities for leases shorter than 12 months, leases of low value or leases with contingent lease payments, but excluding variable indexed payments.

3.13 Deferred income

Income received during the reporting period but relating to a subsequent reporting period represents a liability of the Group and is presented in the consolidated balance sheet within "Deferred income".

Any discount the Group received against the par value of repurchased debt is also included within "Deferred income". The discount is realised upon repayment of the repurchased debt, and is recorded in "Other interest receivable and similar income" in the consolidated profit and loss account.

3.14 Subscribed capital, share premium and legal reserves

Subscribed capital is stated at nominal value for all shares issued. The difference between the proceeds and the nominal value of the shares issued is presented in the consolidated balance sheet under "Share premium". Shares issued for consideration other than cash are measured at fair value of the consideration received. In case shares are issued to extinguish or settle a liability of BPPEH, the shares shall be measured either at fair value of the shares issued or fair value of the liability settled, whichever is more determinable.

Legal reserves are recognised in accordance with the local regulatory requirements and are generally not distributable. Luxembourg companies are required to transfer a minimum of 5% of annual net income, after deducting any losses brought forward, to the legal reserve until this reserve equals 10% of subscribed capital. This reserve may not be distributed in the form of cash dividends, or otherwise, except upon liquidation of an entity.

3.15 Net turnover and other operating income

Net turnover - Rental income

Net turnover includes rental income from investment properties. Rental income from investment properties is generally recognised as revenue on a straight-line basis over the term of the lease. Lease incentives offered to occupiers to enter into a lease, such as an initial rent-free period or a cash contribution, and lease incentives agreed subsequent to the initial lease that represent a lease modification are recognised as a reduction of rental income on a straight-line basis over the term of the lease. Lease incentives that are not lease modifications are recognised as a reduction of rental income in the period in which they are granted.

Rental income from residential investment properties is derived from short-term lease agreements and is recognised when earned. This policy effectively results in income recognition on the straight-line method over the related terms of the leases.

Other operating income - Service charge and other income

Service charge income relates to any service charges recoverable from tenants, recorded in "Other operating expenses" in the consolidated profit and loss account. Other income includes lease termination and other tenant related revenues that are not contractual rent.

Other operating income - Net gain/(loss) on disposals

Any realised gain or loss on disposals is recognised in the period of disposition. The net gain or loss is determined as the difference between disposal proceeds and carrying value at the date of disposal, less any transaction costs.

3.16 Interest income and interest expenses

Interest income and interest expenses are accrued at the nominal interest rate applicable.

Notes to the Consolidated Annual Accounts (cont'd)

3.17 Expenses

Expenses are recognised in the period they are incurred.

3.18 Promote payments

Promote payments payable to third-party operating partners are recognised in accordance with the governing documents when the payment amount can be readily and reliably estimated. Promote payments are determined based on the performance of the investment vehicles subject to the achievement of minimum return hurdles. As at 31 December 2025, no promotes were triggered (2024: promotes were triggered).

3.19 Derivative financial instruments

BPPEH may enter into derivative financial instruments such as options, swaps, futures or foreign exchange contracts. Derivative financial instruments are recognised at fair value at the origination date and subsequently remeasured to their fair value at each reporting date. The resulting gain or loss is recognised in the consolidated profit and loss account.

A derivative financial instrument with a positive fair value is recognised as a financial asset whereas a derivative financial instrument with a negative fair value is recognised as a financial liability. A derivative financial instrument is presented as a non-current asset or a non-current liability if the remaining maturity of the instrument is more than 12 months and it is not expected to be realised or settled within 12 months.

The fair value of financial instruments that are not traded on an active market is determined by using valuation techniques taking into account market conditions existing at the end of each reporting period. Valuation techniques are selected based on the characteristics of the each instrument, with the overall objective of maximising the use of market-based information. Derivatives are valued by discounting the expected cash flows at a market rate of interest.

3.20 Contingencies

Contingent liabilities are disclosed in the consolidated annual accounts unless the possibility of economic loss is remote. Contingent assets are not recognised in the consolidated annual accounts but are disclosed in the notes to the consolidated annual accounts when economic benefits are probable.

3.21 Related parties

Parties are considered to be related if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control. Related parties may be individuals or corporate entities.

3.22 Subsequent events

Material post year-end events that would result in a significant change of the Group's financial position at the end of the reporting period (adjusting events) are reflected in the consolidated annual accounts. Post year-end events that are not adjusting events are disclosed in the notes to the consolidated annual accounts, when material.

Notes to the Consolidated Annual Accounts (cont'd)

Note 4 - Tangible fixed assets

The following table reconciles the gross book value of tangible fixed assets, including related transaction costs, to the net book value for the years ended 31 December 2025 and 2024:

€m	Land	Buildings	Total
Gross book value - 31 December 2023	4,494.5	7,432.2	11,926.7
Acquisitions	–	46.2	46.2
Capital expenditures	–	115.1	115.1
Reclassification to inventories (Note 6)	(846.0)	(457.4)	(1,303.4)
Disposals/write-offs (Note 15) ¹	(480.8)	(957.3)	(1,438.1)
Effect of foreign exchange rate changes	45.3	45.8	91.1
Gross book value - 31 December 2024	3,213.0	6,224.6	9,437.6
Capital expenditures	–	92.8	92.8
Additions	0.2	–	0.2
Reclassification to inventories (Note 6)	(134.9)	(421.5)	(556.4)
Reclassification from inventories (Note 6)	27.3	109.5	136.8
Disposals/write-offs (Note 15)	(206.3)	(566.8)	(773.1)
Other movements ²	–	1.1	1.1
Effect of foreign exchange rate changes	(40.0)	(24.5)	(64.5)
Gross book value - 31 December 2025	2,859.3	5,415.2	8,274.5
Accumulated value adjustments - 31 December 2023	–	(845.3)	(845.3)
Depreciation and amortisation	–	(224.2)	(224.2)
Reclassification to inventories (Note 6)	–	41.5	41.5
Disposals/write-offs (Note 15) ¹	–	110.7	110.7
Effect of foreign exchange rate changes	–	(3.4)	(3.4)
Accumulated value adjustments - 31 December 2024	–	(920.7)	(920.7)
Depreciation and amortisation	–	(273.5)	(273.5)
Reclassification to inventories (Note 6)	–	88.6	88.6
Reclassification from inventories (Note 6)	–	(2.2)	(2.2)
Disposals/write-offs (Note 15)	–	112.3	112.3
Effect of foreign exchange rate changes	–	1.9	1.9
Accumulated value adjustments - 31 December 2025	–	(993.6)	(993.6)
Net book value - 31 December 2023	4,494.5	6,586.9	11,081.4
Net book value - 31 December 2024	3,213.0	5,303.9	8,516.9
Net book value - 31 December 2025	2,859.3	4,421.6	7,280.9

1. Included in disposals in 2024 are tangible fixed assets with a net book value of €976.5 million (gross book value of €1,042.3 million and accumulated value adjustments of €65.8 million) from the UK REIT reorganisation described in Note 23.

2. Right-of-use assets: As at 31 December 2025, the net book value of tangible fixed assets included right-of-use assets of €19.9 million (2024: €19.3 million). During 2025, right-of-use assets increased by €1.1 million (2024: nil) following indexation of rents. There were no disposals in during 2025 (2024: €4.0 million).

There were no material impairment indicators identified, and no material adjustments were triggered, with respect to tangible fixed assets as at 31 December 2025 and 2024.

As at 31 December 2025, land and buildings with net carrying value of €1,519.4 million (2024: €1,588.8 million) had been pledged as security for mortgage loans.

Disposal of 1 logistics asset with carrying value of €54.1 million, completed subsequent to 31 December 2025 (see Note 25).

Notes to the Consolidated Annual Accounts (cont'd)

Note 5 - Financial fixed assets

5.1 Participating interests

The following table reconciles the gross book value of participating interests to the net book value for the years ended 31 December 2025 and 2024:

€m	Total Participating interests
Gross book value - 31 December 2023	332.5
Distributions	(123.3)
Gross book value - 31 December 2024	209.2
Distributions	(0.4)
Gross book value - 31 December 2025	208.8
Share of profits/(losses) - 31 December 2023	(8.8)
Share of net profits/(losses)	(12.9)
Effect of foreign exchange rate changes	8.1
Share of profits/(losses) - 31 December 2024	(13.6)
Share of net profits/(losses)	(14.4)
Effect of foreign exchange rate changes	(7.5)
Share of profits/(losses) - 31 December 2025	(35.5)
Net book value - 31 December 2023	323.7
Net book value - 31 December 2024	195.6
Net book value - 31 December 2025	173.3

There were no material impairment indicators identified, and no material adjustments were triggered, with respect to participating interests as at 31 December 2025 and 2024.

Note 6 - Inventories

The following table summarises the movement in inventories for the years ended 31 December 2025 and 2024.

€m	Total Assets held for sale
Net book value - 31 December 2023	181.6
Reclassification from tangible fixed assets (Note 4)	1,261.9
Capital expenditures	1.3
Disposals	(973.6)
Net book value - 31 December 2024	471.2
Reclassification from tangible fixed assets (Note 4)	467.8
Reclassification to tangible fixed assets (Note 4)	(134.6)
Capital expenditures	0.9
Disposals	(507.6)
Effect of foreign exchange rate changes	(8.7)
Net book value - 31 December 2025	289.0

As at 31 December 2025, the remaining €289.0 million of investment properties classified as inventories comprised assets across logistics, office and residential portfolios.

As at 31 December 2025, inventories with net carrying value of €41.0 million (2024: nil) had been pledged as security for mortgage loans.

Disposal of 1 logistics and 2 office assets with total carrying value of €73.7 million, completed subsequent to 31 December 2025 (see Note 25).

Note 7 - Debtors

7.1 Trade debtors

The following table summarises trade debtors amounts, net of allowance for bad debts:

€m	As at 31 December 2025	As at 31 December 2024
Rental income and service charges - billed	36.9	32.4
Rental income and service charges - accrued	2.6	2.1
Allowance for bad debts	(15.8)	(11.5)
Total	23.7	23.0

7.2 Amounts owed by affiliated undertakings

The following table summarises the key terms of the amounts owed by affiliated undertakings, including BPPEH's parent entity, NCI shareholders and UK REIT Guarantors (defined in Note 23):

€m	As at 31 December 2025			As at 31 December 2024		
	Weighted Average Interest rate	Term/ maturity	Amount	Weighted Average Interest rate	Term/ maturity	Amount
<i>Becoming due and payable after more than one year¹</i>						
Related party loans receivable	3.01%	2027 - 2030	415.1	2.54%	2026 - 2030	354.7
			415.1			354.7
<i>Becoming due and payable within one year¹</i>						
Related party loans receivable	3.03%	2026	31.3	2.25%	2025	115.1
Related party loans receivable - interest free	–	2026	3.1	–	2025	3.2
Other amounts receivable	–	2026	51.0	–	2025	53.6
			85.4			171.9
Total			500.5			526.6

1. There were no material impairment indicators as at 31 December 2025 and 31 December 2024.

Following the transfer of certain subsidiaries to the UK REIT Guarantors in 2024 (see Note 23), the existing on-lend of proceeds from unsecured notes to these investments ceased to be eliminated in the consolidation of the Group. As at 31 December 2025, such loans receivable from the UK REIT Guarantors' subsidiaries totalled £314.8 million (€361.1 million) (2024: £314.8 million (€380.5 million)).

7.3 Amounts owed by undertakings with which the undertaking is linked by virtue of participating interests

As at 31 December 2025 the Group had €17.1 million loans receivable (2024: €24.8 million) and accrued interest of €2.4 million (2024: €0.7 million) from participating interests.

There were no material impairment indicators as at 31 December 2025 and 2024.

Notes to the Consolidated Annual Accounts (cont'd)

7.4 Other debtors

The following table summarises other debtors amounts:

€m	As at 31 December 2025	As at 31 December 2024
<i>Becoming due and payable after more than one year</i>		
Derivatives (Note 21)	19.5	24.0
	19.5	24.0
<i>Becoming due and payable within one year</i>		
VAT receivables	46.3	45.1
Derivatives (Note 21)	27.6	48.3
Tax receivables	25.9	15.2
Accounts managed by third parties	11.6	13.2
Deferred purchase price ¹	1.4	1.2
Tenant security deposits receivable	0.7	2.1
Other receivables	3.2	6.6
	116.7	131.7
Total	136.2	155.7

1. Represents amount receivable from the seller/buyer related to investment properties acquired/sold.

Note 8 - Cash at bank and in hand

The table below represents cash at bank and in hand. Restricted cash primarily consists of tenant security deposits held in the Group's bank accounts.

€m	As at 31 December 2025	As at 31 December 2024
Cash at bank and in hand ¹	787.4	572.7
Restricted cash	17.4	14.2
Total	804.8	586.9

1. Cash at bank and in hand includes €15.5 million (2024: €22.2 million) of interest bearing fixed-term deposits.

Note 9 - Prepayments and accrued income

Prepayments and accrued income are comprised of the following amounts:

€m	As at 31 December 2025	As at 31 December 2024
Straight-line rent adjustments	40.2	55.4
Deferred financing fees - net	26.0	36.8
Other prepayments	10.3	16.0
Total	76.5	108.2

Deferred financing fees relate to the unsecured notes and amounts owed to credit institutions (see Note 12). Other prepayments include insurance, real estate property taxes, closing costs for future disposals and other prepaid expenses.

Note 10 - Capital and reserves

10.1 Subscribed capital

As at 31 December 2025, BPPEH had 1.4 million shares (2024: 1.4 million shares) outstanding with a nominal value of €1 each. The subscribed capital was paid in full and amounted to €1.4 million (2024: €1.4 million). No new shares were issued during the year.

10.2 Share premium

As at 31 December 2025, the share premium account amounted to €1,716.0 million (2024: €1,382.7 million).

Contributions

During 2025 BPPEH had contributions to share premium of €344.8 million. This comprised €328.8 million settled in cash from its parent and €16.0 million from the conversion of related party loans.

During 2024, BPPEH's parent entity invested €19.5 million to the share premium of BPPEH, which remained unpaid.

Distributions

During 2025, BPPEH distributed €11.5 million of share premium in cash.

During 2024, BPPEH distributed €1,226.7 million of share premium, comprising the following transactions:

- As part of a capital simplification, BPPEH agreed with its parent to distribute €640.9 million of share premium and settle €524.2 million of loans payable to its parent against €1,165.1 million of loans receivable from its parent. No cash flows resulted from these transactions;
- As part of the UK REIT reorganisation described in Note 1, share premium of €329.9 million was distributed and recontributed as partners' interests of the UK REIT Guarantors (see below); and
- Distributions settled in cash of €252.0 million, and €3.9 million were recontributed as loans from its shareholder.

10.3 Reserves

Legal reserve

During 2025, the Group released €0.1 million (2024: <€0.1 million) of legal reserves attributable to the owners of BPPEH to results brought forward. As at 31 December 2025, the legal reserves attributable to the owners of BPPEH amounted to €1.4 million (2024: €1.6 million).

Foreign currency translation reserve

During 2025, the Group recognised an effect of foreign currency translations attributable to the owners of BPPEH amounting to €40.2 million loss (2024: €21.5 million gain). As at 31 December 2025, the effect of foreign currency translations attributable to the owners of BPPEH amounted to €33.8 million loss (2024: €6.4 million gain).

10.4 Interim dividends

During 2025, BPPEH declared €208.8 million of interim dividends to its parent (2024: €238.9 million).

10.5 Non-controlling interests

During 2025 and 2024, the Group received contributions from, and paid distributions to, its NCI shareholders as presented in the Consolidated Statement of Changes in Equity.

The legal reserves attributable to NCI shareholders as at 31 December 2025 amounted to €0.6 million (2024: €0.7 million).

During 2024, following the reorganisation of certain UK investments as described in Note 23, the Group has derecognised NCI of €92.8 million corresponding to the NCI shareholders in the transferred subsidiaries. The Group also sold several subsidiaries and derecognised NCI of €5.2 million.

During 2024, the Group acquired an additional 5% of the shares in certain subsidiaries with minority shareholders, derecognising NCI of net €13.0 million.

Notes to the Consolidated Annual Accounts (cont'd)

Note 11 - Provisions

11.1 Provisions for taxation

The Group had recognised a deferred tax liability as at 31 December 2025 of €11.2 million (2024: €14.2 million). The Group had no deferred tax asset as at 31 December 2025 and 2024.

The related net deferred tax (reversal)/charge for the year of €(3.1) million (2024: €(5.7) million) was recognised in the consolidated profit and loss account within "Tax on profit or loss" (see Note 22).

Note 12 - Creditors

12.1 Unsecured notes

BPPEH has established a €10 billion Euro Medium Term Note Programme ("EMTN Programme"), listed on The International Stock Exchange ("TISE") in Guernsey, Channel Islands. The notes are redeemable at the option of BPPEH, subject to certain limitations, and are fully and unconditionally guaranteed, jointly and severally, by certain subsidiaries and affiliates of BPPEH. The notes are pari passu with the Group's other unsecured senior indebtedness and are subordinated to any secured indebtedness of the Group and/or other secured liabilities.

The ArchCo Guarantor and UK REIT Guarantors (defined in Note 23) have acceded as guarantors to the EMTN Programme. Whilst not subsidiaries of BPPEH, the ArchCo Guarantor and UK REIT Guarantors are wholly owned subsidiaries of BPPE and support the EMTN Programme through their accession as guarantors.

As at 31 December 2025, BPPEH had €4.2 billion (2024: €5.3 billion) of unsecured notes in issue (comprising €3.4 billion and £0.8 billion (2024: €4.0 billion and £1.1 billion)). During 2025, there were repayments via redemption of the Series 2 and 11 notes of €650.0 million and £350.0 million, respectively (2024: €500.0 million repayment at maturity). There were no new issuances during 2025 (2024: nil).

The repayments in 2025 included €403.1 million (2024: €36.6 million) of notes previously repurchased, realising a gain of €20.3 million (2024: €1.3 million) (see Note 19). There were no repurchased notes remaining as at 31 December 2025.

The following table summarises the key terms of the unsecured notes outstanding as at 31 December 2025:

€m	Interest rate	Maturity	Payable after 1 year			Total
			Payable within 1 year	1 to 5 years	After 5 years	
<i>Unsecured notes issued by the Group</i>						
Series 5	1.75%	12-Mar-29	8.5	600.0	–	608.5
Series 6	1.25%	26-Apr-27	5.1	600.0	–	605.1
Series 7	1.00%	4-May-28	3.6	550.0	–	553.6
Series 9	1.00%	20-Oct-26	601.2	–	–	601.2
Series 10 ¹	1.63%	20-Apr-30	5.7	500.0	–	505.7
Series 12 ²	2.63%	20-Oct-28	2.7	516.2	–	518.9
Series 13	3.63%	29-Oct-29	3.2	500.0	–	503.2
Series 14 ²	4.88%	29-Apr-32	11.4	–	344.2	355.6
Total			641.4	3,266.2	344.2	4,251.8
Principal			600.0	3,266.2	344.2	4,210.4
Accrued interest			41.4	–	–	41.4
Total			641.4	3,266.2	344.2	4,251.8
Total per the Consolidated Balance Sheet						
Principal			600.0	3,266.2	344.2	4,210.4
Accrued interest			41.4	–	–	41.4
Total per the Consolidated Balance Sheet			641.4	3,266.2	344.2	4,251.8

1. Green Bonds issued pursuant to BPPEH's Green Financing Framework.
2. Notes issued in pound sterling.

As also described in Note 25, in January 2026 BPPEH issued €650.0 million of 3.5% unsecured notes maturing on 29 January 2031. Proceeds were primarily used to repay mortgage loans as described in Note 12.2.

The following table summarises the key terms of the unsecured notes outstanding, including repurchased notes, as at 31 December 2024:

€m	Interest rate	Maturity	Payable within 1 year	Payable after 1 year		Total 1 year or more	Total
				1 to 5 years	After 5 years		
<i>Unsecured notes issued by the Group</i>							
Series 2	2.20%	24-Jul-25	656.3	–	–	–	656.3
Series 5	1.75%	12-Mar-29	8.5	600.0	–	600.0	608.5
Series 6	1.25%	26-Apr-27	5.1	600.0	–	600.0	605.1
Series 7	1.00%	4-May-28	3.6	550.0	–	550.0	553.6
Series 9	1.00%	20-Oct-26	1.2	600.0	–	600.0	601.2
Series 10 ¹	1.63%	20-Apr-30	5.7	–	500.0	500.0	505.7
Series 11 ²	2.00%	20-Oct-25	424.8	–	–	–	424.8
Series 12 ²	2.63%	20-Oct-28	2.9	544.0	–	544.0	546.9
Series 13	3.63%	29-Oct-29	3.2	500.0	–	500.0	503.2
Series 14 ²	4.88%	29-Apr-32	11.9	–	362.6	362.6	374.5
Total			1,123.2	3,394.0	862.6	4,256.6	5,379.8
Principal			1,073.1	3,394.0	862.6	4,256.6	5,329.7
Accrued interest			50.1	–	–	–	50.1
Total			1,123.2	3,394.0	862.6	4,256.6	5,379.8
<i>Repurchased by the Group</i>							
Series 2	2.20%	24-Jul-25	(130.5)	–	–	–	(130.5)
Series 11 ²	2.00%	20-Oct-25	(288.2)	–	–	–	(288.2)
Total			(418.7)	–	–	–	(418.7)
Principal			(416.3)	–	–	–	(416.3)
Accrued interest			(2.4)	–	–	–	(2.4)
Total			(418.7)	–	–	–	(418.7)
Total per the Consolidated Balance Sheet							
Principal			704.5	3,394.0	862.6	4,256.6	4,961.1
Accrued interest			47.7	–	–	–	47.7
Total per the Consolidated Balance Sheet			704.5	3,394.0	862.6	4,256.6	4,961.1

1. Green Bonds issued pursuant to BPPEH's Green Financing Framework.
2. Notes issued in pound sterling.

Notes to the Consolidated Annual Accounts (cont'd)

12.2 Amounts owed to credit institutions

The following table summarises the key terms of the amounts owed to credit institutions as at 31 December 2025:

€m	Maturity ¹	Payable within 1 year	Payable after 1 year			Total
			1 to 5 years	After 5 years	Total 1 year or more	
Mortgage loans	15-May-28 - 25-Dec-35	4.6	776.7	5.9	782.6	787.2
Total		4.6	776.7	5.9	782.6	787.2
Principal		1.0	776.7	5.9	782.6	783.6
Accrued interest		3.6	–	–	–	3.6
Total		4.6	776.7	5.9	782.6	787.2

The following table summarises the key terms of the amounts owed to credit institutions as at 31 December 2024:

€m	Maturity ¹	Payable within 1 year	Payable after 1 year			Total
			1 to 5 years	After 5 years	Total 1 year or more	
Mortgage loans	15-May-28 - 25-Dec-35	6.6	617.2	161.9	779.1	785.7
Total		6.6	617.2	161.9	779.1	785.7
Principal		1.0	617.2	161.9	779.1	780.1
Accrued interest		5.6	–	–	–	5.6
Total		6.6	617.2	161.9	779.1	785.7

1. Represents committed maturity dates.

Mortgage Loans

As at 31 December 2025, the Group had six (2024: six) mortgage loans, secured by investment properties, totalling €783.6 million (2024: €780.1 million) with maturity dates between 15 May 2028 and 25 December 2035.

As at 31 December 2025, the Group had outstanding interest rate swaps with net aggregate notional amount of €768.1 million (2024: €768.1 million) that hedged against interest rate variability of these mortgage loans (see Note 21).

Following the issue of unsecured notes in January 2026 (Note 12.1), the Group repaid five of mortgage loans in full for a combined amount of €628.6 million.

Unsecured Bank Facilities

During 2025, BPPEH replaced its unsecured bank facilities. The unsecured bank facilities can be used to finance acquisitions or repayments/repurchases of debt. Borrowings under this facility have an initial maturity of one year, subject to two one-year extension options upon BPPEH's request. The new facility is subject to a reduced interest rate of Euribor (or any other relevant interbank rate for non-Euro denominated draws) + 1.40% per annum with step ups to Euribor + 1.65% per annum in year 2 and Euribor + 1.90% per annum in year 3.

As at 31 December 2025, BPPEH had no amounts drawn under its unsecured bank facilities (2024: nil).

Revolving Credit Facility ("RCF")

During 2025, BPPEH replaced its revolving credit facility, increasing the commitment to €800.0 million (from €600 million) with the interest rate unchanged at Euribor (or any other relevant interbank rate for non-Euro denominated draws) + 1.00% per annum.

As at 31 December 2025, BPPEH had no amounts drawn under its RCF (2024: nil).

Covenants

As at 31 December 2025 and 31 December 2024, the Group was in compliance with all of its covenants.

12.3 Trade creditors

The following table summarises trade creditors amounts:

€m	As at 31 December 2025	As at 31 December 2024
Trade creditors	14.0	16.5
Professional fees	10.0	15.5
Transaction costs	8.8	15.5
Service charges	8.6	10.1
Capital expenditures	3.8	12.0
Other accruals	0.8	0.7
Total	46.0	70.3

12.4 Amounts owed to affiliated undertakings

Amounts owed to affiliated undertakings are subordinated to unsecured notes and amounts owed to credit institutions. The following table summarises the key terms of the amounts owed to affiliated undertakings, including BPPEH's parent entity, NCI shareholders and UK REIT Guarantors, as at 31 December 2025 and 2024:

€m	Weighted Average Interest rate	Maturity	Payable within 1 year	Payable after 1 year			As at 31 December 2025
				1 to 5 years	After 5 years	Total 1 year or more	
Related party loans payable	3.76%	2026 - 2038	209.1	77.9	1,879.4	1,957.3	2,166.4
Related party loans payable - interest free	–	2026	3.7	–	–	–	3.7
Other amounts payable ¹	–	–	72.1	–	–	–	72.1
Total			284.9	77.9	1,879.4	1,957.3	2,242.2
Principal			108.9	77.9	1,879.4	1,957.3	2,066.2
Accrued interest			176.0	–	–	–	176.0
Total			284.9	77.9	1,879.4	1,957.3	2,242.2

€m	Weighted Average Interest rate	Maturity	Payable within 1 year	Payable after 1 year			As at 31 December 2024
				1 to 5 years	After 5 years	Total 1 year or more	
Related party loans payable	3.42%	2025 - 2038	155.6	81.1	2,364.6	2,445.7	2,601.3
Related party loans payable - interest free	–	2025	3.9	–	–	–	3.9
Other amounts payable ¹	–	–	149.9	–	–	–	149.9
Total			309.4	81.1	2,364.6	2,445.7	2,755.1
Principal			178.0	81.1	2,364.6	2,445.7	2,623.7
Accrued interest			131.4	–	–	–	131.4
Total			309.4	81.1	2,364.6	2,445.7	2,755.1

1. Primarily consists of unsettled dividends of €52.8 million (2024: €147.1 million).

12.5 Amounts owed to undertakings with which the undertaking is linked by virtue of participating interests

As at 31 December 2025, the Group had €0.7 million (2024: €1.0 million) loans payable to participating interests (maturing not later than 5 years).

Notes to the Consolidated Annual Accounts (cont'd)

12.6 Other creditors

The following table summarises amounts owed to other creditors as at 31 December 2025 and 2024:

€m	Tax authorities	Payable within 1 year	Payable after 1 year	As at 31 December 2025
Other payables ¹	111.0	11.7	20.3	143.0
Tenant security deposits payable	–	36.9	–	36.9
Derivatives (Note 21)	–	1.6	6.8	8.4
Deferred purchase price ²	–	0.6	–	0.6
Total	111.0	50.8	27.1	188.9

€m	Tax authorities	Payable within 1 year	Payable after 1 year	As at 31 December 2024
Other payables ¹	88.5	12.8	19.8	121.1
Tenant security deposits payable	–	42.6	–	42.6
Derivatives (Note 21)	–	0.7	9.6	10.3
Deferred purchase price ²	–	0.5	–	0.5
Total	88.5	56.6	29.4	174.5

1. Primarily consists of VAT payable of €53.2 million (2024: €47.4 million), corporate income tax of €53.3 million (2024: €37.2 million) and ground lease liability of €20.3 million (2024: €19.8 million).

2. Represents amount payable to the buyer related to investment properties sold.

Note 13 - Deferred income

The following table summarises deferred income amounts:

€m	As at 31 December 2025	As at 31 December 2024
Rent and service charges paid in advance	37.8	44.9
Unrealised foreign exchange gains	32.0	23.8
Other deferred income	26.9	47.7
Total	96.7	116.4

As at 31 December 2025, other deferred income is primarily composed of unrealised gains from repurchase of loans owed to NCI shareholders of €26.6 million (2024: €26.6 million). As at 31 December 2024, other deferred income included unrealised gains from repurchased unsecured notes of €21.1 million (see Note 12.1).

Note 14 - Net turnover

The following table reflects net turnover of the Group's investment properties summarised by asset class and country for the year ended 31 December 2025:

€m	Logistics	Office	Residential	Trophy retail	Other	Total
Germany	35.9	18.8	42.2	–	–	96.9
United Kingdom	73.7	–	10.7	–	–	84.4
France	44.3	10.9	–	–	–	55.2
Netherlands	13.5	–	36.1	–	–	49.6
Sweden	28.4	5.5	–	–	–	33.9
Italy	6.1	13.5	4.6	–	3.7	27.9
Ireland	–	18.5	–	–	–	18.5
Poland	16.3	–	–	–	–	16.3
Denmark	16.3	–	–	–	–	16.3
Spain	4.3	3.7	–	–	–	8.0
Switzerland	2.6	–	–	–	–	2.6
Finland	1.6	–	–	–	–	1.6
Norway	1.5	–	–	–	–	1.5
Total	244.5	70.9	93.6	–	3.7	412.7

The following table reflects net turnover of the Group's investment properties summarised by asset class and country for the year ended 31 December 2024:

€m	Logistics	Office	Residential	Trophy retail	Other	Total
Germany	38.3	18.0	40.0	–	–	96.3
United Kingdom	82.7	–	7.4	–	–	90.1
France	56.5	10.5	–	–	–	67.0
Netherlands	15.2	–	34.6	–	–	49.8
Italy	6.0	17.3	3.8	10.1	4.7	41.9
Sweden	30.8	5.3	–	–	–	36.1
Ireland	–	18.9	–	–	–	18.9
Denmark	18.3	–	–	–	–	18.3
Poland	13.9	–	–	–	–	13.9
Spain	5.0	8.8	–	–	–	13.8
Switzerland	2.5	–	–	–	–	2.5
Norway	2.0	–	–	–	–	2.0
Finland	1.9	–	–	–	–	1.9
Total	273.1	78.8	85.8	10.1	4.7	452.5

Note 15 - Other operating income

The following table summarises other operating income of the Group:

	For the year ended 31 December 2025	For the year ended 31 December 2024
Net gain on disposals	196.1	733.1
Service charge income	61.3	64.8
Other income ¹	11.8	6.9
Total	269.2	804.8

1. Other income primarily includes surrender premium income of €3.7 million (2024: €0.8 million) and insurance claims of €3.2 million (2024: €1.5 million).

Notes to the Consolidated Annual Accounts (cont'd)

Disposals

During 2025, the Group disposed of properties (classified as both tangible fixed assets and inventories) for €1.5 billion. After adjustments for other net working capital and transaction costs, the net proceeds attributable to the Group were €1.4 billion, resulting in a gain on disposal of €196.1 million. Disposed properties comprised of 33 logistics assets (14 in France, 5 in Germany, 4 in Denmark, 3 in Sweden, 3 in the Netherlands, 2 in Norway and 2 in Poland), 2 office assets in Spain and Italy, 179 residential units across 4 assets in the United Kingdom, all 30 residential units of 1 asset in Italy and 8 residential units across 5 assets in the Netherlands.

During 2024, the Group disposed of properties (classified as both tangible fixed assets and inventories) for €2.1 billion. After adjustments for other net working capital and transaction costs, the net proceeds attributable to the Group were €1.9 billion, resulting in a gain on disposal of €554.7 million. Disposed properties comprised of 19 logistics assets (9 in France, 7 in Germany, 1 in the Netherlands and 2 in Spain), 1 mixed-use asset and 1 trophy retail asset in Italy, and 160 residential units across 20 assets in the Netherlands. During the year ended 31 December 2024, the Group recognised a net gain on disposal from the UK REIT reorganisation described in Note 23 of €178.4 million.

Note 16 - Other external expenses

The following table summarises other external expenses comprised of general and administrative expenses, audit, legal and advisory fees, and other corporate costs incurred by the Group:

€m	For the year ended 31 December 2025	For the year ended 31 December 2024
Administrative expenses	20.1	19.4
Advisory fees	7.3	8.6
Accounting fees	2.3	2.5
Audit fees	1.9	2.1
Legal fees	1.4	3.6
Other expenses	6.5	7.1
Total	39.5	43.3

Note 17 - Employees

As at 31 December 2025 and 2024, the Group had on average 110 and 92 full-time employees, respectively. Employee expenses are presented in the consolidated profit and loss account within "Other external expenses". No loans or incentives were provided to the management of the Group.

Note 18 - Other operating expenses

The following table summarises other operating expenses which primarily consist of service charge expenses and asset management fees incurred in connection with the operations of the Group's investment properties:

€m	For the year ended 31 December 2025	For the year ended 31 December 2024
Service charges and other expenses	105.1	110.0
Asset management fees	25.4	32.2
Total	130.5	142.2

Note 19 - Other interest receivable and similar income

The following table summarises the other interest receivable and similar income of the Group:

€m	For the year ended 31 December 2025	For the year ended 31 December 2024
<i>Other interest receivable and similar income</i>		
Realised foreign exchange gains	31.3	22.1
Bank interest income	10.3	18.4
Gains on change in fair value of derivatives (Note 21)	1.1	7.1
Other financial income ¹	20.9	8.0
	63.6	55.6
<i>Derived from affiliated undertakings</i>		
Interest on amounts owed by affiliated undertakings	15.0	32.1
	15.0	32.1
Total	78.6	87.7

1. Primarily consists of realised gains on repurchased notes settlement of €20.3 million (2024: €13 million). In 2024, the Group also earned realised gains on currency forward contracts settlement of €5.8 million.

Interest on amounts owed by affiliated undertakings includes £7.7 million (2024: £7.5 million) (€9.0 million (2024: €8.8 million)) from the on-lend of proceeds of unsecured notes to subsidiaries of the UK REIT Guarantors (see Note 7.2).

Note 20 - Interest payable and similar expenses

The following table summarises interest expense incurred in connection with the Group's external and affiliated borrowings as well as amortisation of deferred financing fees related to originating such borrowings (see Notes 9 and 12):

€m	For the year ended 31 December 2025	For the year ended 31 December 2024
<i>Other interest and similar expenses</i>		
Interest on unsecured notes ¹	93.9	102.7
Foreign exchange losses	40.1	21.2
Losses on change in fair value of derivatives (Note 21)	33.0	47.4
Interest on amounts owed to credit institutions	13.4	18.5
Amortisation of deferred financing fees ²	8.3	7.8
Write-off of deferred financing fees	3.3	3.6
Other financial expenses and bank fees	5.7	9.2
	197.7	210.4
<i>Concerning affiliated undertakings</i>		
Interest on amounts owed to affiliated undertakings	101.0	94.9
	101.0	94.9
Total	298.7	305.3

1. Interest on unsecured notes is net of €0.1 million (2024: €0.3 million) of interest capitalised as part of additions to tangible fixed assets.

2. Includes effective interest rate adjustments.

Notes to the Consolidated Annual Accounts (cont'd)

Note 21 - Derivatives

21.1 - Interest rate derivatives

As at 31 December 2025, the Group has outstanding interest rate swap contracts with net aggregate notional of €768.1 million (2024: €768.1 million). These interest rate swaps are used to hedge interest rate risk on floating rate borrowings and are indexed to 3-month Euribor with maturities ranging from May 2028 to February 2030 (2024: May 2028 to February 2030).

As at 31 December 2025, the value of these derivatives were assets of €29.8 million (2024: €37.3 million) and liabilities of €8.4 million (2024: €10.3 million) (presented within "Other debtors" (see Note 7.4) and "Other creditors" (see Note 12.6), respectively). During 2025, BPPEH recorded €1.1 million gains (2024: €0.2 million) and losses of €15.3 million (2024: €47.4 million) on change in fair value of these derivatives (see Notes 19 and 20, respectively).

21.2 - Foreign exchange derivatives

During 2025, BPPEH settled its existing forward contracts to sell SEK3.5 billion for €345.0 million against new forward contracts to sell SEK2.9 billion for €285.4 million in May 2026.

As at 31 December 2025, these forward contracts were valued at €17.3 million (2024: €35.0 million) presented within "Other debtors" in the consolidated balance sheet (see Note 7.4). BPPEH recorded a €17.7 million loss (2024: €6.9 million gain) relating to the revaluation of these derivatives (see Notes 19 and 20, respectively).

Note 22 - Tax on profit or loss

The "Tax on profit or loss" consists of a current tax charge of €61.1 million (2024: €44.3 million) and a net deferred tax (reversal)/charge of €(3.1) million (2024: €(5.7) million) (see Note 11).

Note 23 - Related party transactions

UK REIT reorganisation

During 2024, to benefit from the United Kingdom's real estate investment trust ("REIT") regime, a structural reorganisation of certain BPPEH's UK logistics assets was undertaken. This restructuring involved the accession of UK Master REIT LP and BPPE Defender 2 Jersey LP (together the "UK REIT Guarantors") as guarantors to the EMTN Programme, followed by the transfer under common control of certain subsidiaries of BPPEH to the UK REIT Guarantors. As a result, these assets, though no longer held by BPPEH or its subsidiaries, continue to guarantee the EMTN Programme. The UK REIT Guarantors are wholly owned subsidiaries of BPPE.

The aggregate consideration for the transfers was €485.6 million. The carrying value of net assets disposed (net of the amount attributable to the NCI of €103.0 million) was €307.2 million, resulting in a gain on disposal of €178.4 million. Included in the total net assets disposed of were: tangible fixed assets with a net book value of €976.5 million, cash at bank and in hand with carrying value of €15.7 million, and mortgage loans with net carrying value of €151.9 million.

Other related party transactions

A number of the Group's investment properties are assets managed by related parties. During 2025, the Group incurred €14.1 million (2024: €14.6 million) of related party asset management fees and corporate support services.

Note 24 - Off balance sheet commitments and contingencies

Commitments

The Group previously had construction contracts with third parties and was consequently committed to make future payments in respect of the acquisition of investment properties under development. As at 31 December 2025, the Group had no outstanding commitments under such agreements (2024: €18.6 million).

Litigation and claims

The Group may be involved in litigation and claims in the ordinary course of business. As at 31 December 2025 and 2024, the Group was not involved in any legal proceedings that are expected to have a material adverse effect on the Group's operations, financial position or liquidity.

The Group has contingent liabilities in respect of legal claims, guarantees and warranties arising in the ordinary course of business. It is not anticipated that any material obligations will arise from these contingent liabilities.

Note 25 - Subsequent events

Subsequent to 31 December 2025, BPPEH issued €650.0 million 5-year unsecured notes under its EMTN programme with an annual coupon of 3.50%, and concurrently entered into a fixed to floating swap. Proceeds from this issuance were primarily used for repayment of mortgage loans amounting to €628.6 million. Hedges associated with these mortgage loans have been terminated or restructured as forward starting derivatives.

In February 2026, the Group completed the sale of 2 adjacent Rome office assets for €75 million. The Group also completed the sale of 2 logistics assets across the Nordics. for approximately €73 million.

Notes to the Consolidated Annual Accounts (cont'd)

Note 26 - List of entities included in the scope of consolidation

No.	Name	Effective ownership 31 December 2025	Effective ownership 31 December 2024	Country	Consolidation method
1	Blackstone Property Partners Europe Holdings S.à r.l.	n.a.	n.a.	Luxembourg	Parent company
2	LZ German Super Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
3	Alpha German Super Topco S.à r.l.	82.89%	82.89%	Luxembourg	Full consolidation
4	Alpha German Topco S.à r.l.	82.89%	82.89%	Luxembourg	Full consolidation
5	SF German Master Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
6	Azurite Master Topco S.à r.l.	52.81%	52.81%	Luxembourg	Full consolidation
7	Azurite Topco S.à r.l.	52.81%	52.81%	Luxembourg	Full consolidation
8	Azurite Unsecured Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
9	German Unsecured Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
10	Azurite German Majority Topco S.à r.l.	58.68%	58.68%	Luxembourg	Full consolidation
11	Azurite German Majority Midco S.à r.l.	58.68%	58.68%	Luxembourg	Full consolidation
12	Azurite German Majority Holdco S.à r.l.	58.68%	58.68%	Luxembourg	Full consolidation
13	Gemini Unsecured Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
14	Gemini Master Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
15	Gemini Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
16	Thesaurus Pledgeco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
17	Thesaurus Investment S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
18	Polaris Master Topco S.à r.l.	50.52%	50.52%	Luxembourg	Full consolidation
19	Polaris Finco S.à r.l.	50.52%	50.52%	Luxembourg	Full consolidation
20	BPPE Finco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
21	Azurite Non-German Finco S.à r.l.	52.81%	52.81%	Luxembourg	Full consolidation
22	German Resi Finco S.à r.l.	90.00%	90.00%	Luxembourg	Full consolidation
23	Azurite German Finco S.à r.l.	52.81%	52.81%	Luxembourg	Full consolidation
24	Alpha German Pledgeco S.à r.l.	82.89%	82.89%	Luxembourg	Full consolidation
25	Alpha German Holdco S.à r.l.	82.89%	82.89%	Luxembourg	Full consolidation
26	KC Chris S.à r.l.	74.61%	74.61%	Luxembourg	Full consolidation
27	KC Valentina S.à r.l.	74.61%	74.61%	Luxembourg	Full consolidation
28	KC Isabella S.à r.l.	74.61%	74.61%	Luxembourg	Full consolidation
29	KC Carolina S.à r.l.	74.61%	74.61%	Luxembourg	Full consolidation
30	KC Louise S.à r.l.	74.61%	74.61%	Luxembourg	Full consolidation
31	KC Berlin 1 S.à r.l.	74.61%	74.61%	Luxembourg	Full consolidation
32	KC Berlin 2 S.à r.l.	74.61%	74.61%	Luxembourg	Full consolidation
33	KC Berlin 3 S.à r.l.	74.61%	74.61%	Luxembourg	Full consolidation
34	KC Berlin 4 S.à r.l.	74.61%	74.61%	Luxembourg	Full consolidation
35	LZ German Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
36	LZ German Holdco S.à r.l.	–%	100.00%	Luxembourg	Liquidated on 19/08/2025
37	Peninsula Bidco B.V.	100.00%	100.00%	Netherlands	Full consolidation
38	Peninsula Pledgeco B.V.	100.00%	100.00%	Netherlands	Full consolidation
39	OPPCI Dyna Sppicav	100.00%	100.00%	France	Full consolidation
40	SCI Dynavia	100.00%	100.00%	France	Full consolidation
41	Perceval Topco S.à r.l.	52.81%	52.81%	Luxembourg	Full consolidation
42	Perceval Investment S.à r.l.	52.81%	52.81%	Luxembourg	Full consolidation
43	Ermes Fund	52.81%	52.81%	Italy	Full consolidation
44	Logan (Bad Hersfeld) Propco B.V.	52.81%	52.81%	Netherlands	Full consolidation
45	Logan (Borken 1) Propco B.V.	52.81%	52.81%	Netherlands	Full consolidation
46	Logan (Borken 2) Propco B.V.	52.81%	52.81%	Netherlands	Full consolidation
47	Logan (Hassfurt) Propco B.V.	52.81%	52.81%	Netherlands	Full consolidation
48	Logan (Neunkirchen) Propco B.V.	–%	–%	Netherlands	Sold on 21/02/2024
49	Tanzanite Topco B.V.	–%	52.81%	Netherlands	Sold on 17/11/2025
50	Tanzanite Dordrecht B.V.	–%	52.81%	Netherlands	Sold on 17/11/2025

No.	Name	Effective ownership 31 December 2025	Effective ownership 31 December 2024	Country	Consolidation method
51	Tanzanite Holdco B.V.	–%	52.81%	Netherlands	Sold on 17/11/2025
52	Tanzanite Vianen I B.V.	–%	–%	Netherlands	Sold on 21/02/2024
53	Tanzanite Vianen II B.V.	–%	52.81%	Netherlands	Sold on 17/11/2025
54	Tanzanite Schiphol B.V.	52.81%	52.81%	Netherlands	Full consolidation
55	Tanzanite Tiel B.V.	–%	52.81%	Netherlands	Sold on 17/11/2025
56	Canary Pledgeco S.à r.l.	82.89%	82.89%	Luxembourg	Full consolidation
57	Canary Holdco S.à r.l.	82.89%	82.89%	Luxembourg	Full consolidation
58	Taliesin Managing-Partner GmbH	77.92%	77.92%	Germany	Full consolidation
59	Taliesin I S.à r.l.	74.61%	74.61%	Luxembourg	Full consolidation
60	Phoenix Dutch B.V.	74.61%	74.61%	Netherlands	Full consolidation
61	Taliesin II S.à r.l.	74.61%	74.61%	Luxembourg	Full consolidation
62	Phoenix B2 -Glatzerstrasse S.à r.l.	74.61%	74.61%	Luxembourg	Full consolidation
63	Phoenix D1 - Hohenstaufenstrasse S.à r.l.	74.61%	74.61%	Luxembourg	Full consolidation
64	Phoenix II Mixed H S.à r.l.	74.61%	74.61%	Luxembourg	Full consolidation
65	Phoenix II Mixed I S.à r.l.	74.61%	74.61%	Luxembourg	Full consolidation
66	Phoenix II Mixed J S.à r.l.	74.61%	74.61%	Luxembourg	Full consolidation
67	Phoenix II Mixed K S.à r.l.	74.61%	74.61%	Luxembourg	Full consolidation
68	Phoenix II Mixed N S.à r.l.	74.61%	74.61%	Luxembourg	Full consolidation
69	Phoenix III Mixed O S.à r.l.	74.61%	74.61%	Luxembourg	Full consolidation
70	Taliesin Deutschland GmbH	74.61%	74.61%	Germany	Full consolidation
71	ADAMMA Home GmbH	89.99%	89.99%	Germany	Full consolidation
72	Arabella Topco S.à r.l.	99.70%	99.70%	Luxembourg	Full consolidation
73	Arabella Holdco S.à r.l.	99.70%	99.70%	Luxembourg	Full consolidation
74	Arabella Propco S.à r.l.	89.68%	89.68%	Luxembourg	Full consolidation
75	Azurite Mezzco S.à r.l.	52.81%	52.81%	Luxembourg	Full consolidation
76	Azurite Pledgeco S.à r.l.	52.81%	52.81%	Luxembourg	Full consolidation
77	Azurite Bidco S.à r.l.	52.81%	52.81%	Luxembourg	Full consolidation
78	Azurite France Bidco SAS	52.81%	52.81%	France	Full consolidation
79	Azurite Montélimar (France) SAS	–%	52.81%	France	Sold on 06/03/2025
80	Azurite Mitry (France) S.à r.l.	52.81%	52.81%	France	Full consolidation
81	Azurite Immobilier EURL	52.81%	52.81%	France	Full consolidation
82	Azurite Properties Germany B.V.	–%	–%	Netherlands	Sold on 21/02/2024
83	Azurite Werne Logistics S.à r.l.	–%	–%	Luxembourg	Sold on 21/02/2024
84	Azurite Viersen Logistics S.à r.l.	52.81%	52.81%	Luxembourg	Full consolidation
85	Azurite Halle Logistics S.à r.l.	–%	–%	Luxembourg	Sold on 21/02/2024
86	Azurite Michelsrombach Logistics S.à r.l.	–%	–%	Luxembourg	Sold on 21/02/2024
87	Azurite Poland Holdco S.à r.l.	52.81%	52.81%	Luxembourg	Full consolidation
88	Azurite Poland Propco I Sp. z o.o.	52.81%	52.81%	Poland	Full consolidation
89	Azurite Poland Propco II Sp. z o.o.	52.81%	52.81%	Poland	Full consolidation
90	Azurite Poland Propco IV Sp. z o.o.	52.81%	52.81%	Poland	Full consolidation
91	Azurite Poland Propco V Sp. z o.o.	52.81%	52.81%	Poland	Full consolidation
92	Gamma Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
93	Gamma Pledgeco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
94	Wackenida GmbH	89.99%	89.99%	Germany	Full consolidation
95	St. Bonifatius Wohnungsbaugesellschaft mbH	89.99%	89.99%	Germany	Full consolidation
96	Speyerer Straße 3 Immobilienverwaltung GmbH	89.99%	89.99%	Germany	Full consolidation
97	Oldenburger Straße Betreuungs GmbH	89.99%	89.99%	Germany	Full consolidation
98	SK 96 - Wohnungsbaukombinat GmbH	89.99%	89.99%	Germany	Full consolidation
99	Richardstraße 60, 61 Berlin-Neukölln GmbH	89.99%	89.99%	Germany	Full consolidation
100	Ravenna Lodging GmbH	89.99%	89.99%	Germany	Full consolidation
101	Wustermarker Str. 38/39 Objekt GmbH	89.99%	89.99%	Germany	Full consolidation
102	Laser Pledgeco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation

Notes to the Consolidated Annual Accounts (cont'd)

No.	Name	Effective ownership 31 December 2025	Effective ownership 31 December 2024	Country	Consolidation method
103	Laser Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
104	Laser (Spain) Holdco S.L.U.	100.00%	100.00%	Spain	Full consolidation
105	Laser (Spain) Propco II S.L.U.	100.00%	100.00%	Spain	Full consolidation
106	Laser (Spain) Propco I S.L.U.	100.00%	100.00%	Spain	Full consolidation
107	Laser (Spain) Propco III S.L.U.	—%	—%	Spain	Sold on 11/06/2024
108	Garden Pledgeco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
109	Garden Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
110	Garden (Spain) Holdco S.L.U.	100.00%	100.00%	Spain	Full consolidation
111	Garden (Spain) Propco S.L.U.	100.00%	100.00%	Spain	Full consolidation
112	Pariser Pledgeco S.à r.l.	99.66%	99.66%	Luxembourg	Full consolidation
113	Pariser Holdco S.à r.l.	99.66%	99.66%	Luxembourg	Full consolidation
114	Pariser Platz ZwischenHoldCo GmbH	89.66%	89.66%	Germany	Full consolidation
115	Pariser Platz Propco SCS	89.66%	89.66%	Luxembourg	Full consolidation
116	Pariser Platz (Propco) GP S.à r.l.	89.68%	89.68%	Luxembourg	Full consolidation
117	Gemini Poland Topco S.à r.l.	90.00%	90.00%	Luxembourg	Full consolidation
118	Gemini Poland Holdco S.à r.l.	90.00%	90.00%	Luxembourg	Full consolidation
119	Gemini Finco S.à r.l.	90.00%	90.00%	Luxembourg	Full consolidation
120	Gemini (Poland) Propco I Sp. z o.o.	90.00%	90.00%	Poland	Full consolidation
121	Gemini (Poland) Propco II Sp. z o.o.	90.00%	90.00%	Poland	Full consolidation
122	Gemini (Poland) Propco III Sp. z o.o.	90.00%	90.00%	Poland	Full consolidation
123	Gemini (Poland) Propco IV Sp. z o.o.	90.00%	90.00%	Poland	Full consolidation
124	Gemini (Poland) Propco V Sp. z o.o.	90.00%	90.00%	Poland	Full consolidation
125	Gemini German Majority Midco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
126	Gemini German Majority Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
127	Gemini German Majority Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
128	Gemini Forchheim Logistics LLC	89.99%	89.99%	Delaware	Full consolidation
129	Gemini Sulzenbrucker Strasse 7 LLC	89.99%	89.99%	Delaware	Full consolidation
130	Gemini Karlsdorf LLC	89.99%	89.99%	Delaware	Full consolidation
131	Gemini Duisburg LLC	89.99%	89.99%	Delaware	Full consolidation
132	Gemini Nuremberg LLC	89.99%	89.99%	Delaware	Full consolidation
133	Summer Propco 1 GmbH	89.99%	89.99%	Germany	Full consolidation
134	Summer Propco 2 GmbH	89.99%	89.99%	Germany	Full consolidation
135	Leiko Finco S.à r.l.	89.46%	89.46%	Luxembourg	Full consolidation
136	Leiko Investments S.à r.l.	89.46%	89.46%	Luxembourg	Full consolidation
137	Leiko Super Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
138	Leiko Topco S.à r.l.	89.93%	89.93%	Luxembourg	Full consolidation
139	Leiko Holdco S.à r.l.	89.46%	89.46%	Luxembourg	Full consolidation
140	Spring Investment S.à r.l.	89.98%	89.98%	Luxembourg	Full consolidation
141	Projekt Itaca GmbH	89.99%	89.99%	Germany	Full consolidation
142	Thesaurus Fund	100.00%	100.00%	Italy	Full consolidation
143	Honos Fund	100.00%	100.00%	Italy	Full consolidation
144	Rembrandt Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
145	Rembrandt Midco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
146	Rembrandt Pledgeco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
147	Rembrandt Holdco B.V.	100.00%	100.00%	Netherlands	Full consolidation
148	Rembrandt Propco I B.V.	100.00%	100.00%	Netherlands	Full consolidation
149	Rembrandt Propco II B.V.	100.00%	100.00%	Netherlands	Full consolidation
150	Rembrandt Propco III B.V.	100.00%	100.00%	Netherlands	Full consolidation
151	Rembrandt Propco IV B.V.	100.00%	100.00%	Netherlands	Full consolidation
152	Rembrandt Propco V B.V.	100.00%	100.00%	Netherlands	Full consolidation
153	Rembrandt Propco VI B.V.	100.00%	100.00%	Netherlands	Full consolidation
154	Rembrandt Propco VII B.V.	100.00%	100.00%	Netherlands	Full consolidation

No.	Name	Effective ownership 31 December 2025	Effective ownership 31 December 2024	Country	Consolidation method
155	Rembrandt Propco VIII B.V.	100.00%	100.00%	Netherlands	Full consolidation
156	Rembrandt Propco IX B.V.	100.00%	100.00%	Netherlands	Full consolidation
157	Mountain Holdco S.à r.l.	50.52%	50.52%	Luxembourg	Full consolidation
158	Mountain Bidco S.à r.l.	50.52%	50.52%	Luxembourg	Full consolidation
159	Mountain Bidco II SNC	50.52%	50.52%	France	Full consolidation
160	Mountain Bidco I SNC	50.52%	50.52%	France	Full consolidation
161	Mountain Holdco II S.à r.l.	50.52%	50.52%	Luxembourg	Full consolidation
162	Mountain Bidco II S.à r.l.	50.52%	50.52%	Luxembourg	Full consolidation
163	SCI Mountain Besançon	50.52%	50.52%	France	Full consolidation
164	SCI Mountain Amiens	50.52%	50.52%	France	Full consolidation
165	Combs SCI	50.52%	50.52%	France	Full consolidation
166	SCI Mountain Hem 1	50.52%	50.52%	France	Full consolidation
167	SCI Mountain Montbartier	0.00%	50.52%	France	Sold on 19/05/2025
168	SCI Mountain Montoux 1	0.00%	50.52%	France	Sold on 19/05/2025
169	SCI Mountain Montoux 2	0.00%	50.52%	France	Sold on 19/05/2025
170	SCI Mountain Toufflers	50.52%	50.52%	France	Full consolidation
171	SCI Mountain Villebon	50.52%	50.52%	France	Full consolidation
172	Monclair Bidco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
173	Monclair Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
174	Monclair Finco S.à r.l.	—%	—%	Luxembourg	Liquidated on 29/11/2024
175	Monclair Logistics (Dammartin) SNC	0.00%	0.00%	France	Sold on 11/04/2024
176	Monclair Logistics (Dunkerque) SNC	0.00%	0.00%	France	Sold on 11/04/2024
177	Monclair Logistics (Ferrières) SNC	0.00%	0.00%	France	Sold on 11/04/2024
178	Monclair Logistics (Ormes) SNC	0.00%	0.00%	France	Sold on 11/04/2024
179	Monclair Logistics (Saint Pierre) SNC	—%	—%	France	Sold on 11/04/2024
180	Monclair Logistics (Salon) SNC	0.00%	0.00%	France	Sold on 11/04/2024
181	Monclair Logistics (Saint Quentin Fallavier) SNC	0.00%	0.00%	France	Sold on 11/04/2024
182	Monclair Logistics (SQF 2) SNC	0.00%	0.00%	France	Sold on 11/04/2024
183	Monclair Logistics (Chalon) SNC	0.00%	0.00%	France	Sold on 11/04/2024
184	Polaris Holdco S.à r.l.	50.52%	50.52%	Luxembourg	Full consolidation
185	Polaris Bidco S.à r.l.	50.52%	50.52%	Luxembourg	Full consolidation
186	Polaris (Östergårde) Propco AB	—%	—%	Sweden	Sold on 14/03/2025
187	Polaris Bidco (Sweden) AB	50.52%	50.52%	Sweden	Full consolidation
188	Polaris Kommanditdelägare AB	50.52%	50.52%	Sweden	Full consolidation
189	Polaris Propco (Sweden) 8 KB	—%	50.52%	Sweden	Sold on 14/03/2025
190	Polaris Propco (Sweden) 9 KB	50.52%	50.52%	Sweden	Full consolidation
191	Polaris Holdco (Finland) Oy	50.52%	50.52%	Finland	Full consolidation
192	Polaris Propco (Finland) Oy	50.52%	50.52%	Finland	Full consolidation
193	Polaris Bidco Denmark ApS	—%	50.52%	Denmark	Sold on 14/03/2025
194	Polaris Propco Denmark 2 ApS	0.00%	50.52%	Denmark	Sold on 14/03/2025
195	Polaris Propco Denmark 1 ApS	0.00%	50.52%	Denmark	Sold on 14/03/2025
196	Light Holdco S.à r.l.	50.52%	50.52%	Luxembourg	Full consolidation
197	Light (Germany) Propco S.à r.l.	50.52%	50.52%	Luxembourg	Full consolidation
198	Light (Switzerland) Propco S.à r.l.	50.52%	50.52%	Luxembourg	Full consolidation
199	Bjorn Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
200	Bjorn Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
201	Bjorn Norway Bidco AS	—%	100.00%	Norway	Sold on 25/09/2025
202	Bjorn Sweden Bidco AB	100.00%	100.00%	Sweden	Full consolidation
203	Bjorn Denmark Bidco ApS	—%	100.00%	Denmark	Sold on 19/12/2025
204	Bjorn Denmark Propco 3 ApS	100.00%	100.00%	Denmark	Full consolidation
205	Bjorn Sweden Bidco 1 AB	100.00%	100.00%	Sweden	Full consolidation
206	Bjorn Sweden Bidco 2 AB	100.00%	100.00%	Sweden	Full consolidation

Notes to the Consolidated Annual Accounts (cont'd)

No.	Name	Effective ownership 31 December 2025	Effective ownership 31 December 2024	Country	Consolidation method
207	Bjorn Sweden Bidco 3 AB	100.00%	100.00%	Sweden	Full consolidation
208	Bjorn Sweden Bidco 4 AB	100.00%	100.00%	Sweden	Full consolidation
209	Bjorn Denmark Bidco 1 ApS	100.00%	100.00%	Denmark	Full consolidation
210	Bjorn Denmark Bidco 2 ApS	100.00%	100.00%	Denmark	Full consolidation
211	Bjorn Denmark Bidco 3 ApS	–%	100.00%	Denmark	Sold on 19/12/2025
212	Bjorn Denmark Bidco 4 ApS	100.00%	100.00%	Denmark	Full consolidation
213	Bjorn (Sweden) Propco 1 AB	–%	100.00%	Sweden	Sold on 14/03/2025
214	Bjorn (Sweden) Propco 2 AB	100.00%	100.00%	Sweden	Full consolidation
215	Bjorn (Sweden) Propco 3 AB	100.00%	100.00%	Sweden	Full consolidation
216	Bjorn (Sweden) Propco 4 Kommanditbolag KB	100.00%	100.00%	Sweden	Full consolidation
217	Bjorn Norway Propco 2 AS	–%	100.00%	Norway	Sold on 25/09/2025
218	Bjorn Norway Propco 4 AS	–%	100.00%	Norway	Sold on 25/09/2025
219	Bjorn Denmark Propco 1 ApS	–%	100.00%	Denmark	Sold on 19/12/2025
220	Bjorn Denmark Propco 2 ApS	–%	100.00%	Denmark	Sold on 19/12/2025
221	Bjorn Denmark Propco 4 ApS	100.00%	100.00%	Denmark	Full consolidation
222	Bjorn Denmark Propco 5 ApS	100.00%	100.00%	Denmark	Full consolidation
223	Prox/Ast Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
224	Proximity (Germany) BPPE Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
225	Proximity (France) Holdco S.à r.l.	75.10%	75.10%	Luxembourg	Full consolidation
226	Proximity Finco S.à r.l.	75.10%	75.10%	Luxembourg	Full consolidation
227	CLM1 S.à r.l.	75.10%	75.10%	Luxembourg	Full consolidation
228	CLM 1.1 S.à r.l.	75.10%	75.10%	Luxembourg	Full consolidation
229	CLM 2 S.à r.l.	75.10%	75.10%	Luxembourg	Full consolidation
230	CL French LML Holding S.à r.l.	75.10%	75.10%	Luxembourg	Full consolidation
231	CL French LML S.à r.l.	75.10%	75.10%	Luxembourg	Full consolidation
232	CL French LML Holding 2 S.à r.l.	–%	75.10%	Luxembourg	Sold on 16/12/2025
233	France LML 1 SAS	75.10%	75.10%	France	Full consolidation
234	France LML 3 SAS	–%	75.10%	France	Sold on 16/12/2025
235	France LML 2 SCI	–%	75.10%	France	Sold on 16/12/2025
236	Astrid (Sweden) Holdco S.à r.l.	75.00%	75.00%	Luxembourg	Full consolidation
237	Hawk Holdco S.à r.l.	75.00%	75.00%	Luxembourg	Full consolidation
238	Astrid Finco S.à r.l.	75.00%	75.00%	Luxembourg	Full consolidation
239	Astrid Sweden Bidco 1 AB	75.00%	75.00%	Sweden	Full consolidation
240	Astrid Sweden Bidco 2 AB	75.00%	75.00%	Sweden	Full consolidation
241	Astrid Sweden Örja 1:21 AB	75.00%	75.00%	Sweden	Full consolidation
242	Astrid Sweden Bromsregulatorn 1 AB	75.00%	75.00%	Sweden	Full consolidation
243	Astrid Sweden Söderarm 11 AB	75.00%	75.00%	Sweden	Full consolidation
244	Astrid Sweden Jordbromalm KB	75.00%	75.00%	Sweden	Full consolidation
245	Astrid Sweden Tunnan 1 AB	75.00%	75.00%	Sweden	Full consolidation
246	Astrid Sweden Torlunda 1:278 KB	75.00%	75.00%	Sweden	Full consolidation
247	Hawk PropCo (Sweden) AB	75.00%	75.00%	Sweden	Full consolidation
248	Podium Super Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
249	Podium Topco Ltd	–%	–%	Isle of Man	Sold on 29/02/2024
250	Podium Midco Ltd	–%	–%	Isle of Man	Sold on 29/02/2024
251	Podium Holdco 1 Ltd	–%	–%	Isle of Man	Sold on 29/02/2024
252	Podium Litchfield Ltd	–%	–%	Isle of Man	Sold on 29/02/2024
253	Podium Propco 1 Ltd	–%	–%	Isle of Man	Sold on 29/02/2024
254	Podium Bermuda Park Limited	–%	–%	Isle of Man	Sold on 29/02/2024
255	Podium Eurocentral I Limited	–%	–%	Isle of Man	Sold on 29/02/2024
256	Podium Eurocentral II Limited	–%	–%	Isle of Man	Sold on 29/02/2024
257	Podium Industrial I Limited	–%	–%	Isle of Man	Sold on 29/02/2024
258	Podium Industrial II Limited	–%	–%	Isle of Man	Sold on 29/02/2024

No.	Name	Effective ownership 31 December 2025	Effective ownership 31 December 2024	Country	Consolidation method
259	Podium Midpoint Limited	–%	–%	Isle of Man	Sold on 29/02/2024
260	Podium Newport Limited	–%	–%	Isle of Man	Sold on 29/02/2024
261	Podium Oldham Limited	–%	–%	Isle of Man	Sold on 29/02/2024
262	Podium Stockport Limited	–%	–%	Isle of Man	Sold on 29/02/2024
263	Podium Warrington Limited	–%	–%	Isle of Man	Sold on 29/02/2024
264	Podium Worcester III Limited	–%	–%	Isle of Man	Sold on 29/02/2024
265	Podium UK XCV S.à r.l.	–%	–%	Luxembourg	Sold on 29/02/2024
266	Podium UK XCVI S.à r.l.	–%	–%	Luxembourg	Sold on 29/02/2024
267	Podium UK XCVIII S.à r.l.	–%	–%	Luxembourg	Sold on 29/02/2024
268	Podium Northampton LLC	–%	–%	United States	Sold on 29/02/2024
269	Podium Widnes LLC	–%	–%	United States	Sold on 29/02/2024
270	Podium Worcester LLC	–%	–%	United States	Sold on 29/02/2024
271	Lahinch Bidco I S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
272	Lahinch Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
273	Lahinch Bidco II S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
274	Osprey Management Company Company Limited By Guarantee	100.00%	–%	Ireland	Full consolidation
275	Whitaker Square Designated Activity Company	100.00%	–%	Ireland	Full consolidation
276	Lahinch UK Management Limited	100.00%	100.00%	United Kingdom	Full consolidation
277	Lahinch Investments ICAV - Lahinch Fund 1	100.00%	100.00%	Ireland	Full consolidation
278	Lahinch Investments ICAV - Lahinch Fund 2	100.00%	100.00%	Ireland	Full consolidation
279	Bedfont Topco Limited	–%	–%	Jersey	Sold on 29/02/2024
280	Bedfont Propco Limited	–%	–%	Jersey	Sold on 29/02/2024
281	Koge Denmark Bidco ApS	100.00%	100.00%	Denmark	Full consolidation
282	Brick Pledgeco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
283	Brick Lux Holdco S.à r.l.	98.57%	98.57%	Luxembourg	Full consolidation
284	Brick Sweden AB	98.57%	98.57%	Sweden	Full consolidation
285	Alaska Master Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
286	Alaska Super Topco Limited (formerly Alaska Super Topco S.à r.l.)	62.44%	62.44%	Luxembourg	Full consolidation
287	Alaska Topco Limited	62.44%	62.44%	Jersey	Full consolidation
288	Alaska Propco 3 Limited	62.44%	62.44%	Jersey	Full consolidation
289	Alaska Propco 5 Limited	62.44%	62.44%	Jersey	Full consolidation
290	Alaska Propco 4 Limited	62.44%	62.44%	Jersey	Full consolidation
291	Alaska Propco Nominee 2 Limited	52.53%	52.53%	Jersey	Full consolidation
292	Alaska Propco 3 LP	52.53%	52.53%	Jersey	Full consolidation
293	Alaska Propco 4 LP	52.53%	52.53%	Jersey	Full consolidation
294	Alaska Propco 5 LP	52.53%	52.53%	Jersey	Full consolidation
295	Alaska Propco GP 2 Limited	52.53%	52.53%	Jersey	Full consolidation
296	Leaf Living Luxco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
297	Leaf Living Holdco Limited	95.00%	–%	Jersey	Full consolidation
298	Leaf Living Opco Limited	95.00%	95.00%	United Kingdom	Full consolidation
299	Leaf Living REITCo Limited	95.00%	95.00%	Jersey	Full consolidation
300	Leaf Living Jersey Midco Limited	95.00%	95.00%	Jersey	Full consolidation
301	Leaf Living Propco Limited	95.00%	95.00%	United Kingdom	Full consolidation
302	Rialto Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
303	Rialto Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
304	Defender Topco S.à r.l.	83.50%	83.50%	Luxembourg	Full consolidation
305	Defender A GP S.à r.l.	–%	–%	Luxembourg	Sold on 31/03/2024
306	Defender A JV SCSp	–%	–%	Luxembourg	Sold on 31/03/2024
307	Defender REITCo Limited	–%	–%	Jersey	Sold on 31/03/2024
308	Defender A Finco S.à r.l.	–%	–%	Luxembourg	Sold on 31/03/2024
309	Defender A Holdco Limited	–%	–%	Jersey	Sold on 31/03/2024
310	Defender UK SCSp	–%	–%	Luxembourg	Sold on 31/03/2024

Notes to the Consolidated Annual Accounts (cont'd)

No.	Name	Effective ownership 31 December 2025	Effective ownership 31 December 2024	Country	Consolidation method
311	CIVF V - GB1B05 LLC	–%	–%	Delaware	Sold on 31/03/2024
312	CIVF V - GB1W06-W08 LLC	–%	–%	Delaware	Sold on 31/03/2024
313	CIVF V - GB1W03-W05 LLC	–%	–%	Delaware	Sold on 31/03/2024
314	CIVF V - GB1B07 LLC	–%	–%	Delaware	Sold on 31/03/2024
315	CIVF V - GB1W01 LLC	–%	–%	Delaware	Sold on 31/03/2024
316	CIVF V - GB1W02 LLC	–%	–%	Delaware	Sold on 31/03/2024
317	CIVF V - GB1B03-04 LLC	–%	–%	Delaware	Sold on 31/03/2024
318	CIVF V - GB1B02 LLC	–%	–%	Delaware	Sold on 31/03/2024
319	CIVF V - GB1W09 LLC	–%	–%	Delaware	Sold on 31/03/2024
320	CIVF V - GB1B06 LLC	–%	–%	Delaware	Sold on 31/03/2024
321	CIVF V - GB1W10 LLC	–%	–%	Delaware	Sold on 31/03/2024
322	Defender - Basingstoke S.à r.l.	–%	–%	Luxembourg	Sold on 31/03/2024
323	Defender - Leicester S.à r.l.	–%	–%	Luxembourg	Sold on 31/03/2024
324	Defender - Tamworth S.à r.l.	–%	–%	Luxembourg	Sold on 31/03/2024
325	Defender - Coventry S.à r.l.	–%	–%	Luxembourg	Sold on 31/03/2024
326	Defender B Pledgeco S.à r.l.	50.10%	50.10%	Luxembourg	Full consolidation
327	Defender B Finco S.à r.l.	50.10%	50.10%	Luxembourg	Full consolidation
328	Defender B Holdco S.à r.l.	50.10%	50.10%	Luxembourg	Full consolidation
329	Defender B GP S.à r.l.	83.50%	83.50%	Luxembourg	Full consolidation
330	Defender B JV SCSp	50.10%	50.10%	Luxembourg	Full consolidation
331	Defender - Hapert S.à r.l.	50.10%	50.10%	Luxembourg	Full consolidation
332	Defender - Katwijk S.à r.l.	50.10%	50.10%	Luxembourg	Full consolidation
333	Defender - Almere B.V.	50.10%	50.10%	Netherlands	Full consolidation
334	Defender - Sassenheim B.V.	50.10%	50.10%	Netherlands	Full consolidation
335	Defender - Waalwijk B.V.	50.10%	50.10%	Netherlands	Full consolidation
336	Defender - De Kwakel B.V.	50.10%	50.10%	Netherlands	Full consolidation
337	Defender C Pledgeco S.à r.l.	61.87%	61.87%	Luxembourg	Full consolidation
338	Defender C Finco S.à r.l.	61.87%	61.87%	Luxembourg	Full consolidation
339	Defender C Holdco S.à r.l.	61.87%	61.87%	Luxembourg	Full consolidation
340	Defender C GP S.à r.l.	83.50%	83.50%	Luxembourg	Full consolidation
341	Defender C JV SCSp	61.87%	61.87%	Luxembourg	Full consolidation
342	Defender - Düsseldorf B.V.	61.87%	61.87%	Netherlands	Full consolidation
343	Vantage Bidco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
344	Vantage Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
345	Vantage Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
346	Vantage Super Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
347	Vantage Finco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
348	Reale Compagnia Italiana S.p.A.	–%	–%	Italy	Sold on 18/07/2024
349	Bjorn Denmark Propco 6 ApS	100.00%	100.00%	Denmark	Full consolidation
350	Vantage Industrial Partners 3 GP S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
351	Vantage Industrial Partners 3 SCSp	100.00%	100.00%	Luxembourg	Full consolidation
352	Vantage Lux Holdings S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
353	Vantage Lux Holdings 2 S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
354	Vantage Lux Midco 1 S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
355	Vantage Lux Midco 2 S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
356	Vantage Neuss S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
357	Vantage UK Logistics Limited	100.00%	100.00%	Jersey	Full consolidation
358	Vantage Partners 1 LP	100.00%	100.00%	Jersey	Full consolidation
359	Vantage Partners 1 GP Limited	100.00%	100.00%	Jersey	Full consolidation
360	Vantage Industrial Partners 1 Opco LP	100.00%	100.00%	Jersey	Full consolidation
361	Vantage Industrial Partners 2 Opco LP	100.00%	100.00%	Jersey	Full consolidation
362	Vantage Urban Logistics Limited	100.00%	100.00%	Jersey	Full consolidation

No.	Name	Effective ownership 31 December 2025	Effective ownership 31 December 2024	Country	Consolidation method
363	Vantage Industrial Partners 1 LP	100.00%	100.00%	Jersey	Full consolidation
364	Vantage Industrial Partners 2 LP	100.00%	100.00%	Jersey	Full consolidation
365	Vantage Industrial Partners 1 GP Limited	100.00%	100.00%	Jersey	Full consolidation
366	Vantage Industrial Partners 2 GP Limited	100.00%	100.00%	Jersey	Full consolidation
367	Vantage Industrial Holdings Limited	100.00%	100.00%	Jersey	Full consolidation
368	Vantage Industrial Holdings Two Limited	100.00%	100.00%	Jersey	Full consolidation
369	Vantage Industrial Holdings Three Limited	100.00%	100.00%	Jersey	Full consolidation
370	Vantage Poyle Limited	100.00%	100.00%	Jersey	Full consolidation
371	Vantage Hayes Limited	100.00%	100.00%	Jersey	Full consolidation
372	Vantage Ashford Limited	100.00%	100.00%	Jersey	Full consolidation
373	Vantage Beckton Limited	100.00%	100.00%	Jersey	Full consolidation
374	Vantage Dartford Limited	100.00%	100.00%	Jersey	Full consolidation
375	Vantage Thurrock Two Limited	100.00%	100.00%	Jersey	Full consolidation
376	Vantage Crawley Limited	100.00%	100.00%	Jersey	Full consolidation
377	Vantage Crawley Two Limited	100.00%	100.00%	Jersey	Full consolidation
378	Vantage MK1 Limited	100.00%	100.00%	Jersey	Full consolidation
379	Vantage Clarence Two Limited	100.00%	100.00%	Jersey	Full consolidation
380	Vantage Clarence One Limited	100.00%	100.00%	Jersey	Full consolidation
381	Vantage FR1 SAS	–%	100.00%	France	Merged on 28/11/2025
382	Vantage FR2 SAS	–%	100.00%	France	Merged on 28/11/2025
383	Vantage FR3 SAS	–%	100.00%	France	Merged on 28/11/2025
384	Vantage Croissy SCI	100.00%	100.00%	France	Full consolidation
385	Vantage Emerainville SCI	100.00%	100.00%	France	Full consolidation
386	Vantage Les Ulis SCI	100.00%	100.00%	France	Full consolidation
387	Vantage Vénissieux SCI	100.00%	100.00%	France	Full consolidation
388	Vantage Herblay SCI	100.00%	100.00%	France	Full consolidation
389	Vantage Le Bourget SCI	100.00%	100.00%	France	Full consolidation
390	Vantage Saint Laurent De Mure SCI	100.00%	100.00%	France	Full consolidation
391	Vantage Limeil SCI	100.00%	100.00%	France	Full consolidation
392	Vantage Marly SCI	100.00%	100.00%	France	Full consolidation
393	Vantage Louvres SCI	100.00%	100.00%	France	Full consolidation
394	Vantage Brie-Comte-Robert SCI	100.00%	100.00%	France	Full consolidation
395	OPPCI Vantage Real Estate 1 Sppicav	100.00%	100.00%	France	Full consolidation
396	Vantage South Propco Limited	98.00%	98.00%	Jersey	Full consolidation
397	Vantage Purfleet Propco Limited	98.00%	98.00%	Jersey	Full consolidation
398	Defender A Midlands Propco Limited	–%	–%	Jersey	Sold on 31/03/2024
399	Defender A South Propco Limited	–%	–%	Jersey	Sold on 31/03/2024
400	Defender A North Propco Limited	–%	–%	Jersey	Sold on 31/03/2024
401	Lorelai Investments S.à r.l.	98.00%	98.00%	Luxembourg	Full consolidation
402	Gyro Logistics Propco B.V.	100.00%	100.00%	Netherlands	Full consolidation
403	Lisses Propco SNC	98.00%	98.00%	France	Full consolidation
404	Leaf Living Limited	95.00%	95.00%	United Kingdom	Full consolidation
405	BPPE Bondco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
406	Lahinch Target Investments ICAV - Lahinch Dublin Office Fund	100.00%	100.00%	Ireland	Full consolidation
407	BPPE Holdings (Jersey) Limited	100.00%	100.00%	Jersey	Full consolidation
408	BPPEH TreasuryCo S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
409	Gamma GP S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
410	Gamma SCSp	100.00%	100.00%	Luxembourg	Full consolidation
411	Bjorn Norway Newco 2 AS	–%	–%	Norway	Merged on 06/07/2024
412	Bjorn Norway Newco 4 AS	–%	–%	Norway	Merged on 06/07/2024
413	Rembrandt Pledgeco 2 S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
414	Rembrandt Holdco 2 B.V.	100.00%	100.00%	Netherlands	Full consolidation

Notes to the Consolidated Annual Accounts (cont'd)

No.	Name	Effective ownership 31 December 2025	Effective ownership 31 December 2024	Country	Consolidation method
415	Topaz Fund	100.00%	100.00%	Italy	Full consolidation
416	Opal Fund	—%	100.00%	Italy	Liquidated on 31/10/2025
417	Sapphire Fund	100.00%	100.00%	Italy	Full consolidation
418	Emerald Fund	100.00%	100.00%	Italy	Full consolidation
419	Diamond Fund	100.00%	100.00%	Italy	Full consolidation
420	Apollo (Netherlands) Topco S.à r.l.	50.00%	50.00%	Luxembourg	Equity method
421	Apollo UK Topco Limited	50.00%	50.00%	Jersey	Equity method
422	TS Holdco Limited	50.00%	50.00%	Jersey	Equity method
423	Buffalo Investment Limited	45.17%	45.17%	Guernsey	Equity method
424	Mona Lisa Topco S.à r.l.	38.71%	38.71%	Luxembourg	Equity method
425	Rembrandt Pledgeco 3 S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
426	Rembrandt Holdco 3 B.V.	100.00%	100.00%	Netherlands	Full consolidation
427	Leaf Living Wipco Limited	95.00%	95.00%	United Kingdom	Full consolidation

Blackstone Property Partners Europe Holdings S.à r.l.
2-4, rue Eugène Ruppert, L-2453 Luxembourg
Grand Duchy of Luxembourg

