2023 ANNUAL REPORT

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

Blackstone

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Management Statement

Dear Investors,

We are pleased to present the Blackstone Property Partners Europe Holdings S.à r.l. ("BPPEH") 2023 Annual Report.

During the past year, amidst elevated interest rates and heightened market volatility, BPPEH has demonstrated resilience driven by its high-quality portfolio, its defensive balance sheet and robust fundamentals in its high-conviction sectors, especially logistics.

Our portfolio has been purposefully assembled and is comprised primarily of high-quality logistics, residential and office properties across major European markets, with a GAV of €13.5 billion as of 31 December 2023. Nearly 60% of GAV is concentrated in the logistics sector, where fundamentals, despite moderating from recent record highs, remain strong with 8% market rent growth across Europe over 2023.[1] The sector continues to benefit from strong tenant demand driven by long-term e-commerce growth trends and supply chain reconfiguration, amidst low market vacancy levels. Meanwhile, sharp declines in new construction starts in Continental Europe and the UK should prove to be a further tailwind.

As of 31 December 2023, our portfolio comprised 792 assets in 13 countries and was 93% leased on a 6-year WALL (excluding residential). Operating performance has been strong, with passing rent per sqm increasing by 9% on a like-for-like basis and same-store NOI growing by 9%, with occupancy broadly unchanged. Market rents are 23% above in-place rents and more than 90% of leases have either rent reviews or inflation-linked indexation[2], positioning BPPEH to capture income growth potential over time. Cap rates continued to widen during 2023, offsetting positive operating performance and resulting in a like-for-like revaluation of (1.1)%.

Over the course of 2023, we continued to rotate out of stabilised assets with lower growth potential to further position the portfolio for growth as well as to manage our liabilities. During the year, BPPEH sold €562 million of assets, primarily from the sales of stabilised logistics properties in Germany, France, Sweden, Italy and Greece. Subsequent to year-end, BPPEH signed a binding agreement to sell its trophy retail asset in Milan, Montenapoleone 8, to global luxury group Kering for approximately €1.3 billion. We believe this to be the largest ever single asset sale in Italy and the transaction is expected to close by July 2024. BPPEH has also sold a further €526 million of logistics assets across Germany, France, and the Netherlands. Please refer to the Subsequent Events section for further details on dispositions subsequent to year-end.

BPPEH's strategic balance sheet management has helped mitigate the impact of higher rates and near-term market volatility. As of 31 December 2023, our net LTV stood at 48%. Pro forma for sales completed or agreed subsequent to year-end, we expect our net LTV to be ~45%, towards the lower-end of our target range. Our debt had a weighted average interest rate of 2.0% and weighted average maturity of 3.9 years, consisting primarily of fixed rate unsecured notes. During the year, BPPEH's parent, BPPE, supported our LTV through the contribution of additional collateral. This included Minority Investments in a portfolio of approximately 5,300 mixed-use rental units (almost half of which is used for last-mile logistics and storage), nine high-quality logistics assets and a prime office asset. Additionally, we secured three term loan facilities totalling €503 million against three German residential portfolios at a blended margin of 1.5%. Subsequent to year-end, BPPEH successfully completed a €407 million tender offer at a 5% discount across its unsecured notes maturing in 2025, reflecting our ongoing commitment to proactively manage our financial liabilities. Following the redemption of the €500 million 2.0% notes that were due 15 February 2024, we have no further maturities until mid-2025. Pro forma for refinancing activity subsequent to year-end, we have €1.0 billion of liquidity available for debt repayment, before accounting for proceeds from 2024 dispositions.

As we move into 2024, we are encouraged by the improving macroeconomic environment and expect that lower interest rates, if sustained, should be constructive for capital markets activity and a long-term positive for real estate values. We thank you for your continued support of BPPEH, and look forward to working with you in the year ahead.

Frank Cohen
Global Chairman of Core+ Real Estate
Blackstone

Wesley LePatner
Global Head of Core+ Real Estate
Blackstone

James Seppala
Head of Real Estate Europe
Blackstone

Abhishek Agarwal
Head of Core+ Real Estate EMEA and APAC
Blackstone

Jean-Francois Bossy
Board Member
BPPEH

Diana Hoffmann
Board Member
BPPEH

Note: Throughout this Annual Report, forward funded assets are excluded from operational metrics but included in GAV and number of properties. Minority Investments are excluded from operational metrics but included in GAV and disposition proceeds. Weighted average interest rate includes the effect of hedging.

1. CBRE, Q4 2023. Europe includes France, Germany, Italy, the Netherlands, Spain and the United Kingdom.
2. As of 30 September 2023.

Business Overview & Strategy

BPPEH seeks to acquire 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. BPPEH is 100% owned by Blackstone Property Partners Europe, an open-ended core+ real estate fund managed by Blackstone.

Blackstone is the largest owner of commercial real estate globally, with a $586 billion global real estate portfolio, and a €118 billion portfolio across 21 countries in Europe as of 31 December 2023.

Blackstone's access to real-time, proprietary information from its global portfolio coupled with the breadth and expertise of its team provides BPPEH with competitive advantages that guide our investing, asset management and disposition decisions. Blackstone has also developed an unrivalled network of relationships with real estate owners, operating partners and agents, which provides BPPEH with access to the full spectrum of potential transactions. In addition, we target opportunities where our ability to navigate complexity and transact quickly allows us to invest on favourable terms.

BPPEH is focused on value creation through active asset management, including physical renovations, sales of non-core assets and leasing/re-leasing. This is driven by Blackstone's dedicated asset management professionals and more than 16,000 employees within Blackstone's portfolio companies across Europe who have deep-rooted expertise in our major markets. While we generally intend to pursue a long-term buy and hold strategy, we selectively dispose assets that we deem to be stabilised or non-core, including those with lower growth potential.

BPPEH is a wholly-owned indirect subsidiary of BPPE, Blackstone's flagship European core+ real estate fund for institutional investors. BPPEH benefits from BPPE's fund structure, which has a well-aligned liquidity structure. The General Partner of BPPE seeks to satisfy any redemption requests over time and at its sole discretion, while also giving due consideration to liquidity needs, leverage management and value preservation. By not being forced to sell assets at inopportune times to meet redemption requests, this helps to preserve the value of the portfolio for all stakeholders. In addition, neither BPPE nor BPPEH have any pre-defined dividend commitments, providing further financial flexibility.

BPPEH seeks to maintain moderate leverage, targeting 45–50% net LTV. As of 31 December 2023, 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.

Key Highlights

Large, Diversified Portfolio

13
countries

€13.5B
GAV

792
assets

Substantially Stabilised Assets with Operational Upside

93%
occupancy

6-Year
WALL[1]

23%
Mark-to-market opportunity[2]

Note: All BPPEH metrics in this Annual Report are calculated at 100% share (including the portion attributable to minority owners). See Definitions on page 104.
1. Excludes residential assets.
2. Represents the embedded growth potential between BPPEH's in-place rents and achievable market rents. For residential, based on the lesser of legal rent constraint, where applicable, or market rate where regulation does not include a specific rent limit.

Strong Credit Profile

48% / ~45%
net LTV / PF net LTV[1]

2.0%
weighted average interest rate

99%
fixed rate debt[2]

Blackstone's European Management Platform

€118B
real estate portfolio

16,000+
employees across
21 portfolio companies

27
years of investing
experience in Europe

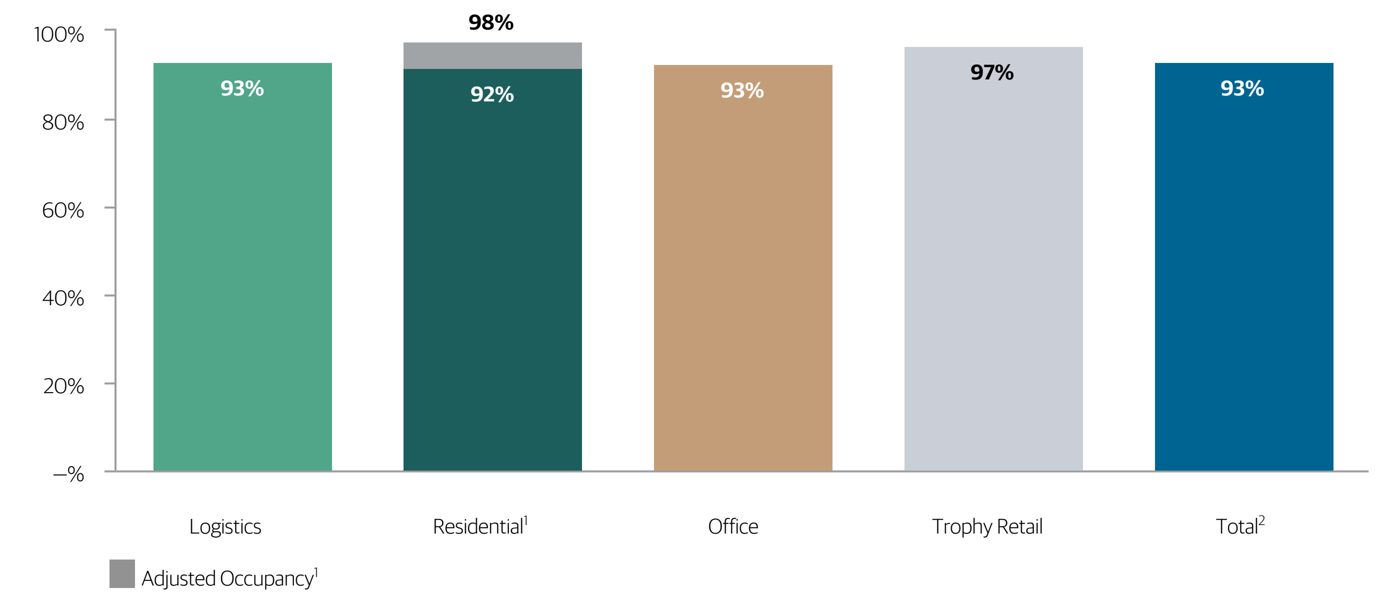
1. Pro forma for sales completed or agreed subsequent to year-end.
2. Fixed rate debt includes debt that has been swapped from floating to fixed-rate, inclusive of forward starting swaps.

Portfolio Overview

BPPEH has a diversified portfolio of high-quality, well-located properties primarily in the logistics, residential and office sectors. The portfolio consists of 792 assets spanning 5.8 million sqm across 13 countries, with a GAV of €13.5 billion as of 31 December 2023.

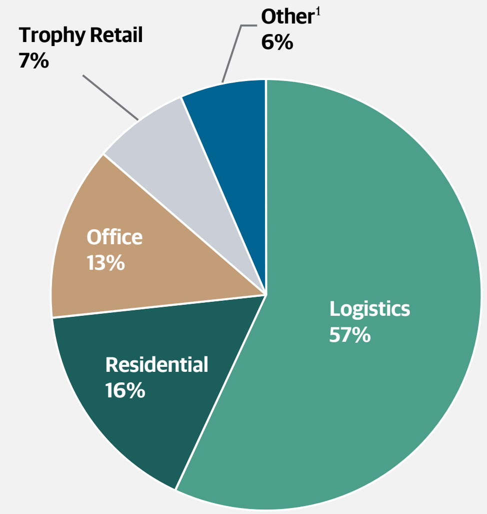
Occupancy and WALL by Sector

WALL (yrs)	6.0	n/a	4.5	3.8	5.6

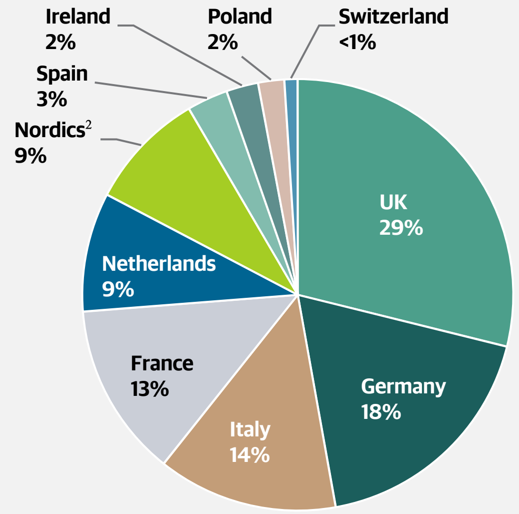


1. Represents occupancy of residential units only. See Definitions on page 104.
2. Total includes one leasehold interest in a 5-star hotel in central Milan, one mixed-use asset in central Turin and one development asset in central Milan.

Sector Allocation
(% of GAV)



Geographic Allocation
(% of GAV)



Acquisitions[3]

BPPEH follows a disciplined investment approach, with a focus on acquiring high-quality assets in major European markets and gateway cities at attractive pricing.

Residential: As part of its residential aggregation strategy in the United Kingdom, BPPEH had committed to acquire a total of £203 million (approximately €234 million), of which £51 million (approximately €59 million) was remaining as of 31 December 2023. 209 residential units have been delivered as of 31 December 2023 and a further 382 units will be delivered over the next two years.

Dispositions[3]

While BPPEH generally intends 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 2023, BPPEH's dispositions totalled €562 million, including €31 million of cash distributions from Minority Investments, primarily from the sale of logistics assets. The balance of the dispositions, which are detailed in the paragraphs below, relate to BPPEH's majority owned portfolio.

Logistics: During 2023, BPPEH sold 14 logistics properties representing over 549k sqm, primarily through the sale of two portfolios in Germany and France. The German portfolio included five logistics properties totalling over 252k sqm concentrated around Rhine-Ruhr and Frankfurt. The French portfolio included four logistics properties totalling over 146k sqm concentrated around Lyon and Nantes. The balance of the logistics sales were located in Sweden, France, Italy and Greece.

In December 2023, BPPEH also signed an agreement to sell a portfolio of seven logistics properties in Germany and the Netherlands, which was completed subsequent to 31 December 2023.

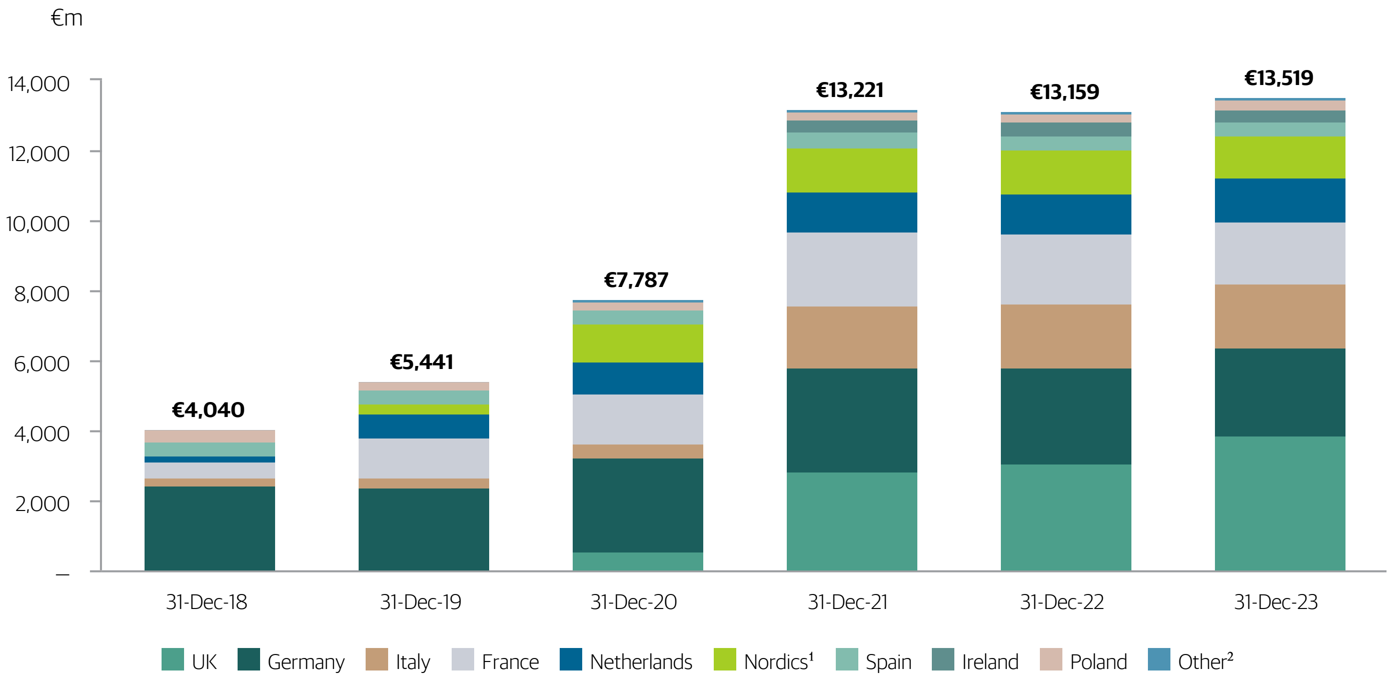
Residential: During 2023, BPPEH sold six residential units in the Netherlands and one residential unit in Germany.

Please refer to the Subsequent Events section for further details on dispositions subsequent to 31 December 2023.

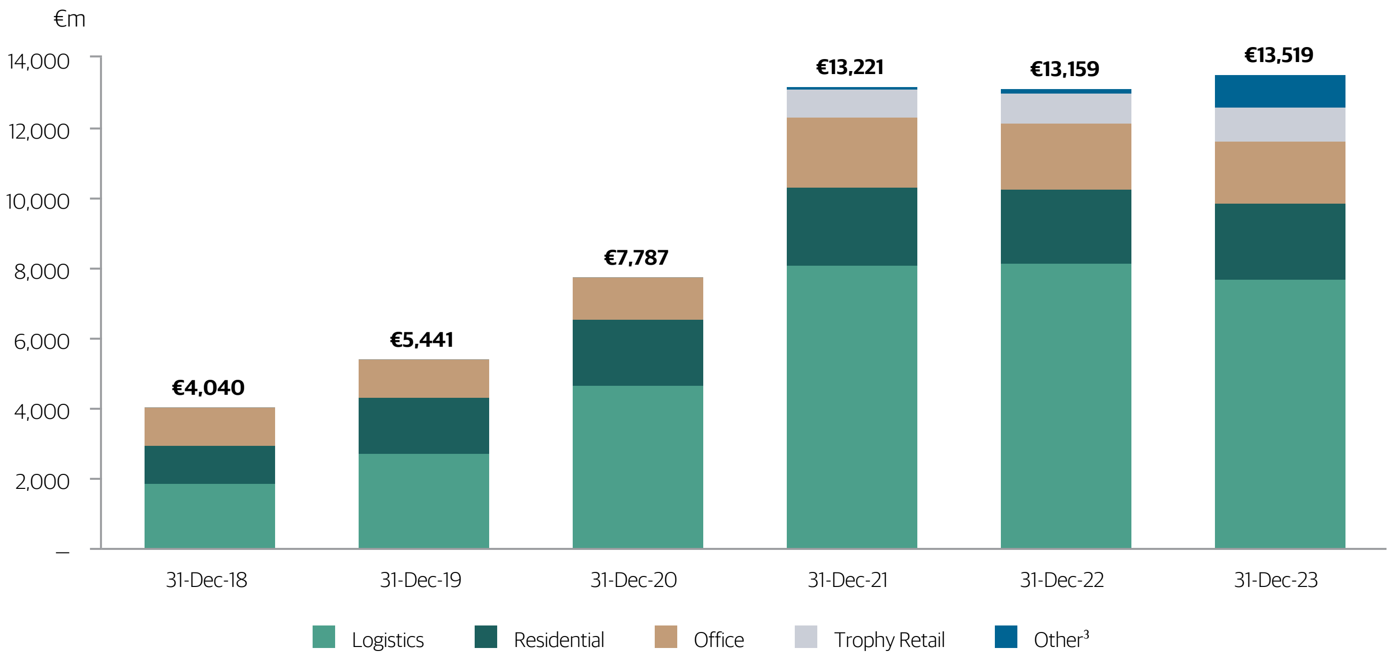
Note: Totals may not sum due to rounding.
1. Includes one leasehold interest in a 5-star hotel in central Milan, one mixed-use asset in central Turin, one development asset in central Milan and Minority Investments. See Definitions on page 104.
2. Nordics includes Sweden (6%), Denmark (3%), Norway (<1%) and Finland (<1%).
3. Unless otherwise stated, the figures provided are as of the acquisition / disposition date and reflect 100% share, except for disposition proceeds relating to Minority Investments, which represent the cash distributed to BPPEH from the relevant asset sales.

Portfolio Update

GAV by Country



GAV by Sector



1. Nordics includes Sweden, Denmark, Norway and Finland.
2. Other includes Switzerland and Greece (asset in Greece sold in H2'23).
3. Includes one leasehold interest in a 5-star hotel in central Milan, one mixed-use asset in central Turin, one development asset in central Milan and Minority Investments. See Definitions on page 104.

Logistics

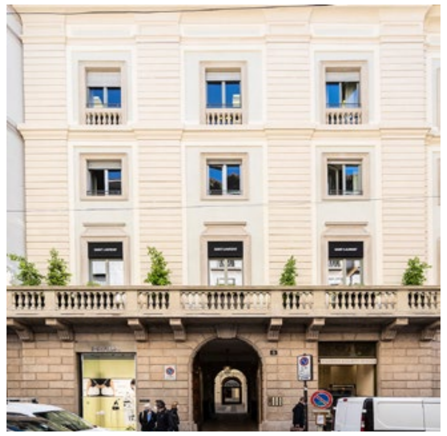
Key Metrics	31-Dec-23	31-Dec-22	LfL Change
Sector GAV (€m)	7,698	8,167	+0.5%
GLA ('000 sqm)	4,977	5,457	–
Occupancy (%)	93%	94%	(52) bps
WALL (years)	6.0	6.3	(0.4) years
Passing Rent (€/sqm/year)	72	64	+7.6%

Residential

Key Metrics	31-Dec-23	31-Dec-22	LfL Change
Sector GAV (€m)	2,211	2,112	+0.9%
Number of Residential Units	6,765	6,524	–
Occupancy (%)[1]	92%	90%	+132 bps
Adjusted Occupancy (%)[1]	98%	99%	(133) bps
Passing Rent (€/sqm/month)	13.9	12.7	+10.3%

Office

Key Metrics	31-Dec-23	31-Dec-22[2]	LfL Change
Sector GAV (€m)	1,764	1,904	(7.4%)
GLA ('000 sqm)	238	236	–
Occupancy (%)	93%	94%	(133) bps
WALL (years)	4.5	3.9	0.6 years
Passing Rent (€/sqm/year)	373	351	+6.2%



Trophy Retail

Key Metrics	31-Dec-23	31-Dec-22[2]	LfL Change
Sector GAV (€m)	969	840	+15.3%
GLA ('000 sqm)[3]	3	3	–
Occupancy (%)	97%	96%	+117 bps
WALL (years)	3.8	4.9	(1.1) years
Passing Rent (€/sqm/year)	6,891	5,215	+32.1%

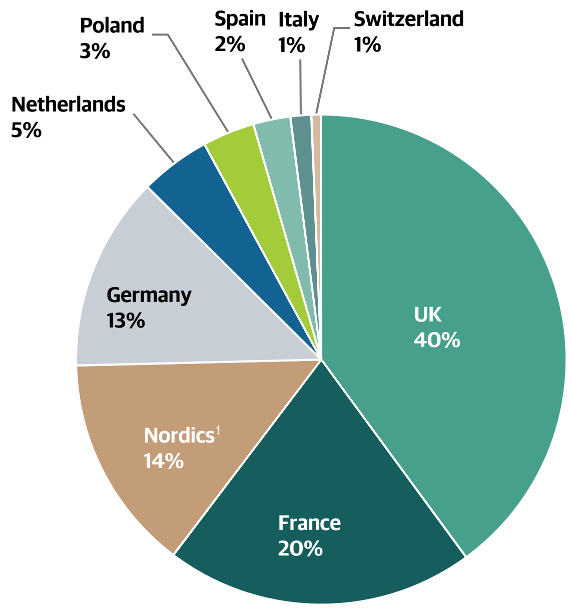
1. Represents occupancy of residential units only. See Definitions on page 104.
2. Reflects restatement due to reclassification of area.
3. Area excludes office and residential units.

Logistics

BPPEH owns a high-quality €7.7 billion pan-European logistics portfolio located in key distribution corridors. The portfolio consists of 229 properties comprising 5.0 million sqm across 12 countries. The portfolio is 93% occupied with a 6.0-year WALL.

Geographic Allocation

(% of Sector GAV)



€7.7B
Sector GAV

5.0M
square metres

93%
occupancy

6.0 Years
WALL

Note: Totals may not sum due to rounding.
1. Nordics includes Sweden (8%), Denmark (5%), Norway (1%) and Finland (1%).

Logistics Portfolio Summary

Logistics assets represent approximately 57% of BPPEH's GAV as of 31 December 2023. European logistics continues to demonstrate solid fundamentals and strong operating performance, albeit moderating from recent record highs, with an 8% year-over-year increase in prime rents and low market vacancy of 4% across Europe as of Q4 2023.[1] The sector benefits from secular tailwinds including e-commerce growth, supply chain reconfiguration and onshoring, with demand from a diverse occupier base continuing to drive competition for modern, well-located logistics facilities across Western European markets. Meanwhile, higher construction costs compared to pre-pandemic levels and more restrictive development financing are expected to constrain future supply, particularly in the UK where construction starts are down ~75% YoY.[2]

Our logistics portfolio is well-leased, with 93% occupancy and a 6.0-year WALL as of 31 December 2023. The portfolio continued to deliver strong operating performance, with passing rent growing 7.6% on a like-for-like basis. This growth was primarily driven by indexation and regular rent reviews as well as positive leasing activity, particularly in the United Kingdom, France and Poland where we signed leases on 467k sqm at an average re-leasing spread of 19%. Despite robust market fundamentals and strong income growth, like-for-like GAV was broadly unchanged relative to 31 December 2022 due to capital market pressures and widening of yields over the course of 2023.

ESG Highlights

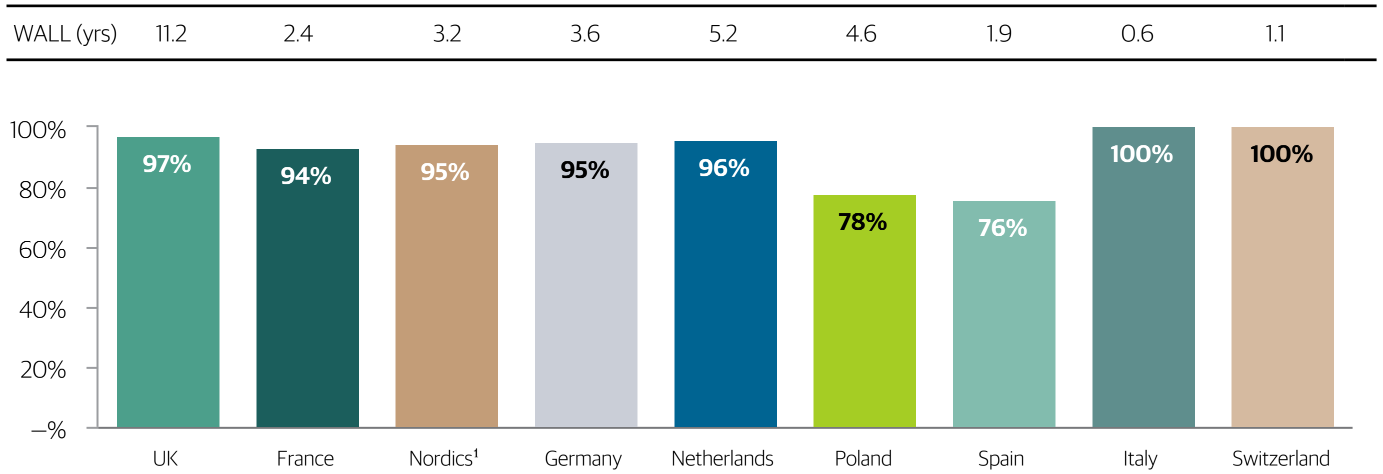
- Solar PV capacity as of 31 December 2023 was 11.8 MW, equivalent to powering 2k+ homes per year[3], and we continue to evaluate the installation of additional solar panels
- 75% of logistics assets have an EPC rating of C or higher[4]
- Progressing enhanced data collection initiatives to identify further ESG actions

1. CBRE. Europe includes France, Germany, Italy, the Netherlands, Spain and the United Kingdom.
2. CoStar, Q4 2023.
3. Reflects estimated average number of U.S. homes powered by solar, assuming 1 MW powers 173 homes. SEIA.org.
4. By GAV.

Logistics Portfolio Summary (cont'd)

Country	Sector GAV (€m)	Number of Assets	Area ('000 sqm)	Occupancy	WALL (years)	Passing Rent (€/sqm/year)
United Kingdom	3,075	80	1,236	97%	11.2	99
France	1,568	57	1,289	94%	2.4	57
Nordics[1]	1,101	31	745	95%	3.2	74
Germany	988	29	790	95%	3.6	58
Netherlands	357	13	234	96%	5.2	81
Poland	265	9	362	78%	4.6	51
Spain	189	6	216	76%	1.9	50
Italy	105	3	90	100%	0.6	65
Switzerland	50	1	16	100%	1.1	157
Total / Weighted Average	**7,698**	**229**	**4,977**	**93%**	**6.0**	**72**
2022 Total / Weighted Average	8,167	243	5,457	94%	6.3	64
LfL change	**+0.5%**	**–**	**–**	**(52) bps**	**(0.4) years**	**+7.6%**

Occupancy and WALL by Country



Note: Totals may not sum due to rounding.
1. Nordics includes Sweden, Denmark, Norway and Finland.

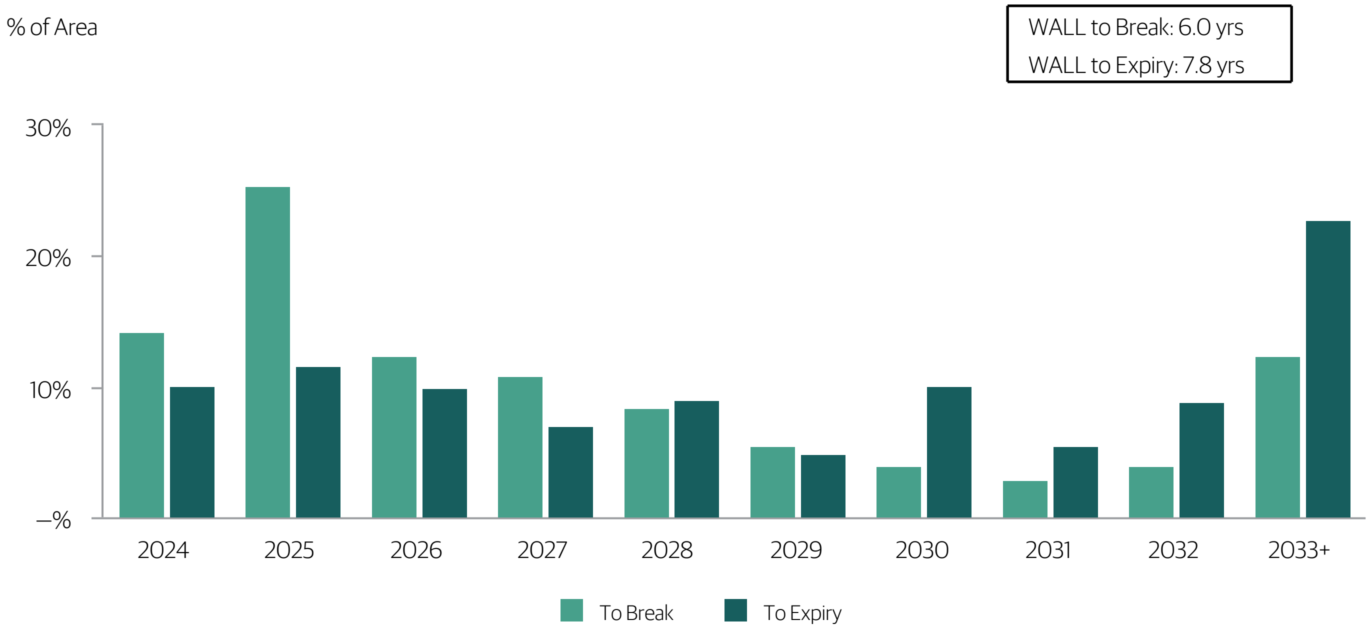
Tenant Overview

BPPEH's logistics portfolio benefits from a high-quality, diversified tenant base comprised primarily of large corporates and major third-party logistics providers. As of 31 December 2023, the top 10 tenants represented 35% of passing rent. Major tenants include Amazon, ASDA, Carpetright, DHL, DSV, JM Bruneau, Kingfisher, Kuehne+Nagel, Rhenus Logistics and Simon Hegele.

Leasing Activity

In 2023, we signed lease agreements amounting to 616k sqm across our logistics portfolio, including 361k sqm of new leases and 255k sqm of renewals. BPPEH achieved an average releasing spread of 15% for all leases on previously occupied space. Leases with break options or expiries during the year totalled 404k sqm, for which we achieved a retention ratio of 90%.

Lease Maturity Profile



Logistics Portfolio Map

(000 sqm)

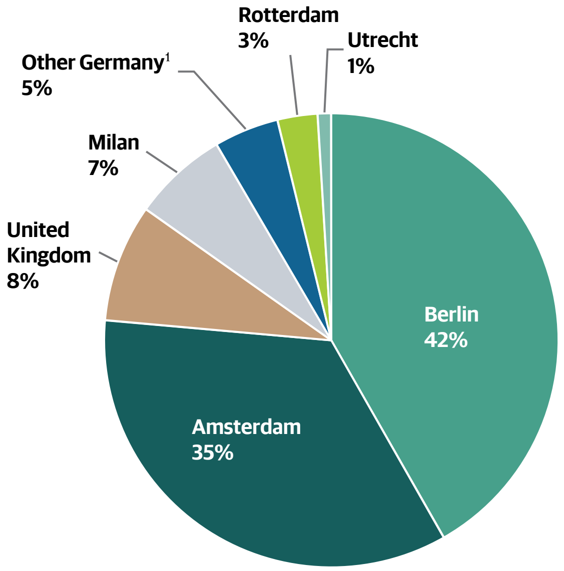
1. Nordics includes Sweden, Denmark, Norway and Finland.

Residential

BPPEH owns a €2.2 billion portfolio of 545 high-quality residential properties in Germany, the Netherlands, the United Kingdom and Italy.

Geographic Allocation

(% of Sector GAV)



€2.2B
Sector GAV

6.8K
residential units

92%/98%
occupancy[2] / adjusted occupancy[2]

545
properties

Note: Totals may not sum due to rounding.
1. Includes Brandenburg, Dresden, Magdeburg and Potsdam.
2. Represents occupancy of residential units only. See Definitions on page 104.

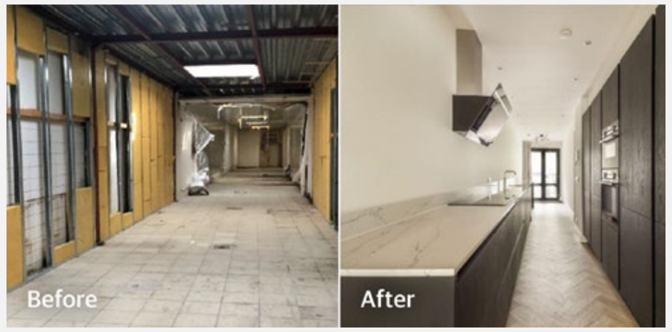
Residential Portfolio Summary

Residential assets represent approximately 16% of BPPEH's GAV as of 31 December 2023. Our residential portfolio is concentrated primarily in Berlin, Amsterdam and Milan, collectively representing 83% of our residential portfolio by GAV. These cities benefit from robust demographic trends that have continued to drive operating performance. Supply and demand fundamentals in our residential markets generally remained strong, with mortgage rate hikes and tighter lending conditions impacting home ownership, resulting in sustained demand for rental housing. In our two largest residential markets, Berlin and Amsterdam, these dynamics have contributed to frictional vacancy levels of <1% .

Operating performance in our residential portfolio was strong, with occupancy increasing by 132 bps and passing rent growing 10.3% on a like-for-like basis driven primarily by high-quality renovations completed in our Dutch and German portfolios. Adjusting for vacancy due to refurbishment, BPPEH's average residential occupancy as of 31 December 2023 would be 98%. Our residential portfolio experienced a modestly positive like-for-like GAV movement of 0.9% relative to 31 December 2022, as strong fundamentals and rental growth were partially offset by widening of yields to reflect capital markets pressures as well as the evolving regulatory environment.

We continue to pursue strategic renovations, value-enhancing capital expenditure projects and resident experience improvements. We refurbished 834 units and invested €73 million of capex primarily in our Dutch and German residential portfolios during 2023.

ESG Highlights



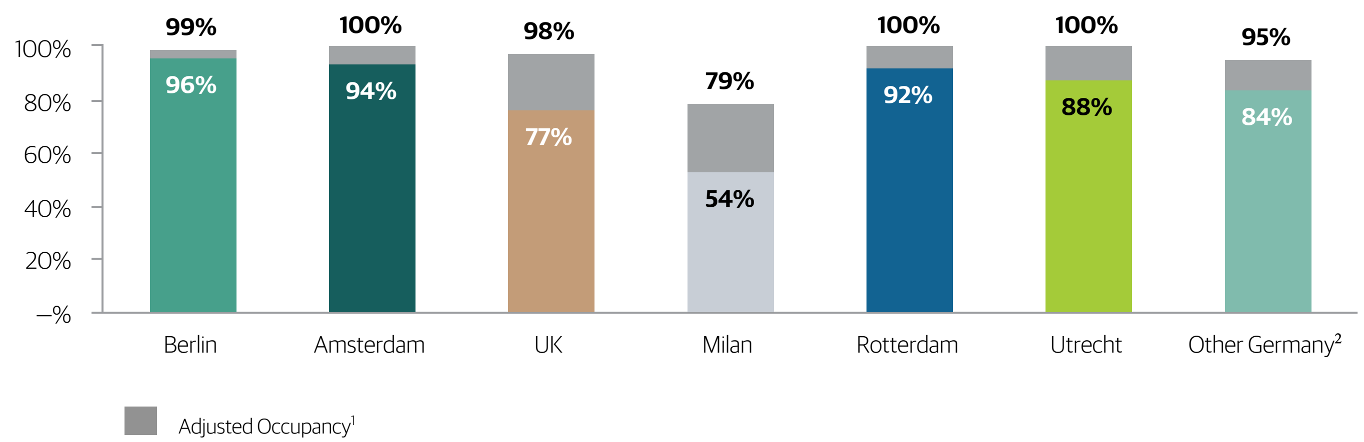
- 34% of residential units at our Dutch residential portfolio have achieved an A or B energy label, a 5 p.p. increase since 31 December 2022[1]
- 100% tenant engagement across our residential portfolio, with annual tenant surveys conducted at our German, Dutch, Italian and UK portfolios

1. By GAV.

Residential Portfolio Summary (cont'd)

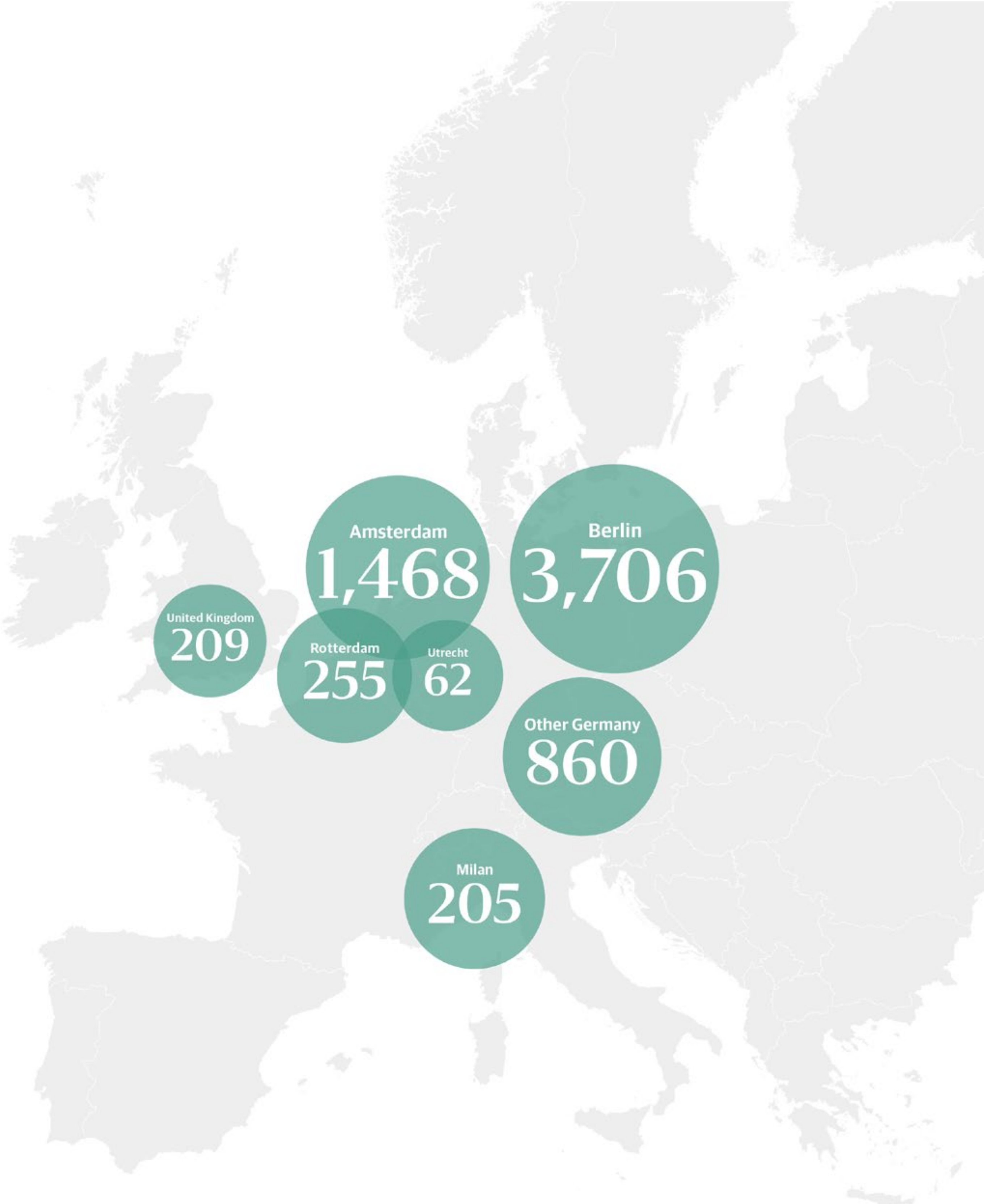
City	Sector GAV (€m)	Number of Assets	Number of Units: Residential	Number of Units: Commercial	Number of Units: Total	Occupancy[1]	Adjusted Occupancy[1]	Passing Rent (€/sqm/mo)
Berlin	924	129	3,706	280	3,986	96%	99%	10.0
Amsterdam	766	282	1,468	127	1,595	94%	100%	26.0
United Kingdom	185	8	209	0	209	77%	98%	20.2
Milan	150	8	205	83	288	54%	79%	17.4
Rotterdam	63	52	255	28	283	92%	100%	14.1
Utrecht	21	19	62	10	72	88%	100%	21.3
Other Germany[2]	102	47	860	61	921	84%	95%	7.7
Total / Weighted Average	**2,211**	**545**	**6,765**	**589**	**7,354**	**92%**	**98%**	**13.9**
2022 Total / Weighted Average	2,112	546	6,524	563	7,087	90%	99%	12.7
LfL change	**0.9%**	–	–	–	–	+132 bps	(133) bps	+10.3%

Occupancy by City



Note: Totals may not sum due to rounding.
1. Represents occupancy of residential units only. See Definitions on page 104.
2. Includes Brandenburg, Dresden, Magdeburg and Potsdam.

Residential Portfolio Map
(Number of residential units)



Office

BPPEH owns a €1.8 billion portfolio of 15 high-quality office properties located across eight prime European cities. The portfolio is 93% leased with a 4.5-year WALL with market rents on average 14% above in-place rents.

€1.8B
Sector GAV

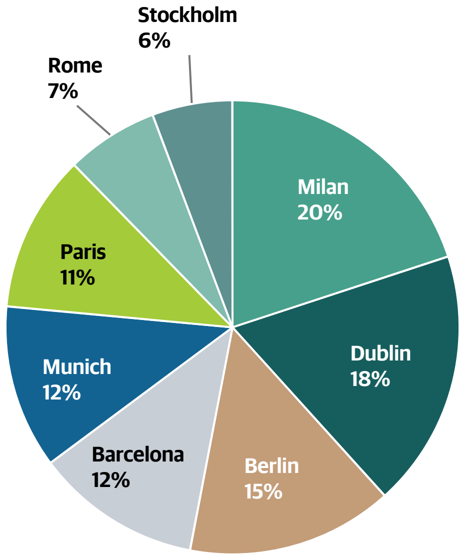
238K
square metres

93%
occupancy

4.5 Years
WALL

Geographic Allocation

(% of Sector GAV)



Note: Totals may not sum due to rounding.

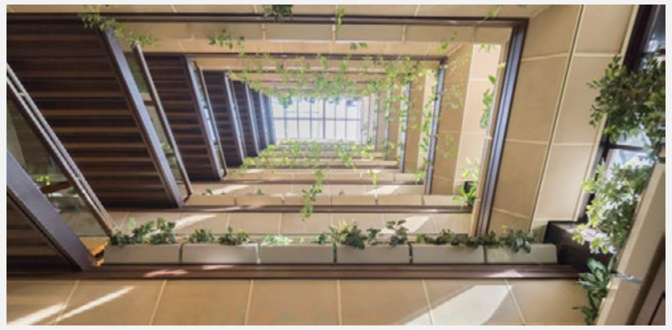
Office Portfolio Summary

Office assets represent approximately 13% of BPPEH's GAV as of 31 December 2023. The European office sector continues to exhibit bifurcation, and while overall demand is moderating and investment volumes are at historic lows, flight-to-quality has persisted with tenants prioritising modern, well-connected and sustainable assets. Occupier demand has proven resilient for these prime and well-located properties, with average utilisation rates recovering towards pre-pandemic levels and contributing to a 5% year-on-year increase in European prime office rents as of Q4 2023.[1]

Our office portfolio is comprised of 15 high-quality, highly amenitised assets, in cities with strong demographic trends. Approximately 20% of our office portfolio is located in Milan, where we own four well-located assets. We also own high-quality assets located in Dublin's CBD, in central locations in Berlin on Pariser Platz and Leibnizstrasse (just off of Kurfürstendamm), in Paris' 13th arrondissement, in the Arabella submarket of Munich, on Avenida Diagonal in Barcelona, in Rome's CBD and EUR submarkets and in Stockholm.

As of 31 December 2023, our office portfolio was well-leased, with 93% occupancy and a 4.5-year WALL. Market rents are on average 14% above in-place rents, offering embedded rental growth potential over time. On a like-for-like basis, occupancy declined by 133 bps during 2023 and passing rent per sqm increased by 6.2% driven by strong leasing activity primarily in Ireland, Germany and Italy. Despite resilient operating performance within our office portfolio, like-for-like GAV declined 7.4% relative to 31 December 2022 due to widening yields as a result of capital markets pressures.

ESG Highlights



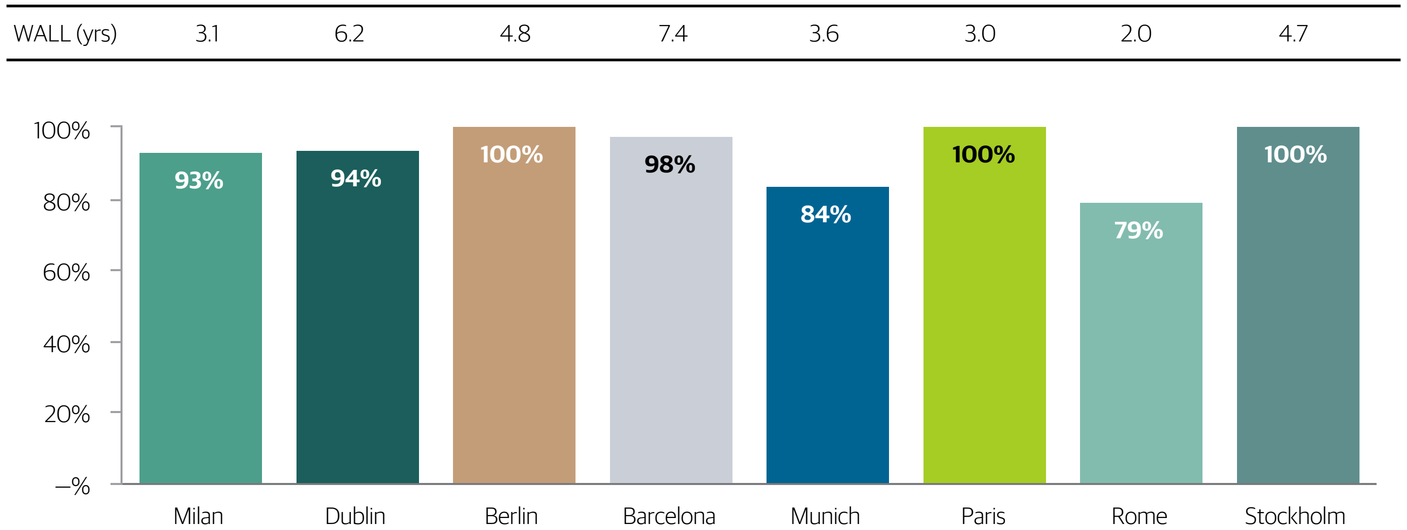
- 89% of the BPPEH office portfolio has obtained green building certifications[2]
- Two remaining assets are in the process of obtaining green certifications: Turati is targeting LEED certification as part of its refurbishment, while Palazzo Luigi Sturzo is undergoing recertification following expiration of its prior certificate
- Three assets (Burlington Plaza, Pariser Platz and Leibniz Kolonnaden) improved their BREEAM rating from Very Good to Excellent in 2023

1. CBRE. Based on prime submarkets within Amsterdam, Berlin, Dublin, Milan, Munich, Paris, London and Stockholm. Headline prime rents weighted by total stock.
2. By GAV.

Office Portfolio Summary (cont'd)

City	Sector GAV (€m)	Number of Assets	Area ('000 sqm)	Occupancy	WALL (years)	Passing Rent (€/sqm/year)
Milan	352	4	49	93%	3.1	352
Dublin	324	2	33	94%	6.2	538
Berlin	259	2	22	100%	4.8	364
Barcelona	208	1	29	98%	7.4	320
Munich	206	1	49	84%	3.6	233
Paris	198	1	22	100%	3.0	450
Rome	116	3	21	79%	2.0	297
Stockholm	101	1	13	100%	4.7	407
Total / Weighted Average	**1,764**	**15**	**238**	**93%**	**4.5**	**373**
2022 Total / Weighted Average[1]	1,904	15	236	94%	3.9	351
LfL change	**(7.4)%**	**–**	**–**	**(133) bps**	**0.6 years**	**+6.2%**

Occupancy and WALL by City



1 .Reflects restatement due to reclassification of area.

Office Asset List

Ilot Panhard
Paris, France: 22K sqm

Arabella
Munich, Germany: 49k sqm

Leibniz Kolonnaden
Berlin, Germany: 14k sqm

Pariser Platz
Berlin, Germany: 9k sqm

Burlington Plaza
Dublin, Ireland: 22k sqm

Three Building
Dublin, Ireland: 15k sqm

Scarsellini
Milan, Italy: 18k sqm

Verdi
Milan, Italy: 14k sqm

Turati
Milan, Italy: 10k sqm

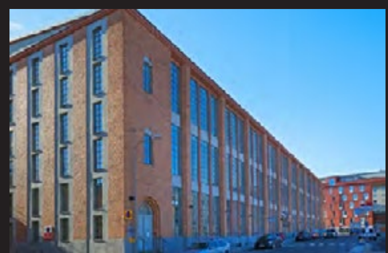
Amedeo
Milan, Italy: 7k sqm

Palazzo Luigi Sturzo
Rome, Italy: 10k sqm

Quirinale
Rome, Italy: 9k sqm

Quattro Fontane
Rome, Italy: 2k sqm

Avenida Diagonal
Barcelona, Spain: 29k sqm



Brick
Stockholm, Sweden: 13k sqm

Green Certified Building

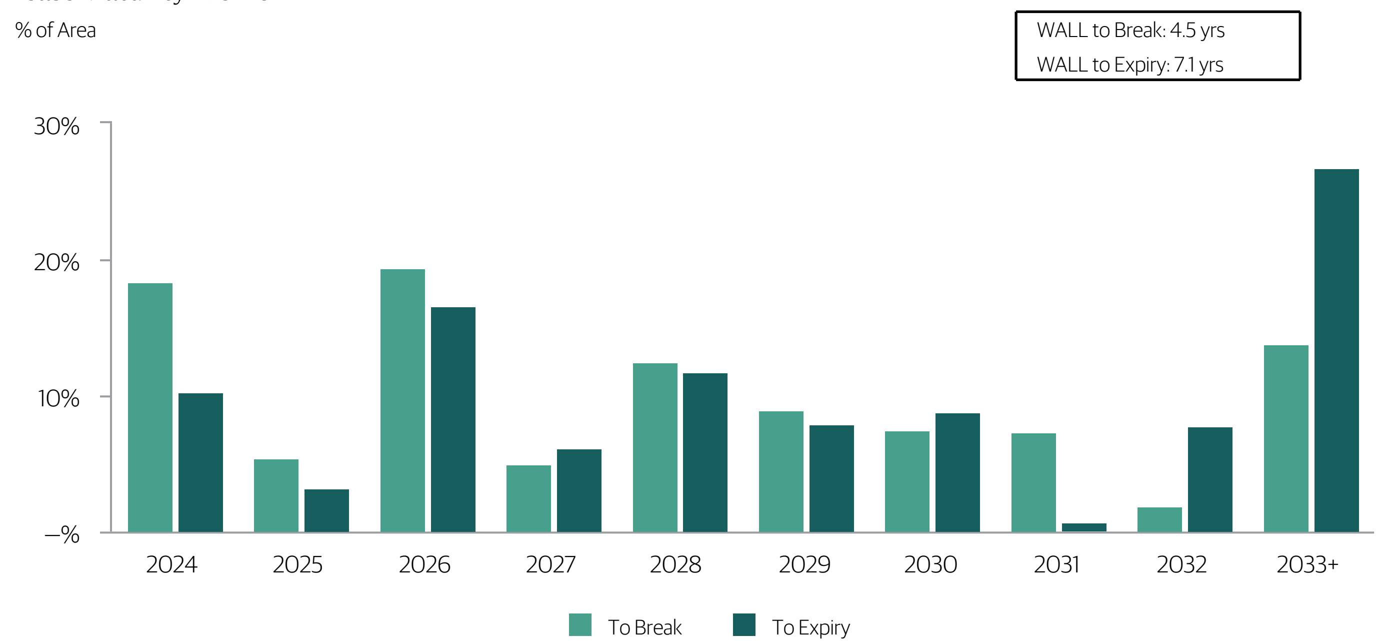
Tenant Overview

BPPEH's office portfolio is comprised of institutional grade occupiers. As of 31 December 2023, the top five tenants represented 43% of passing rent and had a WALL of five years. Major tenants include Amazon; AREP[1]; Aviva; Gattai, Minoli, Partners; Grupo Planeta; Sky; Spotify; and Three.

Leasing Activity

In 2023, we signed lease agreements amounting to 32k sqm across our office portfolio and achieved an average re-leasing spread of 16% for all leases on previously occupied space. Releasing activity consisted primarily of leases signed at our offices in Barcelona, Dublin, Berlin and Milan. Notably, we signed a new 5-year lease at our Berlin Pariser Platz office asset at a 72% re-leasing spread on 1.2k sqm, representing what we believe is one of the highest net effective office rents psm achieved in the market, and a renewal with an existing tenant at our Dublin Burlington Plaza office asset at a 57% re-leasing spread on 3.3k sqm. Leases with break options or expiries during the year totalled 21k sqm, for which we achieved a retention ratio of 74%.

Lease Maturity Profile



1. AREP is a subsidiary of SNCF Gares & Connexions, the French government-owned national railway owner / operator.

Trophy Retail

BPPEH owns a trophy asset on Via Montenapoleone, Milan's iconic luxury retail high street. The asset comprises 3k square metres[1] and is 97% occupied with a 3.8-year WALL.

The asset is located in the heart of Via Montenapoleone, one of the world's most prestigious luxury retail locations and the most expensive shopping street in Europe, where strong tenant demand and limited availability drove prime rents up over 20% YoY.[2] Due to its central position on the street, the length of its frontage and its location on the corner of Via Sant'Andrea (also a top luxury shopping destination), the asset is one of the most visible and prominent properties on the street.

As of 31 December 2023, the asset was well-leased with 97% occupancy and a 3.8-year WALL. On a like-for-like basis, occupancy increased by 117 bps, while passing rent per square metre increased by 32.1% driven by re-leasing, inflation-linked indexation and fixed escalators. During 2023, we pre-leased the largest retail unit with a major global luxury brand for a 10+ year lease at 5x the previous rent, and also signed a 2-year lease with another major global luxury brand at 9x the previous rent. In total, contracted NOI is ~2.5x compared to acquisition as a result of our active asset management initiatives.[3]

Subsequent to year-end, BPPEH signed a binding agreement to sell the asset (including its office and residential units) to global luxury group Kering for approximately €1.3 billion. Please refer to the Subsequent Events section for further details.

€969M
Sector GAV

3K
square metres[1]

97%
occupancy

3.8 Years
WALL

ESG Highlights

- 20% of the retail space is LEED-certified Platinum[4], representing Europe's first retail space to achieve this level of green certification
- Developed bespoke asset strategy focused on decarbonisation and targeted energy efficiency improvements to enhance value

Key Metrics	31-Dec-23	31-Dec-22[5]	LfL Change
Sector GAV (€m)	969	840	+15.3%
GLA ('000 sqm)[1]	3	3	–
Occupancy (%)	97%	96%	117 bps
WALL (years)	3.8	4.9	(1.1) years
Passing Rent (€/sqm/year)	6,891	5,215	+32.1%

1. Area excludes office and residential units.
2. Cushman & Wakefield.
3. Signed subject to conditions. Based on headline rent on occupied space. There can be no assurance that signed leases will enter into force as expected or at all.
4. LEED Interior Design & Construction: Retail Certification obtained.
5. Reflects restatement due to reclassification of area.

Milan Fashion District Map

Tenant Overview

Tenants at BPPEH's asset on Via Montenapoleone include some of the world's leading luxury brands:

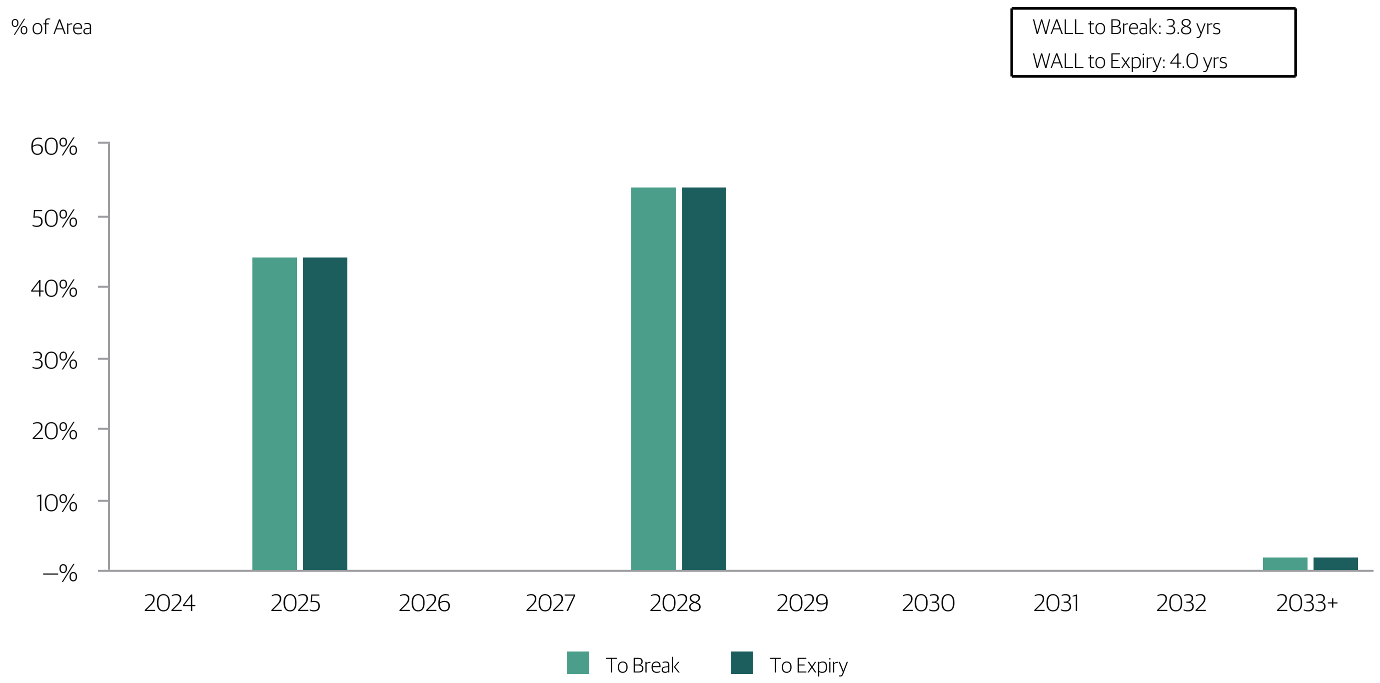
SAINT LAURENT PARIS

PRADA

PROMEMORIA®

JAEGER-LECOULTRE

Lease Maturity Profile



Minority Investments

During 2023, BPPE strengthened the capital structure of BPPEH by contributing minority equity interests in and providing guarantees from certain logistics, office and mixed-use assets to BPPEH.

€740M

GAV

1.5M

square metres

ArchCo

(Acceded as Guarantor in December 2023)[1]

- Unique portfolio of approximately 5,300 mixed-use rental units, almost half of which is used for last-mile logistics and storage
- Concentrated in and around densely populated urban areas and key transportation hubs in the UK
- As ArchCo had previously elected into the UK REIT regime, BPPE supported BPPEH's capital structure through a guarantee from ArchCo Guarantor

Logistics Assets

(Contributed in June 2023)

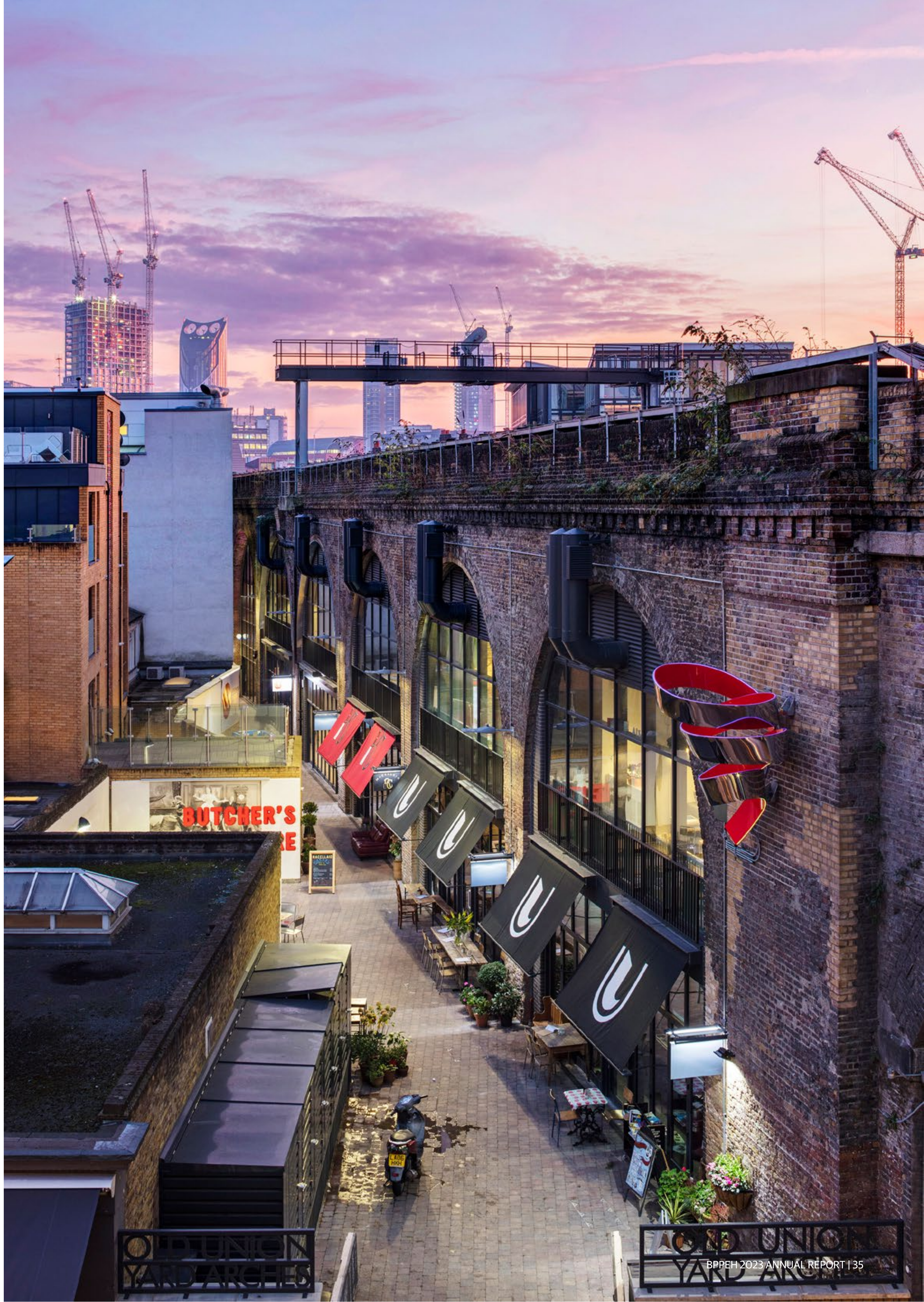
- Portfolio of 9 high-quality logistics assets[2] totalling 296k sqm located across the UK, the Netherlands and Spain

Office Asset

(Contributed in June 2023)

- Prime 42k sqm office asset, well-located in the City of London submarket
- BREEAM Very Good certification

1. ArchCo Guarantor is an entity wholly owned and controlled by BPPE and is not a subsidiary of BPPEH, but has acceded as a guarantor to the notes issued under the EMTN Programme as well as the RCF and the Unsecured Bank Facilities.
2. In June 2023, BPPEH contributed Minority Investments in 14 logistics assets, of which 5 were subsequently disposed in H2 2023.

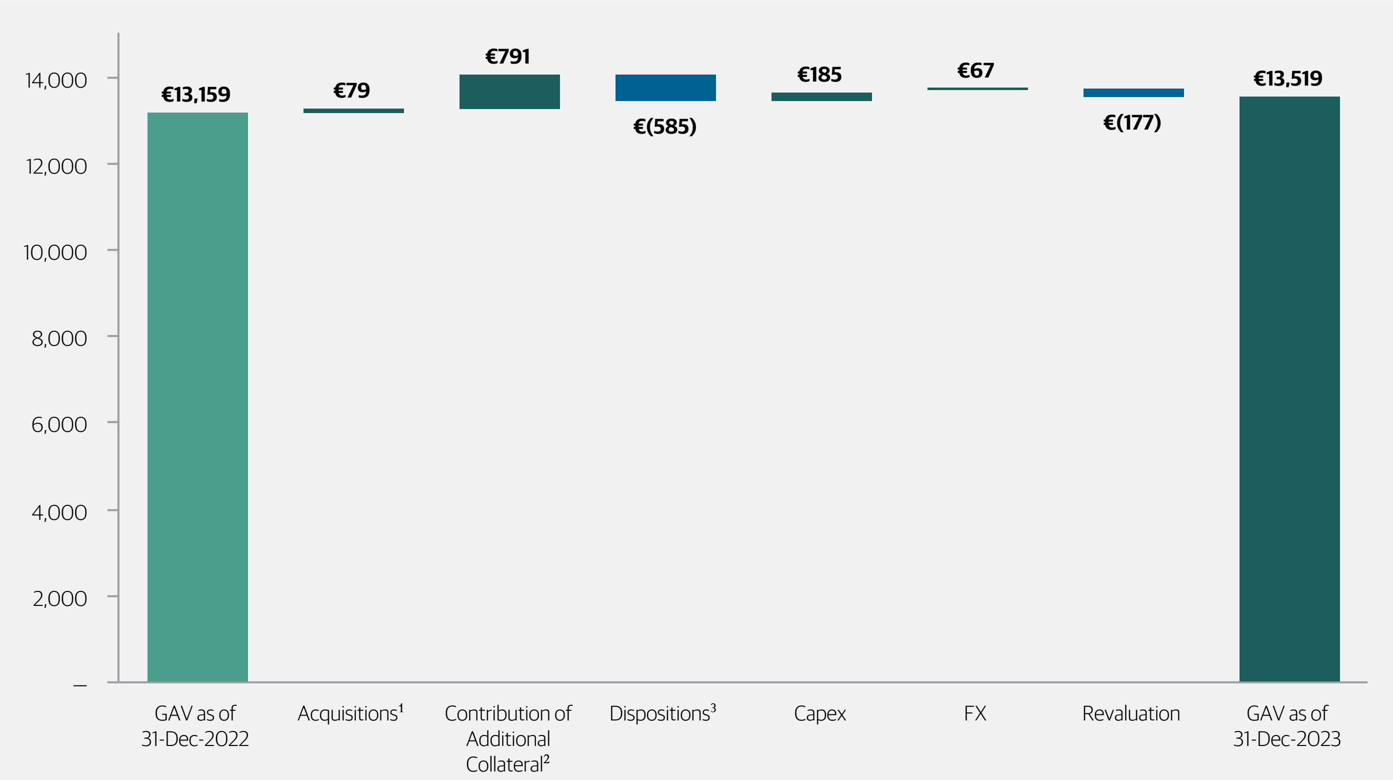


Portfolio Valuation

BPPEH had a total GAV of €13.5 billion as of 31 December 2023.

GAV Bridge

BPPEH's GAV increased by €360 million during 2023 to €13.5 billion as of 31 December 2023. This increase was largely attributable to the contribution of additional collateral during the year, partially offset by dispositions and the revaluation of our portfolio. We invested €185 million of capex into our portfolio during 2023, primarily in our logistics and residential assets. The revaluation of €(177) million represents a 1.1% decline on a like-for-like basis for 2023.

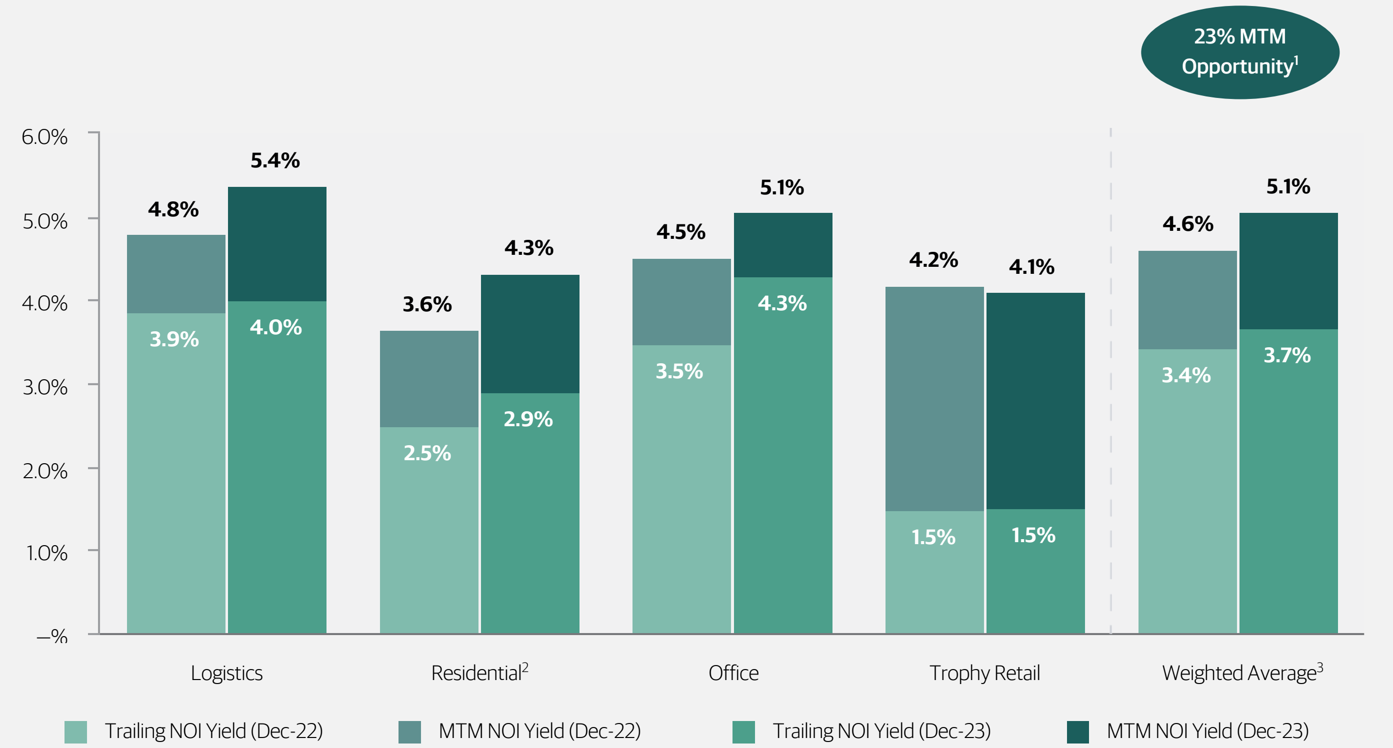


Note: Totals may not sum due to rounding. "GAV" calculated at 100% share (including the portion attributable to minority owners). See Definitions on page 104.
1. Reflects residential aggregation strategy in the United Kingdom. Investment cost adjusted for any latent capital gains tax liability. Excludes transaction costs.
2. Reflects market value of Minority Investments added in 2023.
3. Reflects carrying value as of 31 December 2022 for assets acquired before 2023 and market value at transfer date for Minority Investments added in 2023.

NOI Yields

BPPEH's portfolio had a trailing NOI yield of 3.7% and a MTM NOI yield of 5.1% as of 31 December 2023. Strong real estate fundamentals and active asset management continued to drive operating performance across the portfolio, growing NOI and muting the impact of higher cap rates.

BPPEH's portfolio continues to have meaningful reversionary potential, and given market rents are 23% above in-place rents[1] as of 31 December 2023, we believe this presents an opportunity to deliver further NOI growth over time.



Note: "Trailing NOI Yield" calculated as Adjusted NOI divided by Sector GAV excluding forward funded assets, assets undergoing full redevelopment and vacant land. "MTM NOI Yield" calculated as estimated stabilised marked-to-market NOI divided by the sum of Sector GAV and estimated other necessary development costs at current levels required to achieve market rents at stabilised occupancy. See Definitions on page 104.
1. Represents the embedded growth potential between BPPEH's in-place rents and achievable market rents. For residential, based on the lesser of legal rent constraint, where applicable, or market rate where regulation does not include a specific rent limit.
2. Residential MTM NOI Yield (Dec-22) restated to reflect regulatory impacts on rent setting.
3. Weighted average includes one leasehold interest in a 5-star hotel in central Milan, one mixed-use asset in central Turin and one development asset in central Milan, and excludes Minority Investments. See Definitions on page 104.

Capital Structure

BPPEH has a robust capital structure, with primarily unsecured debt and a staggered maturity profile.

Overview

Our strategic management of BPPEH's capital structure has helped mitigate the impact of the higher interest rate environment to date. BPPEH employs a prudent financial policy, including a target net LTV of 45–50%. As of 31 December 2023, BPPEH had €7.2 billion of primarily fixed rate debt outstanding at a weighted average interest rate of 2.0% and a weighted average maturity of 3.9 years. Net debt totalled €6.5 billion, implying a net LTV of 48%. LTV was proactively supported through the contribution of additional collateral from BPPEH's parent, BPPE, during the year. Pro forma for sales completed or agreed subsequent to year-end, we expect our net LTV to be ~45%, towards the lower-end of our target range.

BPPEH has access to diversified debt financing sources and currently employs a mix of unsecured notes, unsecured bank facilities and secured debt. The bank facilities we have put in place enable us to manage our liquidity needs while accessing the financing market in a disciplined manner. In addition, BPPEH has access to financing sources in multiple currencies and generally seeks to match-fund its investments.

BPPEH has a staggered debt maturity profile and a robust liquidity position with total funds available for debt repayment of €2.0 billion as of 31 December 2023. This was comprised of €673 million of unrestricted cash, €600 million of availability under the revolving credit facility and €750 million of undrawn unsecured bank facilities that were committed during 2023. During the year, BPPEH also signed three term loan facilities totalling €503 million secured against portfolios of German residential assets, one of which also benefits from a €32 million coterminous capex loan. For additional details on refinancing activity completed subsequent to year-end, please refer to the Subsequent Events section.

As a wholly-owned indirect subsidiary of BPPE, Blackstone's open-ended European core+ real estate fund for institutional investors, BPPEH benefits from access to a strong institutional investor base.

48% / ~45%
net LTV / PF net LTV[1]

BBB
S&P credit rating

2.0%
weighted average interest rate

3.9 Years
weighted average maturity

1. Pro forma for sales completed or agreed subsequent to year-end.

Debt Financing Sources

Unsecured Notes

BPPEH established an EMTN programme on 21 June 2018, and had €5.7 billion of unsecured notes[1] outstanding as of 31 December 2023. BPPEH's unsecured notes have robust covenant requirements,[2] including:

- Total debt to total assets ≤ 60%
- Secured debt to total assets ≤ 40%
- Interest coverage ratio ≥ 1.5x
- Unencumbered assets to unsecured debt ≥ 150%

BPPEH was in compliance with all of its covenants as of 31 December 2023.

Unsecured Bank Facilities

BPPEH's unsecured bank facilities enable it to finance acquisitions at closing at a loan-to-cost ratio of up to 50%, as well as to fund the redemption and repayment of its debt maturities. Unsecured bank facilities allow BPPEH the flexibility to close on investments quickly while maintaining a prudent capital structure and managing its debt maturities. BPPEH intends to repay these facilities periodically with proceeds from additional issuances under its EMTN programme. The medium-term maturity of the unsecured bank facilities provides BPPEH the ability to access the financing markets in an orderly manner.

During 2023, the interest rate on BPPEH's unsecured bank facilities was amended. The unsecured bank facilities have an interest rate of Euribor + 1.54%[3] for the purpose of redeeming future debt maturities and Euribor + 1.55%[4] for future acquisitions, with a maturity of three years and no prepayment limitations.

As of 31 December 2023, BPPEH had €725 million[5] drawn under its unsecured bank facilities and had a further €750 million undrawn and hard committed for the purpose of redeeming debt maturities.

Revolving Credit Facility

As of 31 December 2023, BPPEH had a €600 million revolving credit facility bearing an interest rate of Euribor + 1.00%.[6]

BPPEH's revolving credit facility was fully undrawn as of 31 December 2023 following the repayment of the remaining outstanding balance in October 2023.

Mortgage Loans

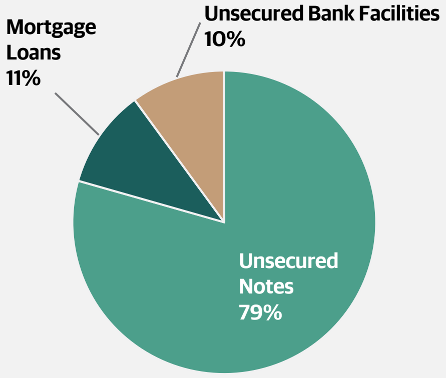
As of 31 December 2023, BPPEH had six mortgage loans outstanding, including a £130 million (€149 million) mortgage loan and five mortgage loans totalling €611 million.

1. Includes £1,100 million (€1,269 million) of GBP-denominated unsecured notes. GBP balances converted at 31 December 2023 spot rate.
2. BPPEH's unsecured bank facilities and revolving credit facility are subject to the same covenant requirements.
3. Interest rate steps up to Euribor + 1.88% in year 2 and Euribor + 2.36% in year 3. Euribor may be substituted by any other relevant interbank rate for non-Euro denominated draws.
4. Interest rate steps up to Euribor + 1.90% in year 2 and Euribor + 2.40% in year 3. Euribor may be substituted by any other relevant interbank rate for non-Euro denominated draws.
5. Includes £77 million (€89 million) of GBP-denominated unsecured bank facilities. GBP balances converted at 31 December 2023 spot rate.
6. Euribor may be substituted by any other relevant interbank rate for non-Euro denominated draws.

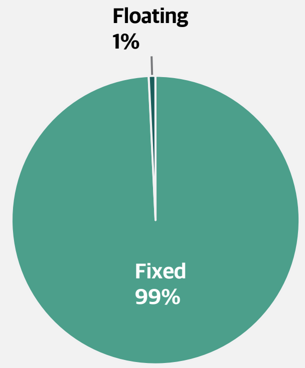
Debt Summary

As of 31 December 2023, BPPEH's debt consisted primarily of fixed rate unsecured notes.

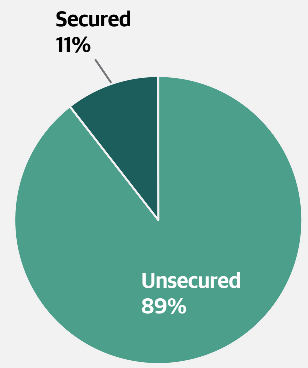
Debt by Type



Fixed vs. Floating[1]



Secured vs. Unsecured



Debt Maturity Profile[2]

As of 31 December 2023, BPPEH's debt had a 3.9-year weighted average maturity and a 2.0% weighted average interest rate.

1. Fixed rate includes debt that has been swapped from floating to fixed rate, inclusive of forward starting swaps.
2. Debt maturity profile reflects fully extended maturity dates and excludes principal amortisation.
3. Includes €500 million of Green Bonds issued pursuant to BPPEH's Green Financing Framework.

Capital Structure Summary[1]

	As of 31 December 2023		As of 31 December 2022	
	€m	WAM[2] (years)	€m	WAM[2] (years)
Unsecured Notes	5,732	3.9	6,742	4.3
Unsecured Bank Facilities	725	2.6	133	2.6
Revolving Credit Facility	–	–	147	4.4
Mortgage Loans	760	4.6	255	5.4
Total Debt	**€7,217**	**3.9**	**€7,277**	**4.3**
Less: Cash	(684)		(683)	
Net Debt	**€6,534**		**€6,594**	
GAV	€13,519		€13,159	
Net LTV	48%		50%	
% Unsecured Debt	89%		96%	
% Fixed Rate Debt[3]	99%		95%	
Weighted Average Interest Rate	2.0%		1.9%	
Available Liquidity[4]	€1,273		€1,126	

Note: Totals may not sum due to rounding.
1. All debt balances are shown in EUR equivalents. GBP balances converted at 31 December 2023 spot rate.
2. Weighted average debt maturity.
3. Fixed rate includes debt that has been swapped from floating to fixed rate, inclusive of forward starting swaps.
4. Available liquidity as of 31 December 2023 excludes €750 million committed for debt repayment under BPPEH's unsecured bank facilities.

Key Financial Metrics

KPIs

Number of Assets	792
GLA	5.8m sqm
Occupancy	93%
WALL[1]	6 years
Mark-to-Market Opportunity	23%
Same-store NOI Growth	9.2%

Financial Highlights

	€m
GAV	13,519
Total Debt	7,217
Cash	684
Net Debt	6,534
Net LTV	48%
EBITDA (excl. Minority Investments)	387

Profit & Loss Summary by Sector

€m	Net Turnover	(Net Operating Expenses)	(Straight Line Rent Adjustment)	NOI	(Other Expenses)	+ Straight Line Rent Adjustment	EBITDA[2]
Logistics	**339.5**	(21.2)	(14.7)	**303.6**	(42.3)	14.7	**276.0**
Office	**79.0**	(7.4)	(2.8)	**68.8**	(10.5)	2.8	**61.1**
Residential	**74.7**	(17.0)	(0.1)	**57.6**	(21.5)	0.1	**36.2**
Trophy Retail	**16.5**	(1.8)	(0.3)	**14.4**	(4.1)	0.3	**10.6**
Other	**4.7**	(1.6)	(0.1)	**3.0**	(0.3)	0.1	**2.8**
Total (excl. Minority Investments)	**514.4**	**(49.0)**	**(18.0)**	**447.4**	**(78.7)**	**18.0**	**386.7**
Cash distributions from Minority Investments							**33.3**

Profit & Loss Summary by Country

€m	Net Turnover	(Net Operating Expenses)	(Straight Line Rent Adjustment)	NOI	(Other Expenses)	+ Straight Line Rent Adjustment	EBITDA[2]
United Kingdom	**121.8**	(5.8)	(8.1)	**107.9**	(17.1)	8.1	**98.9**
Germany	**104.4**	(10.5)	(0.7)	**93.2**	(23.2)	0.7	**70.7**
France	**78.6**	(4.2)	0.3	**74.7**	(12.0)	(0.3)	**62.4**
Netherlands	**48.9**	(6.2)	(0.1)	**42.6**	(7.9)	0.1	**34.8**
Italy	**53.0**	(10.8)	(2.3)	**39.9**	(8.3)	2.3	**33.9**
Sweden	**35.5**	(3.0)	(1.3)	**31.2**	(4.2)	1.3	**28.3**
Denmark	**18.3**	(1.6)	–	**16.7**	1.5	–	**18.2**
Ireland	**19.8**	(2.3)	(1.5)	**16.0**	(2.7)	1.5	**14.8**
Spain	**16.3**	(0.6)	(0.4)	**15.3**	(2.0)	0.4	**13.7**
Poland	**10.9**	(3.6)	(1.9)	**5.4**	(1.7)	1.9	**5.6**
Switzerland	**2.4**	(0.1)	–	**2.3**	(0.4)	–	**1.9**
Finland	**1.9**	(0.1)	(0.6)	**1.2**	(0.2)	0.6	**1.6**
Norway	**2.0**	(0.2)	(1.1)	**0.7**	(0.3)	1.1	**1.5**
Greece	**0.6**	–	(0.3)	**0.3**	(0.2)	0.3	**0.4**
Total (excl. Minority Investments)	**514.4**	**(49.0)**	**(18.0)**	**447.4**	**(78.7)**	**18.0**	**386.7**
Cash distributions from Minority Investments							**33.3**

Note: Totals may not sum due to rounding. KPIs and balance sheet data as of 31 December 2023. Profit & loss data for the year ended 31 December 2023. See Definitions on page 104.
Luxembourg GAAP Disclosure: During 2023, BPPEH did not carry out any research and development, buy back any of its own shares, or have any branches.
1. Excludes residential assets.
2. Includes €1.2 million rent expense on leased property reflected in net finance costs and depreciation under Luxembourg GAAP.

Subsequent Events

We remain focused on rotating out of stabilised assets and assets with lower growth potential in order to further position the portfolio for growth.

Subsequent to year-end, BPPEH has completed or signed binding agreements for additional sales totalling €1.9 billion. BPPEH has entered into a binding agreement to sell its trophy retail asset in Milan, Montenapoleone 8, to global luxury group Kering for approximately €1.3 billion. We believe this to be the largest ever single asset sale in Italy. The asset was sold following an extensive leasing programme that captured significant reversion and increased contracted NOI ~2.5x relative to acquisition in 2021. The sale is expected to close by July 2024. In addition, BPPEH has sold €526 million of logistics assets across Germany, France and the Netherlands. At the time of the sale, the 17 assets were 100% leased with a 5-year average lease term to expiry, offering limited near-term reversionary potential. Pro forma for sales completed or agreed subsequent to year-end, we expect our net LTV to be ~45%, towards the lower-end of our target range.

In January 2024, BPPEH completed a tender offer across its €650 million 2.2% fixed rate notes due July 2025 and £350 million 2.0% fixed rate notes due October 2025. The transaction reflects BPPEH's ongoing commitment to proactively manage its financial liabilities. BPPEH accepted all offers received for a total nominal value of €407 million and a total cash consideration of €387 million, reflecting a discount of 5%. BPPEH also redeemed its €500 million 2.0% notes due 15 February 2024, following which there are no debt maturities until mid-2025. In addition, BPPEH drew under its hard committed unsecured bank facilities for debt repayment, resulting in an outstanding balance of €1.35 billion as of the date of this report.

BPPE has, or intends to, elect certain UK logistics portfolios into the UK REIT regime during H1 2024. As part of this exercise, certain entities were transferred outside the Group and concurrently acceded as guarantors to the EMTN Programme.

Blackstone Environmental, Social and Governance (ESG) Policy

Blackstone believes that Environmental, Social and Governance (ESG) principles are crucial to developing resilient companies and assets that deliver long-term value for our investors. We are committed to integrating ESG into our investment process and operating philosophy.

Blackstone's ESG policy outlines our firm-wide approach to integrating ESG in our business and investment activities. Additionally, some of our business units maintain their own individual ESG policies, which are aligned with this ESG policy and reflect the unique factors applicable to their respective investment strategies. To read the full ESG policy, please visit the Blackstone website.[1]

ESG at Blackstone

Blackstone is committed to integrating ESG factors throughout its own corporate operations and we focus on matters that are meaningful to our employees and investors. We seek to lead by example and apply our insights to create value across our portfolio, including by:

- Measuring and reducing greenhouse gas emissions resulting from our corporate business operations and increasing the use of clean energy across our corporate offices
- Recruiting and fostering diverse talent through active affinity networks such as the Women's Initiative, Diverse Professionals Network, Veterans Network and OUT Blackstone that are dedicated to hiring, retaining and raising awareness of diverse groups through speaker series, networking events, service opportunities and mentoring relationships
- Driving social change in communities where we operate by providing opportunities for people in those communities through the Blackstone Charitable Foundations in collaboration with our non-profit and educational partners
- Training applicable full-time employees and certain other personnel, consultants and advisers through Annual Compliance Training, which includes topics such as data protection and privacy, our Code of Ethics and fiduciary duties / conflicts of interest among others, in addition to an initial training during their onboarding
- Engaging the entire firm annually through our cybersecurity awareness programme to educate our employee population to recognise suspicious activities and report them for investigation

1. The full ESG policy is available on the Blackstone website: https://www.blackstone.com/our-impact/an-integrated-approach-to-esg/.

Blackstone Real Estate ESG Framework

We believe that having a comprehensive ESG programme can drive value and enhance returns. Our Real Estate ESG Framework (the "Framework") outlines our ESG Pillars, reflecting current and relevant ESG topics, as well as our expectations for integration and management of ESG across our portfolio. The Framework aligns with global ESG reporting standards, such as GRESB, and guides our ESG engagement with our portfolio companies and operating partners. We believe Blackstone Real Estate is well positioned to leverage our scale and experience to make a positive impact while creating long-term value for our stakeholders.

Industry Engagement

Blackstone and/or Blackstone Real Estate engage with industry leading organisations to further progress ESG integration.

Environmental

Delivering resource management and emissions reduction strategies to enhance value

Sustainable Operations

- Resource Management
- Benchmarks & Performance Targets
- Green Leases
- Certifications, Labels & Ratings

Climate Resiliency

- Transition to a Low-Carbon Economy
- Climate Risk & Opportunity
- Biodiversity

Social

Investing in our people and communities creates lasting value

Diversity, Equity and Inclusion

- Recruit Diverse Talent
- Employee Engagement & Retention
- Career Development
- Board Diversity
- Supplier Diversity

Strategic Engagement

- Investors
- Tenants & Residents
- Employees
- Communities

Governance

Ensuring robust oversight of ESG practices and enhancing ESG reporting

Management and Compliance

- ESG Ownership & Accountability
- Comprehensive ESG Policies & Procedures
- Regulatory Compliance

Transparency and Reporting

- Transparent Reporting
- Ownership, Accountability & Accuracy
- Data Management

BPPEH ESG Programme

Blackstone — and by extension, BPPEH — are committed to being responsible investors. BPPEH seeks to incorporate the principles of Blackstone's ESG programme into the way we operate the business. We have progressed a number of ESG activities across the portfolio over the past year, including participation in GRESB for the fourth time and improving our Sustainalytics ESG Risk Rating. We look forward to advancing these and other initiatives in the year ahead.

Environmental

- Expanding the use of renewable energy through on-site solar and procurement at select properties
- Evaluating potential climate risks to our portfolio including completing a physical climate risk assessment
- Implementing green clauses in new commercial leases to facilitate sustainability initiatives[1]

Social

- Launched 'Blackstone Gives Back' portfolio company edition; granting over $500k to local portfolio company charities
- Tenant engagement surveys being administered across the portfolio
- Established a Community of Practice for European portfolio companies to share best practice across the portfolio[2]

Governance

- Dedicated ESG leads have been appointed at portfolio companies
- Incorporated ESG factors into Blackstone personnel performance reviews
- Regular portfolio company board reporting on ESG to track progress and highlight key initiatives

Key Blackstone ESG Metrics

15%

Target for carbon emissions reduction across new investments[3]

2K

Target for refugee hires across Blackstone's portfolio companies and properties[4]

Select BPPEH ESG Metrics

100%

Target green building certifications for all office properties[5]

100%

Target tenant engagement across residential assets

Note: While Blackstone believes ESG factors can enhance long-term value, BPPEH does not pursue an ESG-based investment strategy or limit its investments to those that meet specific ESG criteria or standards. Any reference herein to environmental or social considerations is not intended to qualify our duty to maximise risk-adjusted returns.

1. Green lease clause requirements were mandated in Q4 2020. Applicable to investments where Blackstone has majority control. Green clauses will be implemented on a rolling basis.
2. Facilitated by Revantage & Blackstone, working groups are split by asset type to cover topics such as on-site solar and DE&I. Meetings to commence in 2024.
3. Applicable within the first three years of ownership for investments acquired beginning in 2021 where Blackstone has greater than 50% equity ownership and the ability to oversee the introduction and implementation of operating, health and safety, and/or environmental practices. Applies to Scope 1 and 2 emissions of the properties. Includes leveraging energy efficiency initiatives and renewable energy. Emissions reduction may be measured using either an absolute metric or a relevant business metric (e.g., GHG intensity). Excludes Scope 3 emissions (e.g., tenant emissions) and assets where Blackstone cannot establish a relevant GHG emissions baseline (e.g. developments).
4. Blackstone committed to hiring 2k refugees globally.
5. BPPEH will aim to obtain certifications within two years of acquisition.

Integrating ESG across all platforms

100%

engagement with portfolio companies on ESG strategy[1]

Progressing target to certify all office properties

89%

of the BPPEH office portfolio has obtained a green building certification[2]

Enhancing energy efficiency

91%

of energy labels obtained are E or above[3]

Aspiring to build a robust PV platform

11.9 MW

on-site installed energy capacity[4], reflecting a 33% increase since 2022

1. Portfolio companies and Blackstone Real Estate Asset Management and ESG teams meet at least semi-annually to review programme initiatives and progress.
2. By GAV. Decrease from 96% certified in June 2023 due to the certification expiry of an Italian asset, Palazzo Luigi Sturzo, which is currently undergoing recertification.
3. As of 31 December 2023. Across all BPPEH properties where information is available.
4. Equivalent to powering 2k+ homes per year, based on estimated average number of U.S. homes powered by solar, assuming 1 MW powers 173 homes. SEIA.org.

Carbon Footprint

BPPEH supports the transition to a low carbon economy to maximise value across our portfolio. We seek to understand and reduce our carbon footprint across Scope 1 (direct emissions), Scope 2 (purchased energy) and Scope 3 (non-BPPEH controlled energy consumption, e.g., tenant spaces) emissions.[1]

We have calculated the carbon footprint of BPPEH to support the analysis of longer-term emissions reduction opportunities. Our carbon footprint has been independently assured following the International Standard on Assurance Engagements (ISAE) 3000.

Scope	2022 GHG Emissions ($MTCO_2e$)[2]
Scope 1	3,501
Scope 2	9,228
Scope 3	130,834
Total	**143,563**

Industry Participation

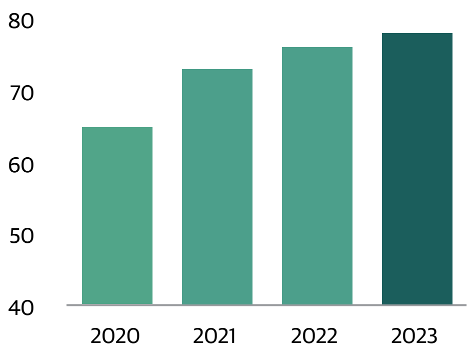
BPPEH continues to engage with recognised leaders in the industry to better understand, benchmark and communicate the ESG profile of its portfolio with investors.

Rated MORNINGSTAR | SUSTAINALYTICS

In December 2023, BPPEH received an ESG Risk Rating of 12.8/100, and was assessed by Sustainalytics to be at Low Risk of experiencing material financial impacts from ESG factors.[3]

BPPEH's ESG Risk Rating represents a 15% improvement on the prior year score of 15.1/100 and places it in the 22nd percentile by Risk Rating in the Real Estate industry assessed by Sustainalytics.

The results of the ESG Risk Rating assessment are available on the ESG section of the BPPEH website.



GRESB ★★★☆☆ 2022

GRESB

BPPEH participated in the GRESB assessment for the fourth time in 2023, underscoring our commitment to continuous ESG progress and driving value for investors.

In 2023, BPPEH achieved an overall score of 79, maintaining a 3-star GRESB rating and achieving a 3 point improvement YoY.

BPPEH's GRESB score is higher than its peer group average and above the GRESB average in 2023.

1. BPPEH Scope 1 and 2 emissions represent on site and purchased energy in Blackstone-controlled common areas while scope 3 emissions represent energy consumed in tenant spaces as well as properties where BPPEH has a minority interest and cannot claim operational control. The sources of our emissions include electricity, natural gas and steam. BPPEH carbon footprint excludes refrigerant emissions and operations of BPPEH.
2. Metric tons of carbon dioxide equivalent. Reported at 100% for BPPEH's properties. Emissions calculation for the properties within BPPEH uses the methodology outlined in the Greenhouse Gas Protocol Corporate Accounting and Reporting Standard as developed by the World Resources Institute and World Business Council for Sustainable Development. Reflects location-based GHG emissions for the 2022 calendar year. 44% of 2021 emissions and 56% of 2022 total GHG emissions are based on estimated energy consumption with the remaining based on tracked data. Excludes land, developments, parking structures, and non-property assets.
3. Sustainalytics ESG risk rating provides investors with insights to the materiality and management of certain ESG risks and issues.

BPPEH Green Bond Use of Proceeds Report

In October 2021, BPPEH had issued an inaugural €500 million Green Bond, which was fully allocated to nine Eligible Green Investments in accordance with its Green Financing Framework.

Allocation of 1.625% Green Notes Due 2030

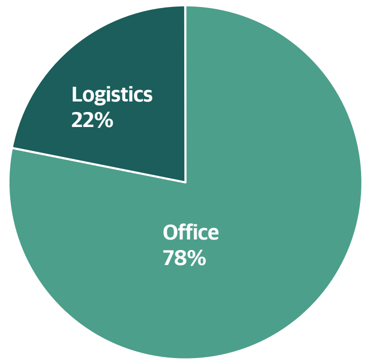
Following the disposition of certain logistics assets in 2023, BPPEH reallocated a portion of the Green Bond proceeds to other assets consistent with the criteria set out in its Green Financing Framework.

Property	Sector	Country	Acquisition Year	Green Building Certification	Use of Proceeds Category
Dusseldorf	Logistics	Germany	2021	DGNB Gold	Green Buildings
Burlington Plaza	Office	Ireland	2021	BREEAM Excellent	Green Buildings
Three Building	Office	Ireland	2021	BREEAM Very Good	Green Buildings
Amedeo	Office	Italy	2020	BREEAM Excellent & LEED Gold	Green Buildings
Scarsellini	Office	Italy	2020	BREEAM Very Good	Green Buildings
Grossbeeran	Logistics	Germany	2020	DGNB Gold	Green Buildings
Duisburg	Logistics	Germany	2018	DGNB Gold	Green Buildings
Avenida Diagonal	Office	Spain	2018	LEED Gold	Green Buildings
Cheste	Logistics	Spain	2018	BREEAM Very Good	Green Buildings

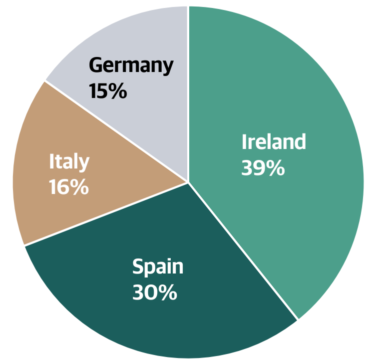
Net Green Bond Proceeds	€497,180,000
Allocated Green Bond Proceeds	€497,180,000
Allocation %	100%

Allocation of Green Bond Proceeds[1]

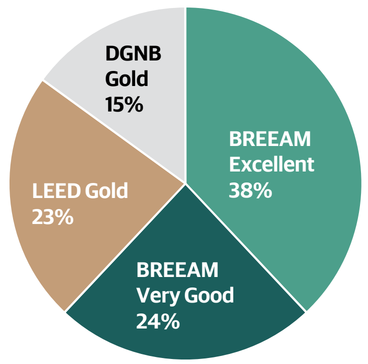
Allocation of Proceeds by Sector



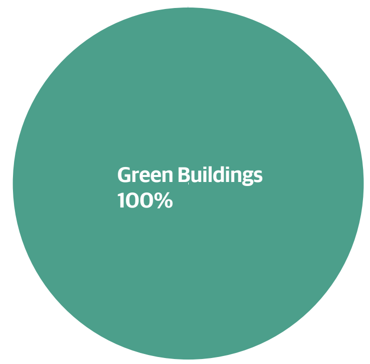
Allocation of Proceeds by Geography



Allocation of Proceeds by Certification



Allocation of Proceeds by Category



Green Bond Allocation Highlights

Avenida Diagonal

Barcelona, Spain: 29k sqm

- Achieved LEED Gold
- Obtained EPC energy label A
- Enhanced HVAC systems
- LED lighting
- Green walls

Burlington Plaza

Dublin, Ireland: 22k sqm

- Achieved BREEAM Excellent (previously Very Good)
- LED Lighting
- Improvements to HVAC and mechanical systems

Cheste

Valencia, Spain: 54k sqm

- Achieved BREEAM Very Good
- New construction completed in 2019
- Obtained EPC energy label A

1. By net green bond proceeds.

Independent Limited Assurance Report (ISAE 3000 (Revised))

To the board of managers (the "Board of Managers") of
Blackstone Property Partners Europe Holdings S.à r.l.
(the "Company" or "Engaging Party")
2-4, Rue Eugene Ruppert
L- 2453 Luxembourg
Grand Duchy of Luxembourg

We have been requested to conduct a limited assurance engagement on the internal tracking and the allocation of funds from the Green Bond proceeds to Eligible Green Investments, as defined by the Green Financing Framework of the Company (the "subject matter") as declared in the Use of Proceeds Report (the "subject matter information") prepared by the Company in accordance with the Company's Green Financing Framework.

The allocation of the net proceeds related to the Green Bonds issued on 20 October 2021 – ISIN XS2398746144 denominated EUR 500,000,000 1.625 PER CENT GUARANTEED GREEN NOTES DUE 2030 ("Green Bond") need to be in line with the eligibility criteria defined by the Company's Green Financing Framework (the "criteria") and as presented in the Use of Proceeds Report prepared by the Company.

It is to be noted that the criteria are not embodied in laws or regulations or issued by authorized or recognized bodies of experts that follow a transparent due process.

The Board of Managers of the Company informed us that the Company's Green Financing Framework follows the International Capital Market Association ("ICMA") Green Bond principles 2018 and the Loan Market Association ("LMA") Green Loan Principles 2021.

Limited assurance is a lower level of assurance and it is not a guarantee that an assurance engagement conducted in accordance with International Standard on Assurance Engagements ("ISAEs") will always detect a material misstatement when it exists.

RESPONSIBILITIES OF THE ENGAGING PARTY

The Board of Managers of the Company is responsible for the preparation, content and presentation of the Company's Use of Proceeds Report in accordance with ICMA Green Bond Principle 2018 and the Loan Market Association ("LMA") Green Loan Principles 2021 and the Company's Green Financing Framework.

The Engaging Party is responsible for:

- Adhering to the green investment eligibility criteria in the Company's Green Financing Framework and the ICMA Green Bond Principles 2018 and LMA Green Loan Principles 2021 to evaluate, select and fund Eligible Green Investments, after the issuance of the Green Bond;
- Designating competent employees to oversee the project evaluation, selection process and reporting procedures;
- Applying and updating (as relevant) the policies and procedures to track the investment process, expenditure and other costs covered by the Green Bond proceeds;
- Allocating the Green Bond proceeds, tracking the investments, expenditure and other costs allocated; managing the unallocated proceeds;
- Establishing appropriate risk management systems, processes and internal controls for the collection, processing and accuracy of the quantitative disclosures included in the Company's Use of Proceeds Report to avoid material misstatement due to fraud or error;
- To the extent practicable, assess and monitor the environmental benefits of the assets to which Green Bond proceeds have been allocated;
- Releasing the Use of Proceeds Report free of, intended or unintended, material misstatements presenting the use of proceeds and the environmental benefit of the Eligible Green Investments, funded by the Green Bond.

RESPONSIBILITIES OF THE REVISEUR D'ENTREPRISES AGREE

Our engagement has been conducted in accordance with the International Standard on Assurance Engagements 3000 (Revised) applicable to Assurance Engagements Other Than Audits or Reviews of Historical Financial Information ("ISAE 3000 (Revised)") established by the International Auditing and Assurance Standards Board ("IAASB"). In accordance with this standard, we have planned and performed our engagement to obtain a limited assurance regarding the subject matter of the engagement.

Our firm applies International Standard on Quality Management ("ISQM") 1, Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements, as adopted for Luxembourg by the Commission de Surveillance du Secteur Financier ("CSSF"), and accordingly, maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

We complied with the applicable independence and other ethical requirements of 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 the audit profession in Luxembourg by the Commission de Surveillance du Secteur Financier ("the Code"). The Code is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

SUMMARY OF WORK PERFORMED

The procedures that we have carried out are based on our professional judgement and have included consultation, observation of processes, document inspection, analytical procedures and random sampling tests.

As part of our assurance procedures, we performed the following work:

- Obtained an understanding of the Company's policies and procedures to track the investment process, expenditures and other costs funded by the Green Bond proceeds.
- Conducted interviews with key personnel responsible for overseeing the tracking process, data management, evaluation and selection of green investments, as well as personnel in charge of the related controls.
- Obtained the list of assets included in the Use of Proceeds Report and performed detailed analysis through:
    - Reviewing the consistency of eligible criteria as set out in the Company's Green Financing Framework with the information disclosed in the Company's Use of Proceeds Report.
    - Reviewing the description of the financed assets;
    - Obtaining the appropriate supporting documents to assess compliance with eligibility criteria
- Review and assess that monitoring and reporting are regularly performed as required by the standard applied by the Company (ICMA Green Bond Principles 2018 and LMA Green Loan Principles 2021).

In a limited assurance engagement, the procedures performed vary in nature and timing from, and are less in extent than for a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had we performed a reasonable assurance engagement.

The procedures performed do not constitute an audit according to the International Standards on Auditing as adopted by the Luxembourg by the Commission de Surveillance du Secteur Financier nor an examination of the effectiveness of the Company's internal control systems, or an examination of compliance with laws, regulations, or other matters.

The assurance provided by our procedures should therefore be considered at the light of these limitations on the nature and extent of evidence-gathering procedures performed.

We believe that our evidence obtained is sufficient and appropriate to provide a basis for our limited assurance conclusion.

CONCLUSION

Based on the procedures performed and the evidence obtained, nothing came to our attention that causes us to believe that the allocation of funds from the Green Bond proceeds to Eligible Green Investments as declared in the Use of Proceeds Report is not in compliance with the eligibility criteria as defined by the Company's Green Financing Framework.

LIABILITY

This report is not intended to be used by third parties as a basis for making (financial) decisions and we are liable solely to the Company and our liability is governed by the engagement letter as agreed by the Company as well as the "General Engagement Terms" promulgated by the "Institut des réviseurs d'entreprises" ("IRE") in the version dated May 16, 2019. We assume no responsibility with regard to any third parties.

For Deloitte Audit, Cabinet de révision agréé

Bogdan Gordiichuk, Réviseur d'entreprises agréé

Partner

12 April 2024

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 25 September 2023, as supplemented by the first supplement to the offering circular dated 18 December 2023 and the second supplement dated 16 January 2024 (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, especially in Europe, following the ongoing conflict in Ukraine, may result in economic instability, recession and possible defaults by our counterparties, and could adversely impact our financial performance, liquidity and profitability. In particular, high energy costs and commodity prices, the imposition of sanctions on and counter-sanctions by the Russian Federation, cyber disruptions or attacks, heightened general operating risks, disruption of logistic chains in Europe, and significant introductions of trade barriers may result in economic instability, market volatility and sustained levels of inflation.
- 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 higher interest rates that may persist for a considerable period of time. Persistence of such high interest rates could place upward pressure on real estate capitalisation rates and significantly 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 characterized 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, supply chain disruptions, 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 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.
- Consistent increases in rents and strong market fundamentals may increase development of new assets and expose us to heightened competition for tenant demand.
- 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.
- 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.
- Short-term leases associated with our residential properties may expose us to the potential impact of declining market rent.
- Our income from our hotel asset is subject to the terms of the lease agreement with the hotel operator, and in addition, may be adversely affected by trends in the Italian hospitality sector, including those caused by the effects of a public health crisis.
- Our income from our retail asset may be adversely affected by trends in the retail industry, including due to the effects of a public health crisis, and the potential long-term reduction in demand for retail space in light of the growth of e-commerce.

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 ESG policies and framework.
- 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.

Risk Factors (cont'd)

- 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.
- 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.

Consolidated Annual Accounts

Consolidated Annual Accounts

To the sole Shareholder 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

Report on the Audit of the Consolidated Annual Accounts

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 2023, the consolidated profit and loss account, the consolidated statement of changes in equity and the consolidated statement of cash flows 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 2023, 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 on the pages 3 to 59 and 102 to 104 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.

Report on Other Legal and Regulatory Requirements

The management report is consistent with the consolidated annual accounts and has been prepared in accordance with applicable legal requirements.

For Deloitte Audit, *Cabinet de révision agréé*

Bogdan Gordiichuk, *Réviseur d'entreprises agréé*
Partner

12 April 2024

Consolidated Annual Accounts

Consolidated Balance Sheet

Assets

€m	Notes	As at 31 December 2023	As at 31 December 2022
Fixed assets		**11,405.1**	**11,553.8**
Tangible fixed assets	4	**11,081.4**	**11,553.8**
Land and buildings		11,081.4	11,553.8
Financial fixed assets	5	**323.7**	**–**
Participating interests	5.1	323.7	–
Current assets		**2,374.8**	**1,682.6**
Inventories	6	**181.6**	**5.8**
Land and buildings held for resale		181.6	5.8
Debtors	7	**1,509.6**	**994.3**
Trade debtors	7.1	**35.5**	**36.3**
becoming due and payable within one year		35.5	36.3
Amounts owed by affiliated undertakings	7.2	**1,192.7**	**811.1**
becoming due and payable after more than one year		334.9	211.4
becoming due and payable within one year		857.8	599.7
Amounts owed by undertakings with which the undertaking is linked by virtue of participating interests	7.3	**63.0**	**–**
becoming due and payable after more than one year		61.1	–
becoming due and payable within one year		1.9	–
Other debtors	7.4, 21	**218.4**	**146.9**
becoming due and payable after more than one year		25.7	–
becoming due and payable within one year		192.7	146.9
Cash at bank and in hand	8	**683.6**	**682.5**
Prepayments	9	**115.8**	**97.2**
Total assets		13,895.7	13,333.6

Note: The accompanying notes on pages 70 to 101 form an integral part of these consolidated annual accounts.

Capital, Reserves and Liabilities

€m	Notes	As at 31 December 2023	As at 31 December 2022
Capital and reserves	10	**2,580.3**	**2,294.5**
Subscribed capital	10.1	1.4	1.4
Share premium	10.2	2,589.9	2,233.5
Reserves	10.3	(13.5)	(32.9)
Profit/(loss) brought forward		(312.0)	(207.6)
Profit/(loss) for the financial year		(85.8)	(62.4)
Interim dividends	10.4	(2.0)	(38.2)
Non-controlling interests	10.5	402.3	400.7
Provisions	11	**19.8**	**17.7**
Provisions for taxation	11.1	19.8	17.7
Creditors	12	**11,195.9**	**10,953.4**
Unsecured notes	12.1	**5,789.4**	**6,800.3**
becoming due and payable after more than one year		5,268.6	5,741.6
becoming due and payable within one year		520.8	1,058.7
Amounts owed to credit institutions	12.2	**1,497.0**	**538.3**
becoming due and payable after more than one year		1,484.6	534.2
becoming due and payable within one year		12.4	4.1
Trade creditors	12.4	**54.7**	**58.1**
becoming due and payable within one year		54.7	58.1
Amounts owed to affiliated undertakings	12.5	**3,542.5**	**3,324.3**
becoming due and payable after more than one year		3,329.6	3,180.7
becoming due and payable within one year		212.9	143.6
Amounts owed to undertakings with which the undertaking is linked by virtue of participating interests	12.6	**120.9**	**–**
becoming due and payable after more than one year		118.0	–
becoming due and payable within one year		2.9	–
Other creditors	12.7, 21	**191.4**	**232.4**
tax authorities		91.2	160.8
becoming due and payable after more than one year		42.3	25.1
becoming due and payable within one year		57.9	46.5
Deferred income	13	**99.7**	**68.0**
Total capital, reserves and liabilities		13,895.7	13,333.6

Note: The accompanying notes on pages 70 to 101 form an integral part of these consolidated annual accounts.

Consolidated Profit and Loss Account

€m	Notes	For the year ended 31 December 2023	For the year ended 31 December 2022
Net turnover	14	**514.4**	**479.7**
Other operating income	15	**184.4**	**155.3**
Raw materials and consumables and other external expenses		**(51.1)**	**(47.7)**
Other external expenses	16	(51.1)	(47.7)
Value adjustments		**(245.3)**	**(250.8)**
in respect of formation expenses and of tangible and intangible fixed assets	4	(243.0)	(248.7)
in respect of current assets		(2.3)	(2.1)
Other operating expenses	18	**(154.0)**	**(153.4)**
Other interest receivable and similar income	19, 21	**32.8**	**43.1**
other interest and similar income		16.5	39.9
derived from affiliated undertakings		16.3	3.2
Share of profit or loss of undertakings accounted for under the equity method	5	**(6.8)**	**–**
Interest payable and similar expenses	20, 21	**(305.2)**	**(239.6)**
other interest and similar expenses		(227.8)	(193.9)
concerning affiliated undertakings		(77.4)	(45.7)
Tax on profit or loss	22	**(30.6)**	**(51.9)**
Profit/(loss) after taxation		**(61.4)**	**(65.3)**
Other taxes not included in the previous captions		**(1.4)**	**(0.7)**
Profit/(loss) for the financial year		(62.8)	(66.0)
Profit/(loss) attributable to:			
owners of BPPEH		(85.8)	(62.4)
non-controlling interests		23.0	(3.6)
		(62.8)	(66.0)

Note: The accompanying notes on pages 70 to 101 form an integral part of these consolidated annual accounts.

Consolidated Statement of Changes in Equity

	Attributable to the owners of BPPEH						
	Subscribed capital	Share premium	Reserves	Retained earnings/ (accumulated deficit)	Total capital and reserves attributable to owners of BPPEH	Non-controlling interests	Total capital and reserves
Balance at 31 December 2021	**1.4**	**2,108.2**	**24.6**	**(207.2)**	**1,927.0**	**676.8**	**2,603.8**
Profit/(loss) for the financial year	–	–	–	(62.4)	**(62.4)**	(3.6)	**(66.0)**
Foreign currency translation reserve	–	–	(57.9)	–	**(57.9)**	(14.9)	**(72.8)**
Legal reserve	–	–	0.4	(0.4)	**–**	–	**–**
Contributions	–	464.4	–	–	**464.4**	4.8	**469.2**
Distributions	–	(189.1)	–	(38.2)	**(227.3)**	(43.1)	**(270.4)**
Net acquisitions/disposals of subsidiaries with NCI	–	–	–	–	**–**	(0.1)	**(0.1)**
Conversion of equity	–	(150.0)	–	–	**(150.0)**	–	**(150.0)**
Acquisition of NCI without a change in control	–	–	–	–	**–**	(219.2)	**(219.2)**
Balance at 31 December 2022	1.4	2,233.5	(32.9)	(308.2)	1,893.8	400.7	2,294.5
Profit/(loss) for the financial year	–	–	–	(85.8)	**(85.8)**	23.0	**(62.8)**
Foreign currency translation reserve	–	–	18.8	–	**18.8**	4.7	**23.5**
Legal reserve	–	–	0.6	(0.6)	**–**	–	**–**
Contributions	–	428.0	–	–	**428.0**	10.7	**438.7**
Distributions	–	(71.6)	–	(2.0)	**(73.6)**	(29.5)	**(103.1)**
Disposals of subsidiaries with NCI	–	–	–	–	**–**	(10.5)	**(10.5)**
Acquisition of NCI without a change in control	–	–	–	(3.2)	**(3.2)**	3.2	**–**
Balance at 31 December 2023	1.4	2,589.9	(13.5)	(399.8)	2,178.0	402.3	2,580.3

Note: The accompanying notes on pages 70 to 101 form an integral part of these consolidated annual accounts.

Consolidated Annual Accounts

Consolidated Statement of Cash Flows

€m	Notes	For the year ended 31 December 2023	For the year ended 31 December 2022
Cash flows from operating activities			
Profit/(loss) before tax		(30.8)	(13.4)
Adjustments for:			
Interest expense	20	254.1	239.6
Interest income	19	(32.8)	(17.5)
Unrealised (gain)/loss on derivatives	19, 20	51.1	(25.6)
Depreciation and amortisation	4	243.0	248.7
Straight-line rent adjustments		(17.9)	(15.0)
Provision for allowance for bad debts		2.3	2.1
Net gain on disposals	4, 6, 15	(103.5)	(65.7)
Share of profit or loss of undertakings accounted for under the equity method	5	6.8	–
Changes in working capital:			
(Increase)/decrease in trade debtors[1]		(1.3)	(14.2)
(Increase)/decrease in other debtors		(86.2)	(21.1)
(Increase)/decrease in prepayments[2]		(2.0)	1.3
Increase/(decrease) in trade creditors		(3.4)	12.7
Increase/(decrease) in other creditors		16.3	12.9
Increase/(decrease) in deferred income[3]		4.8	10.1
Net cash generated from operations		**300.5**	**354.9**
Interest paid on unsecured notes and to credit institutions		(162.6)	(114.7)
Interest received on cash and cash equivalents		9.6	–
Tax paid		(68.9)	(15.8)
Net cash flow from operating activities		**78.6**	**224.4**
Cash flows from investing activities			
Additions to tangible fixed assets	4	(129.5)	(617.6)
Capital expenditures on tangible fixed assets		(179.7)	(135.8)
Deposit payments for future acquisitions		–	(2.3)
Deposit refunds for future acquisitions	4, 9	–	16.5
Proceeds from sale of inventories	15	300.0	134.7
Proceeds from sale of tangible fixed assets	15	185.0	–
Loans to affiliated undertakings		(714.1)	(360.9)
Repayment of loans to affiliated undertakings		472.9	0.1
Interest income received from affiliated undertakings		6.0	1.2
Receipts from participating interests	5.1	33.3	–
Net cash flow from investing activities		**(26.1)**	**(964.1)**

Note: The accompanying notes on pages 70 to 101 form an integral part of these consolidated annual accounts.
1. Before allowance for bad debts.
2. Excluding straight-line rent.
3. Excluding unrealised foreign exchange gains.

	Notes	For the year ended 31 December 2023	For the year ended 31 December 2022
Cash flows from financing activities			
Contributions from:			
Owners of BPPEH	10.2	18.8	464.4
Non-controlling interests	10.5	10.7	4.8
Distributions to:			
Owners of BPPEH		(14.2)	(224.9)
Non-controlling interests		(3.2)	(44.8)
Proceeds from:	12.3		
Unsecured notes issuance		–	857.7
Repurchased unsecured notes		24.0	–
Bank loans		1,548.1	800.3
Repayment of:	12.3		
Unsecured notes		(1,000.0)	(600.0)
Bank loans		(602.4)	(500.8)
Repurchase of unsecured notes	12.1, 12.3	(58.7)	–
Deferred financing fees	12.3	(11.4)	(13.8)
Loans from affiliated undertakings		96.9	371.2
Repayment to affiliated undertakings		(64.3)	(75.3)
Acquisition of NCI	10.5	–	(219.2)
Net cash flow from financing activities		**(55.7)**	**819.6**
Net increase/(decrease) in cash and cash equivalents		**(3.2)**	**79.9**
Cash and cash equivalents at beginning of year		682.5	614.4
Effect of foreign exchange rate changes		4.3	(11.8)
Cash and cash equivalents at end of year		**683.6**	**682.5**

Note: The accompanying notes on pages 70 to 101 form an integral part of these consolidated annual accounts.

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 2023 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.

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 proportion of 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.

Entities included in the scope of consolidation of the Group are disclosed in Note 27.

2.3 Consolidation policies

2.3.1 General

The consolidated annual accounts include the consolidated balance sheet, consolidated profit and loss account, consolidated statement of changes in equity and consolidated statement of cash flows 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 2023	As at 31 December 2022
Danish Krone (DKK)	7.46	7.44
Norwegian Krone (NOK)	11.23	10.49
Pound Sterling (£)	0.87	0.89
Swedish Krona (SEK)	11.12	11.16
Swiss Franc (CHF)	0.93	0.99

	For the year ended 31 December 2023	For the year ended 31 December 2022
Danish Krone (DKK)	7.45	7.44
Norwegian Krone (NOK)	11.44	10.10
Pound Sterling (£)	0.87	0.85
Swedish Krona (SEK)	11.48	10.63
Swiss Franc (CHF)	0.97	1.01

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

Consolidated Annual Accounts

Notes to the Consolidated Annual Accounts (cont'd)

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 in the period 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

1. Shorter of useful life or remaining life of the building.
2. 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 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 fair value less the cost to sell. 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.

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

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 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". The early repayment of debt results in the write-off of capitalised fees and costs related to such debt.

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Notes to the Consolidated Annual Accounts (cont'd)

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".

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.

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 2023 and 2022, 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.

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.

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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 2023 and 2022:

€m	Land	Buildings	Total
Gross book value - 31 December 2021	**4,152.3**	**7,611.5**	**11,763.8**
Final purchase price allocation[1]	226.5	(226.5)	–
Acquisitions	261.4	313.4	**574.8**
Capital expenditures	–	112.4	**112.4**
Reclassification to inventories (Note 6)	(4.8)	(1.1)	**(5.9)**
Effect of foreign exchange rate changes	(81.5)	(131.8)	**(213.3)**
Gross book value - 31 December 2022	**4,553.9**	**7,677.9**	**12,231.8**
Final purchase price allocation[1]	3.1	(3.1)	–
Acquisitions	3.8	74.9	**78.7**
Capital expenditures	–	184.3	**184.3**
Reclassification to inventories (Note 6)	(68.2)	(417.6)	**(485.8)**
Reclassification from inventories (Note 6)	3.0	9.5	**12.5**
Disposals/write-offs (Note 15)	(29.0)	(130.3)	**(159.3)**
Effect of foreign exchange rate changes	27.9	36.6	**64.5**
Gross book value - 31 December 2023	**4,494.5**	**7,432.2**	**11,926.7**
Accumulated value adjustments - 31 December 2021	**–**	**(436.3)**	**(436.3)**
Depreciation and amortisation	–	(248.7)	**(248.7)**
Reclassification to inventories (Note 6)	–	0.1	**0.1**
Effect of foreign exchange rate changes	–	6.9	**6.9**
Accumulated value adjustments - 31 December 2022	**–**	**(678.0)**	**(678.0)**
Depreciation and amortisation	–	(243.0)	**(243.0)**
Reclassification to inventories (Note 6)	–	64.3	**64.3**
Reclassification from inventories (Note 6)	–	(1.5)	**(1.5)**
Disposals/write-offs (Note 15)	–	15.7	**15.7**
Effect of foreign exchange rate changes	–	(2.8)	**(2.8)**
Accumulated value adjustments - 31 December 2023	**–**	**(845.3)**	**(845.3)**
Net book value - 31 December 2021	**4,152.3**	**7,175.2**	**11,327.5**
Net book value - 31 December 2022	**4,553.9**	**6,999.9**	**11,553.8**
Net book value - 31 December 2023	**4,494.5**	**6,586.9**	**11,081.4**

1. Represents the finalisation of the initial purchase price allocation, including transaction costs.

Right-of-use assets: As at 31 December 2023, the net book value of tangible fixed assets included right-of-use assets of €24.1 million (2022: €25.4 million). During 2023, acquisitions included right-of-use assets of €0.3 million (2022: €11.4 million) and disposals included right-of-use assets of €0.8 million (2022: nil).

There were no material impairment indicators identified and no adjustments were triggered with respect to tangible fixed assets as at 31 December 2023 and 2022.

Reconciliation of acquisitions of tangible fixed assets to cash flows from investing activities:

€m	For the year ended 31 December 2023	For the year ended 31 December 2022
Acquisitions		
Acquisitions, direct	79.8	450.3
Acquisitions, through shares	–	93.8
Net capitalisation of / (reversal of accruals for) acquisition costs	(1.1)	30.7
	78.7	**574.8**
Cash flows related to the prior year acquisitions		
Substitutive tax on the revaluation reserve (Note 12.7)	47.8	48.5
Acquisition costs	5.7	30.7
Deferred purchase price (Note 12.7)	0.3	1.0
	53.8	**80.2**
Additions with no cash flows in the year		
Capitalised borrowing costs on forward funded assets	(2.5)	–
Acquisition deposit paid in the prior year (Note 9)	(1.3)	(25.1)
Acquisition cost accruals released/(accrued)	1.1	(0.9)
Recognition of right-of-use assets	(0.3)	(11.4)
	(3.0)	**(37.4)**
Net cash flow from investing activities		
Additions to tangible fixed assets	**129.5**	**617.6**

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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 as of 31 December 2023:

€m	Total Participating interests
Gross book value - 31 December 2022	–
Additions	361.8
Return of capital	(29.3)
Gross book value - 31 December 2023	332.5
Share of profits/(losses) - 31 December 2022	–
Share of net profits/(losses)	(6.8)
Effect of foreign exchange rate changes	(2.0)
Share of profits/(losses) - 31 December 2023	(8.8)
Net book value - 31 December 2022	–
Net book value - 31 December 2023	323.7

In June 2023, BPPEH acquired participating interests from related parties under common control for a total consideration of €361.8 million settled by the contribution of share premium (see Note 10.2). These participating interests are accounted for using the equity method of accounting (see Note 2.2).

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.

During 2023, the Group received cash totalling €33.3 million from participating interests, of which €31.4 million relates to disposal of properties held by the participating interest.

Note 6 - Inventories

During 2023, the Group disposed of inventories with a carrying amount of €228.9 million comprised of 7 logistics assets (5 in Germany, 1 in France and 1 in Italy) (see Note 15).

During 2023, the Group also entered into preliminary letters of intent to dispose of 6 logistics assets in Germany and 1 logistics asset in the Netherlands, and 15 residential assets in the Netherlands. Consequently, as at 31 December 2023, €181.6 million of tangible assets, net of related accumulated depreciation and amortisation, were reclassified to inventories (see Note 4). The disposal of the logistics assets was completed subsequent to 31 December 2023 (see Note 26).

During 2022, the Group entered into a preliminary letter of intent to dispose of a logistics asset in Greece and reclassified €5.8 million to inventories as at 31 December 2022. The disposal was completed in December 2023 (see Note 15).

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 2023	As at 31 December 2022
Rental income and service charges - billed	37.4	35.8
Rental income and service charges - accrued	4.7	6.7
Allowance for bad debts	(6.6)	(6.2)
Total	35.5	36.3

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 and NCI shareholders:

	As at 31 December 2023			As at 31 December 2022		
€m	Weighted Average Interest rate	Term/ maturity	Amount	Weighted Average Interest rate	Term/ maturity	Amount
Becoming due and payable after more than one year[1]						
Related party loans receivable	2.91%	2025 - 2030	334.9	1.50%	2024 - 2030	211.4
			334.9			**211.4**
Becoming due and payable within one year[1]						
Related party loans receivable	2.37%	2024	40.9	1.51%	2023	5.5
Related party loans receivable - interest free	–	2024	764.0	–	2023	547.6
Other amounts receivable	–	2024	52.9	–	2023	46.6
			857.8			**599.7**
Total			1,192.7			811.1

1. There were no impairment indicators as at 31 December 2023 and 31 December 2022.

7.3 Amounts owed by undertakings with which the undertaking is linked by virtue of Participating Interests

As part of the acquisition of participating interests described in Note 5, the Group was assigned certain loans receivable from those participating interests. As at 31 December 2023 the Group had €61.1 million loans receivable (2022: nil) and accrued interest of €1.9 million (2022: nil) from participating interests.

There were no impairment indicators as at 31 December 2023.

7.4 Other debtors

The following table summarises other debtors amounts:

€m	As at 31 December 2023	As at 31 December 2022
Becoming due and payable after more than one year		
Derivatives (Note 21)	25.7	–
	25.7	**–**
Becoming due and payable within one year		
Derivatives (Note 21)	68.4	30.4
VAT receivables	66.7	60.8
Accounts managed by third parties	22.3	27.7
Tax receivables	21.5	10.8
Tenant security deposits receivable	2.6	2.8
Other receivables	11.2	14.4
	192.7	**146.9**
Total	218.4	146.9

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Notes to the Consolidated Annual Accounts (cont'd)

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 2023	As at 31 December 2022
Cash at bank and in hand[1]	672.6	672.7
Restricted cash	11.0	9.8
Total	683.6	682.5

1. Cash at bank and in hand includes €107.7 million (2022: nil) of interest bearing fixed-term deposits.

Note 9 - Prepayments

Prepayments are comprised of the following amounts:

€m	As at 31 December 2023	As at 31 December 2022
Straight-line rent adjustments	61.0	45.7
Deferred financing fees - net	40.6	38.0
Deposit payments for future acquisitions	–	1.3
Other prepayments	14.2	12.2
Total	115.8	97.2

Deferred financing fees were related to the unsecured notes and amounts owed to credit institutions (see Note 12). Other prepayments included insurance, real estate property taxes and other prepaid expenses.

Note 10 - Capital and reserves

10.1 Subscribed capital

As at 31 December 2023, BPPEH had 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 (2022: €1.4 million). No new shares were issued during the year.

10.2 Share premium

As at 31 December 2023, the share premium account amounted to €2,589.9 million (2022: €2,233.5 million).

During 2023, BPPEH's parent entity invested €428.0 million (2022: €464.4 million) to the share premium of BPPEH, of which €18.8 million (2022: €464.4 million) was settled in cash, €41.7 million (2022: nil) remains unpaid and €367.5 million (2022: nil) was a contribution in kind relating to the acquisition of participating interests (see Note 5.1).

During 2023, BPPEH returned €71.6 million (2022: €189.1 million) of share premium, comprising €10.6 million (2022: €181.2 million) settled in cash, €53.6 million (2022: €7.9 million) offset against a receivable from its parent and €7.4 milion (2022: nil) contributed back as loans from its shareholder.

During 2022, BPPEH converted €150.0 million of share premium to related party loans payable to its parent.

10.3 Reserves

Legal reserve

During 2023, the Group allocated €0.6 million (2022: €0.4 million) to legal reserves. The legal reserves as at 31 December 2023 amounted to €1.6 million (2022: €1.0 million).

Foreign currency translation reserve

During 2023, the Group recognised an effect of foreign currency translations of €18.8 million (2022: €(57.9) million). The effect of foreign currency translations as at 31 December 2023 amounted to €(15.1) million (2022: €(33.9) million).

10.4 Interim dividends

During 2023, BPPEH declared €2.0 million (2022: €38.2 million) of interim dividends to its parent.

10.5 Non-controlling interests

During 2023, NCI shareholders invested €10.7 million (2022: €4.8 million) in cash. During 2023, the Group returned €11.7 million to NCI shareholders (2022: €42.7 million), of which €5.2 million (2022: nil) was contributed back to the Group as loans from NCI shareholders, €2.4 million (2022: €42.7 million) was settled in cash and €4.1 million (2022: nil) remains unpaid. During 2023, the Group offset €17.8 million (2022: €0.4 million) of NCI share premium against a receivable from the NCI shareholders.

During 2023, the Group, acquired an additional 22% of the shares in a subsidiary and derecognised NCI of €(3.2) million. During 2023, the Group also sold several subsidiaries and derecognised NCI of €10.5 million.

During 2022, the Group acquired an additional 19% of the shares in a subsidiary and derecognised NCI of €219.2 million. During 2022, the Group also sold several subsidiaries and derecognised NCI of €0.1 million.

During 2023, the Group allocated €0.4 million (2022: €0.1 million) to legal reserves attributable to NCI shareholders. The legal reserves attributable to NCI shareholders as at 31 December 2023 amounted to €0.7 million (2022: €0.3 million).

During 2023, the Group recognised an effect of foreign currency translations of €4.7 million (2022: €(14.9) million) attributable to NCI shareholders. As at 31 December 2023, a foreign currency translation reserve of €(2.2) million (2022: €(6.9) million) was attributable to NCI shareholders.

Note 11 - Provisions

11.1 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.

The Group had recognised a deferred tax liability as at 31 December 2023 of €19.8 million (2022: €17.7 million). The related deferred tax charge for the year of €2.1 million (2022: €1.1 million) was recognised in the consolidated profit and loss account within "Tax on profit or loss" (see Note 22).

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Notes to the Consolidated Annual Accounts (cont'd)

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.

As at 31 December 2023, BPPEH had €5.8 billion (2022: €6.7 billion) of unsecured notes in issue (comprising €4.5 billion and £1.1 billion (2022: €5.5 billion and £1.1 billion)). During 2023, there were repayments at maturity of the notes of €1.0 billion (2022: €600.0 million) and no new issuances (2022: €500.0 million and £300.0 million (€357.7 million)).

Guarantor Accession

In December 2023, BPPE Condor 2 SCSp ("ArchCo Guarantor") acceded as a guarantor to the EMTN Programme. ArchCo Guarantor is wholly-owned and controlled by BPPE. BPPE holds ArchCo Guarantor indirectly through various fund vehicles, such that ArchCo Guarantor is an indirect subsidiary of such fund vehicles, and is not a subsidiary of BPPEH.

ArchCo Guarantor holds, indirectly, a 28% interest in a participating interest. A consolidated balance sheet of ArchCo Guarantor is disclosed in Note 25.

The following table summarises the key terms of the unsecured notes outstanding as at 31 December 2023:

€m	Interest rate	Maturity	Payable within 1 year	Payable after 1 year: 1 to 5 years	After 5 years	Total 1 year or more	Total
Unsecured notes issued by the Group							
Series 2	2.20%	24-Jul-25	6.3	650.0	–	650.0	656.3
Series 3	2.00%	15-Feb-24	508.8	–	–	–	508.8
Series 5	1.75%	12-Mar-29	8.4	–	600.0	600.0	608.4
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	1.6	403.6	–	403.6	405.2
Series 12[2]	2.63%	20-Oct-28	2.7	519.0	–	519.0	521.7
Series 13	3.63%	29-Oct-29	3.2	–	500.0	500.0	503.2
Series 14[2]	4.88%	29-Apr-32	11.4	–	346.0	346.0	357.4
Total			**558.0**	**3,322.6**	**1,946.0**	**5,268.6**	**5,826.6**
Principal			500.0	3,322.6	1,946.0	5,268.6	5,768.6
Accrued interest			58.0	–	–	–	58.0
Total			**558.0**	**3,322.6**	**1,946.0**	**5,268.6**	**5,826.6**
Repurchased by the Group							
Series 3	2.00%	15-Feb-24	(36.6)	–	–	–	(36.6)
Total			**(36.6)**	**–**	**–**	**–**	**(36.6)**
Principal			(36.6)			–	(36.6)
Accrued interest			(0.6)			–	(0.6)
Total			**(37.2)**	**–**	**–**	**–**	**(37.2)**
Total per the Consolidated Balance Sheet			**520.8**	**3,322.6**	**1,946.0**	**5,268.6**	**5,789.4**
Principal			463.4	3,322.6	1,946.0	5,268.6	5,732.0
Accrued interest			57.4	–	–	–	57.4
Total per the Consolidated Balance Sheet			**520.8**	**3,322.6**	**1,946.0**	**5,268.6**	**5,789.4**

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

During 2023, the Group repurchased (but did not retire) €60.6 million of unsecured notes for €58.7 million. Of these repurchased notes, €24.0 million have subsequently matured realising a gain of €0.7 million (see Note 12.3). The remaining difference between the par value of notes repurchased and the purchase price of €1.3 million is recognised in the consolidated balance sheet as Deferred income (see Note 13). As at 31 December 2023, the Group had €36.6 million of unsecured notes repurchased but not retired.

The following table summarises the key terms of the unsecured notes outstanding as at 31 December 2022:

€m	Interest rate	Maturity	Payable within 1 year	Payable after 1 year: 1 to 5 years	After 5 years	Total 1 year or more	Total
Unsecured notes issued by the Group							
Series 2	2.20%	24-Jul-25	6.3	650.0	–	650.0	656.3
Series 3	2.00%	15-Feb-24	8.8	500.0	–	500.0	508.8
Series 4	0.50%	12-Sep-23	500.8	–	–	–	500.8
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 8	0.13%	20-Oct-23	500.1	–	–	–	500.1
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	1.6	395.1	–	395.1	396.7
Series 12[2]	2.63%	20-Oct-28	2.7	–	507.9	507.9	510.6
Series 13	3.63%	29-Oct-29	3.2	–	500.0	500.0	503.2
Series 14[2]	4.88%	29-Apr-32	11.1	–	338.6	338.6	349.7
Total per the Consolidated Balance Sheet			**1,058.7**	**2,745.1**	**2,996.5**	**5,741.6**	**6,800.3**
Principal			1,000.0	2,745.1	2,996.5	5,741.6	6,741.6
Accrued interest			58.7	–	–	–	58.7
Total per the Consolidated Balance Sheet			**1,058.7**	**2,745.1**	**2,996.5**	**5,741.6**	**6,800.3**

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

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 2023:

€m	Weighted Average Interest rate[1]	Maturity[2]	Payable within 1 year	Payable after 1 year: 1 to 5 years	After 5 years	Total 1 year or more	Total
Unsecured bank facilities		15-May-25 - 15-Nov-26	5.3	725.4	–	725.4	730.7
Mortgage loans		27-Jul-26 - 25-Dec-35	7.1	556.3	203.0	759.3	766.4
Total	**2.14%**		**12.4**	**1,281.7**	**203.0**	**1,484.6**	**1,497.0**
Principal			0.9	1,281.7	203.0	1,484.7	1,485.6
Accrued interest			11.5	–	–	–	11.5
Total			**12.4**	**1,281.7**	**203.0**	**1,484.6**	**1,497.0**

1. Including the impact of interest rate swaps.
2. Represents committed maturity dates.

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Notes to the Consolidated Annual Accounts (cont'd)

The following table summarises the key terms of the amounts owed to credit institutions as at 31 December 2022:

€m	Weighted Average Interest rate	Maturity[1]	Payable within 1 year	Payable after 1 year: 1 to 5 years	Payable after 1 year: After 5 years	Payable after 1 year: Total 1 year or more	Total
Unsecured bank facilities		15-May-25 - 15-Feb-26	0.7	133.2	–	133.2	133.9
Revolving credit facility		15-May-27	0.4	147.0	–	147.0	147.4
Mortgage loans		27-Jul-26 - 25-Dec-35	3.0	98.8	155.2	254.0	257.0
Total	**3.00%**		**4.1**	**379.0**	**155.2**	**534.2**	**538.3**
Principal			0.9	379.0	155.2	534.2	535.1
Accrued interest			3.2	–	–	–	3.2
Total			**4.1**	**379.0**	**155.2**	**534.2**	**538.3**

1. Represents committed maturity dates.

Unsecured Bank Facilities

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.

Acquisitions

As at 31 December 2023, BPPEH had £76.9 million (€88.7 million) (2022: £76.9 million (€86.8 million)) and €36.7 million[1] (2022: €46.4 million) outstanding under unsecured bank facilities, subject to an interest rate of Euribor (or any other relevant interbank rate for non-Euro denominated draws) + 1.40% - 1.65% per annum. The interest rate increases by 25 basis points upon each extension.

Following an amendment to the interest rate on the facility in March 2023, any future utilisation of the facility will be subject to an interest rate of Euribor (or any other relevant interbank rate for non-Euro denominated draws) + 1.55% with step ups to Euribor + 1.90% in year 2 and Euribor + 2.40% in year 3.

Debt repayments

BPPEH committed €1.4 billion of unsecured bank facilities for the purpose of redeeming future debt maturities. The facility is subject to an interest rate of Euribor (or any other relevant interbank rate for non-Euro denominated draws) + 1.54% with step ups to Euribor + 1.88% in year 2 and Euribor + 2.36% in year 3.

As at 31 December 2023, BPPEH had €600.0 million[1] (2022: nil) drawn under this facility for the purpose of redeeming a portion of the unsecured notes maturing on 12 September 2023 and 20 October 2023.

Revolving Credit Facility ("RCF")

BPPEH has a revolving credit facility agreement with a total size of €600 million, a maturity date of 15 May 2027 and an interest rate of Euribor (or any other relevant interbank rate for non-Euro denominated draws) + 1.0% per annum.

As at 31 December 2023, BPPEH had no amounts drawn under RCF (2022: €143.0 million, SEK45.9 million (€4.0 million)).

Mortgage Loans

During 2023, the Group entered into three five-year floating rate mortgage loans totalling €503.0 million[1], secured against three portfolios of properties held by the Group.

As at 31 December 2023, the Group had six mortgage loans, secured by investment properties, totalling €610.8 million (2022: €108.7 million) and £129.5 million (€149.4 million) (2022: £129.5 million (€146.2 million)) with maturity dates between 27 July 2026 and 25 December 2035.

Covenants

As at 31 December 2023 and 31 December 2022, the Group was in compliance with all of its covenants.

1. The Group has entered interest rate swaps to fully hedge against interest rate variability on these loans (see Note 21).

12.3 Movement in the amounts owed to credit institutions and unsecured notes

The following table summarises the movement in the amounts owed to credit institutions and unsecured notes for the years ended 31 December 2023 and 2022:

€m	Amounts owed to credit institutions	Unsecured notes	Total
Principal balance - 31 December 2021	**252.6**	**6,552.1**	**6,804.7**
Draws/issuances	800.3	857.7	**1,658.0**
Repayments	(500.8)	(600.0)	**(1,100.8)**
Effect of foreign exchange rate changes	(17.0)	(68.2)	**(85.2)**
Principal balance - 31 December 2022	**535.1**	**6,741.6**	**7,276.7**
Draws/issuances	1,548.1	–	**1,548.1**
Repayments	(602.4)	(1,000.0)	**(1,602.4)**
Unsecured notes repurchased but not retired	–	(60.6)	**(60.6)**
Proceeds from unsecured notes repurchased	–	24.0	**24.0**
Effect of foreign exchange rate changes	4.8	27.0	**31.8**
Principal balance - 31 December 2023	**1,485.6**	**5,732.0**	**7,217.6**
Deferred financing fees - 31 December 2021	**1.0**	**30.4**	**31.4**
Capitalisation of financing fees	5.3	8.5	**13.8**
Amortisation of deferred financing fees	(0.5)	(5.4)	**(5.9)**
Write-off of deferred financing fees	–	(1.3)	**(1.3)**
Deferred financing fees - 31 December 2022	**5.8**	**32.2**	**38.0**
Capitalisation of financing fees	11.2	0.2	**11.4**
Amortisation of deferred financing fees	(0.3)	(7.7)	**(8.0)**
Write-off of deferred financing fees	–	(0.8)	**(0.8)**
Deferred financing fees - 31 December 2023	**16.7**	**23.9**	**40.6**

12.4 Trade creditors

The following table summarises trade creditors amounts:

€m	As at 31 December 2023	As at 31 December 2022
Professional fees	17.7	20.3
Trade creditors	15.9	16.2
Capital expenditures	7.5	4.6
Service charges	6.6	7.1
Transaction costs	0.8	7.6
Other accruals	6.2	2.3
Total	**54.7**	**58.1**

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Notes to the Consolidated Annual Accounts (cont'd)

12.5 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 and NCI shareholders, as at 31 December 2023 and 2022:

€m	Weighted Average Interest rate	Maturity	Payable within 1 year	Payable after 1 year: 1 to 5 years	Payable after 1 year: After 5 years	Payable after 1 year: Total 1 year or more	As at 31 December 2023
Related party loans payable	4.33%	2024 - 2038	141.4	57.9	2,631.4	2,689.3	2,830.7
Related party loans payable - interest free	–	2024 - 2036	0.7	–	640.3	640.3	641.0
Other amounts payable[1]	–	–	70.8	–	–	–	70.8
Total			**212.9**	**57.9**	**3,271.7**	**3,329.6**	**3,542.5**
Principal			103.3	57.9	3,271.7	3,329.6	3,432.9
Accrued interest			109.6	–	–	–	109.6
Total			**212.9**	**57.9**	**3,271.7**	**3,329.6**	**3,542.5**

€m	Weighted Average Interest rate	Maturity	Payable within 1 year	Payable after 1 year: 1 to 5 years	Payable after 1 year: After 5 years	Payable after 1 year: Total 1 year or more	As at 31 December 2022
Related party loans payable	3.20%	2023 - 2037	73.3	43.0	1,387.5	1,430.5	1,503.8
Related party loans payable - interest free	–	2032 - 2036	0.1	–	1,750.2	1,750.2	1,750.3
Other amounts payable[1]	–	–	70.2	–	–	–	70.2
Total			**143.6**	**43.0**	**3,137.7**	**3,180.7**	**3,324.3**
Principal			74.9	43.0	3,137.7	3,180.7	3,255.6
Accrued interest			68.7	–	–	–	68.7
Total			**143.6**	**43.0**	**3,137.7**	**3,180.7**	**3,324.3**

1. Primarily consists of unsettled dividends of €64.1 million (2022: €62.3 million).

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

As part of the acquisition of participating interests described in Note 5, the Group was assigned certain loans payable to those participating interests. As at 31 December 2023, the Group had €118.0 million (2022: nil) loans payable to participating interests maturing not later than 5 years, and accrued interest of €2.9 million (2022: nil) to participating interests.

12.7 Other creditors

The following table summarises amounts owed to other creditors as at 31 December 2023 and 2022:

€m	Tax authorities	Payable within 1 year	Payable after 1 year	As at 31 December 2023
Other payables[1]	91.2	11.8	24.2	**127.2**
Tenant security deposits payable	–	46.0	–	**46.0**
Derivatives (Note 21)	–	–	18.1	**18.1**
Deferred purchase price[2]	–	0.1	–	**0.1**
Total	**91.2**	**57.9**	**42.3**	**191.4**

€m	Tax authorities	Payable within 1 year	Payable after 1 year	As at 31 December 2022
Other payables[1]	160.8	6.2	25.1	**192.1**
Tenant security deposits payable	–	39.9	–	**39.9**
Deferred purchase price[2]	–	0.4	–	**0.4**
Total	**160.8**	**46.5**	**25.1**	**232.4**

1. Primarily consists of VAT payable of €65.7 million (2022: €59.2 million), corporate income tax of €22.0 million (2022: €50.0 million), property tax of €1.8 million (2022: €1.6 million), withholding tax of €0.2 million (2022: €1.6 million) and ground lease liability of €24.2 million (2022:€25.1 million). The substitutive tax on the revaluation reserve was fully paid in July 2023 (2022: €47.8 million).
2. Represents amount payable to the seller/buyer related to investment properties acquired/sold during the year.

Note 13 - Deferred income

The following table summarises deferred income amounts:

€m	As at 31 December 2023	As at 31 December 2022
Rent and service charges paid in advance	56.7	51.9
Unrealised foreign exchange gains	21.5	16.1
Other deferred income	21.5	–
Total	**99.7**	**68.0**

As at 31 December 2023, other deferred income is composed of unrealised gains from repurchase of loans owed to NCI shareholders of €20.2 million (2022: nil) and unrealised gains from unsecured notes repurchased of €1.3 million (2022: nil) (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 2023:

€m	Logistics	Office	Residential	Trophy retail	Other	Total
United Kingdom	119.8	–	2.0	–	–	**121.8**
Germany	50.0	16.8	37.6	–	–	**104.4**
France	70.6	8.0	–	–	–	**78.6**
Italy	7.2	21.0	3.6	16.5	4.7	**53.0**
Netherlands	17.4	–	31.5	–	–	**48.9**
Sweden	30.7	4.8	–	–	–	**35.5**
Ireland	–	19.8	–	–	–	**19.8**
Denmark	18.3	–	–	–	–	**18.3**
Spain	7.7	8.6	–	–	–	**16.3**
Poland	10.9	–	–	–	–	**10.9**
Switzerland	2.4	–	–	–	–	**2.4**
Norway	2.0	–	–	–	–	**2.0**
Finland	1.9	–	–	–	–	**1.9**
Greece	0.6	–	–	–	–	**0.6**
Total	**339.5**	**79.0**	**74.7**	**16.5**	**4.7**	**514.4**

Notes to the Consolidated Annual Accounts (cont'd)

The following table reflects net turnover of the Group's investment properties summarised by asset class and country for the year ended 31 December 2022:

€m	Logistics	Office	Residential	Trophy retail	Other	Total
United Kingdom	114.9	–	0.2	–	–	**115.1**
Germany	49.3	15.5	35.0	–	–	**99.8**
France	61.5	7.5	–	–	–	**69.0**
Italy	7.8	19.0	3.7	14.2	4.4	**49.1**
Netherlands	15.5	–	26.2	–	–	**41.7**
Sweden	30.7	4.1	–	–	–	**34.8**
Denmark	17.4	–	–	–	–	**17.4**
Ireland	–	16.8	–	–	–	**16.8**
Spain	7.2	7.8	–	–	–	**15.0**
Poland	13.7	–	–	–	–	**13.7**
Norway	2.5	–	–	–	–	**2.5**
Switzerland	2.3	–	–	–	–	**2.3**
Finland	1.9	–	–	–	–	**1.9**
Greece	0.6	–	–	–	–	**0.6**
Total	**325.3**	**70.7**	**65.1**	**14.2**	**4.4**	**479.7**

Note 15 - Other operating income

The following table summarises the other operating income of the Group:

€m	For the year ended 31 December 2023	For the year ended 31 December 2022
Net gain on disposals	103.5	65.7
Service charge income	70.2	69.5
Other income	10.7	20.1
Total	**184.4**	**155.3**

During 2023, the Group disposed of properties (classified as both tangible fixed assets and inventories) for €530.4 million. After deductions for other net working capital and transaction costs, the net proceeds attributable to the Group were €485.0 million, resulting in a gain on disposal of €103.5 million. Disposed properties comprised of 14 logistics assets (5 in Germany, 5 in France, 2 in Sweden, 1 in Italy and 1 in Greece) and 7 residential units (6 in the Netherlands and 1 in Germany).

During 2022, the Group disposed of properties (classified as inventories) for €142.0 million. After deductions for other net working capital and transaction costs, the net proceeds attributable to the Group were €134.7 million, resulting in a gain on disposal of €65.7 million. Disposed properties comprised of 3 logistics assets (2 in France and 1 in Germany).

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 2023	For the year ended 31 December 2022
Administrative expenses	23.0	24.3
Advisory fees	11.2	8.7
Legal fees	5.3	3.7
Accounting fees	2.6	2.7
Audit fees	2.4	2.3
Other expenses	6.6	6.0
Total	**51.1**	**47.7**

Note 17 - Employees

As at 31 December 2023 and 2022, the Group had 34 and 32 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 2023	For the year ended 31 December 2022
Service charges and other expenses	121.7	115.3
Asset management fees	32.3	38.1
Total	**154.0**	**153.4**

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 2023	For the year ended 31 December 2022
Other interest receivable and similar income		
Bank interest income	9.6	–
Realised foreign exchange gains	5.5	13.5
Gains on change in fair value of derivatives (Note 21)	–	25.6
Other financial income	1.4	0.8
	16.5	**39.9**
Derived from affiliated undertakings		
Interest on amounts owed by affiliated undertakings	16.3	3.2
	16.3	**3.2**
Total	**32.8**	**43.1**

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 2023	For the year ended 31 December 2022
Other interest and similar expenses		
Interest on unsecured notes[1]	116.7	113.7
Losses on change in fair value of derivatives (Note 21)	51.1	–
Interest on amounts owed to credit institutions	29.9	10.9
Foreign exchange losses	11.7	55.1
Amortisation of deferred financing fees[2]	8.0	5.9
Write-off of deferred financing fees	0.8	1.3
Other financial expenses and bank fees	9.6	7.0
	227.8	**193.9**
Concerning affiliated undertakings		
Interest on amounts owed to affiliated undertakings	77.4	45.7
	77.4	**45.7**
Total	**305.2**	**239.6**

1. Interest on unsecured notes is net of €3.3 million (2022: nil) of interest capitalised as part of additions to tangible fixed assets.
2. Includes the effective interest rate adjustments.

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Notes to the Consolidated Annual Accounts (cont'd)

Note 21 - Derivatives

21.1 - Foreign exchange derivatives

In May 2023, BPPEH rolled over its existing forward contracts to sell SEK4.1 billion for €398.0 million to May 2024. As at 31 December 2023, the resulting derivative asset of €28.1 million (2022: €30.4 million) from these currency forward contracts is presented within "Other debtors" in the consolidated balance sheet (see Note 7.4). During 2023, BPPEH recorded a €2.3 million loss (2022: €25.6 million gain) relating to the revaluation of these derivatives (see Notes 19 and 20).

21.2 - Interest rate derivatives

During 2023, the Group entered into interest rate swap contracts to hedge interest rate risk on floating rate borrowings with a net aggregate notional of €1.5 billion (of which €250.0 million is effective in 2024). The interest rate swaps are indexed to 3-month Euribor with maturities ranging from November 2025 to May 2029.

As at 31 December 2023, the value of these derivatives were assets of €66.0 million and liabilities of €18.1 million (presented within "Other debtors" (see Note 7.4) and "Other creditors" (see Note 12.7), respectively). During 2023, BPPEH recorded losses on changes in fair value of derivatives of €48.8 million (see Note 20).

Note 22 - Tax on profit or loss

The "Tax on profit or loss" consists of a current tax charge of €28.5 million (2022: €50.8 million) and a deferred tax charge of €2.1 million (2022: €1.1 million) (see Note 11).

On 20 December 2023, the Luxembourg Parliament voted to approve transposing the EU Council Directive 2022/2523 of 14 December 2022 into Luxembourg national law (the "Pillar Two law"). The Pillar Two law enters into force as from fiscal years starting on or after 31 December 2023.

Pillar Two legislation has also been enacted or substantively enacted in certain jurisdictions in which the Group operates. It was concluded however that this legislation does not apply to the Group.

Note 23 - Related party transactions

A number of the Group's investment properties are asset managed by related parties. During 2023, the Group incurred €12.9 million (2022: €6.3 million) of related party asset management fees and other financial services fees.

During 2023 and 2022, the Group earned an immaterial amount of income from recharges to a related party.

Note 24 - Off balance sheet commitments and contingencies

Commitments

As at 31 December 2023, the Group had agreed construction contracts with third parties and is consequently committed to make future payments in respect of the acquisition of investment properties under development of €59.3 million (2022: €130.6 million).

Litigation and claims

The Group may be involved in litigation and claims in the ordinary course of business. As at 31 December 2023 and 2022, 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 - ArchCo Guarantor Consolidated Balance Sheet

The following table summarises the consolidated balance sheet of ArchCo Guarantor and its subsidiaries as of 31 December 2023 (see Note 12.1) prepared using the same accounting policies as BPPEH. The total capital and reserves of ArchCo Guarantor subject to the guarantee of the unsecured notes is €495.7 million as of 31 December 2023. The non-controlling interests in subsidiaries of ArchCo Guarantor are not guarantors of the EMTN Programme.

€m	As at 31 December 2023
Assets	
Fixed assets	**687.0**
Financial fixed assets	**687.0**
Participating interests	687.0
Current assets	**4.0**
Debtors	**0.1**
Other debtors	**0.1**
becoming due and payable within one year	0.1
Cash at bank and in hand	**3.9**
Total assets	691.0
Capital, Reserves and Liabilities	
Capital and reserves	**690.2**
Capital attributable to partners and reserves	**495.7**
Limited Partner	495.5
General Partner	–
Reserves	0.2
Non-controlling interests	**194.5**
Creditors	**0.8**
Trade creditors	**0.5**
becoming due and payable within one year	0.5
Amounts owed to affiliated undertakings	**0.3**
becoming due and payable within one year	0.3
Total capital, reserves and liabilities	691.0

From the accession date of 29 December 2023 to 31 December 2023, the consolidated net results of ArchCo Guarantor and its subsidiaries is deemed to be immaterial.

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Note 26 - Subsequent events

Subsequent to year-end, BPPEH has entered into a binding agreement to sell its trophy retail asset in Milan for approximately €1.3 billion. The sale is expected to close by July 2024. In addition, BPPEH has sold €526 million of logistics assets across Germany, France and the Netherlands.

In January 2024, BPPEH completed a tender offer across its €650 million 2.2% fixed rate notes and £350 million 2.0% fixed rate notes due in 2025. BPPEH accepted all offers received for a total nominal value of €407 million and a total cash consideration of €387 million, reflecting a discount of 5%. BPPEH also redeemed €500 million notes due 15 February 2024, following which there are no debt maturities until mid-2025. In addition, BPPEH drew €750 million unsecured bank facilities for debt repayment.

BPPE has, or intends to, elect certain UK logistics portfolios into the UK REIT regime during H1 2024. As part of this exercise, certain entities were transferred outside the Group and concurrently acceded as guarantors to the EMTN Programme.

Note 27 - List of entities included in the scope of consolidation

No.	Name	Effective ownership 31 December 2023	Effective ownership 31 December 2022	Country of incorporation	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.	78.14%	55.96%	Luxembourg	Full consolidation
4	Alpha German Topco S.à r.l.	78.14%	55.96%	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.	78.14%	55.96%	Luxembourg	Full consolidation
25	Alpha German Holdco S.à r.l.	78.14%	55.96%	Luxembourg	Full consolidation
26	KC Chris GmbH	70.33%	50.37%	Germany	Full consolidation
27	KC Valentina GmbH	70.33%	50.37%	Germany	Full consolidation
28	KC Isabella GmbH	70.33%	50.37%	Germany	Full consolidation
29	KC Carolina GmbH	70.33%	50.37%	Germany	Full consolidation
30	KC Louise GmbH	70.33%	50.37%	Germany	Full consolidation
31	KC Berlin 1 GmbH	70.33%	50.37%	Germany	Full consolidation
32	KC Berlin 2 GmbH	70.33%	50.37%	Germany	Full consolidation
33	KC Berlin 3 GmbH	70.33%	50.37%	Germany	Full consolidation
34	KC Berlin 4 GmbH	70.33%	50.37%	Germany	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%	100.00%	Luxembourg	Full consolidation
37	Peninsula Bidco BV	100.00%	100.00%	Netherlands	Full consolidation
38	Peninsula Pledgeco BV	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 BV	52.81%	52.81%	Netherlands	Full consolidation
45	Logan (Borken 1) Propco BV	52.81%	52.81%	Netherlands	Full consolidation
46	Logan (Borken 2) Propco BV	52.81%	52.81%	Netherlands	Full consolidation
47	Logan (Bremerhaven) Propco BV	—%	—%	Netherlands	Sold on 31/03/2022
48	Logan (Hassfurt) Propco BV	52.81%	52.81%	Netherlands	Full consolidation
49	Logan (Neunkirchen) Propco BV	52.81%	52.81%	Netherlands	Full consolidation
50	Jago European Club II S.à r.l.	—%	52.81%	Luxembourg	Sold on 07/07/2023

Notes to the Consolidated Annual Accounts (cont'd)

No.	Name	Effective ownership 31 December 2023	Effective ownership 31 December 2022	Country of incorporation	Consolidation method
51	Tanzanite Topco BV	52.81%	52.81%	Netherlands	Full consolidation
52	Tanzanite Dordrecht BV	52.81%	52.81%	Netherlands	Full consolidation
53	Tanzanite Holdco BV	52.81%	52.81%	Netherlands	Full consolidation
54	Tanzanite Vianen I BV	52.81%	52.81%	Netherlands	Full consolidation
55	Tanzanite Vianen II BV	52.81%	52.81%	Netherlands	Full consolidation
56	Tanzanite Schiphol BV	52.81%	52.81%	Netherlands	Full consolidation
57	Tanzanite Tiel BV	52.81%	52.81%	Netherlands	Full consolidation
58	Canary Pledgeco S.à r.l.	78.14%	55.96%	Luxembourg	Full consolidation
59	Canary Holdco S.à r.l.	78.14%	55.96%	Luxembourg	Full consolidation
60	Taliesin Managing-Partner GmbH	73.45%	52.61%	Germany	Full consolidation
61	Taliesin I GmbH	70.33%	50.37%	Germany	Full consolidation
62	Phoenix Dutch BV	70.33%	50.37%	Netherlands	Full consolidation
63	Taliesin II GmbH	70.33%	50.37%	Germany	Full consolidation
64	Phoenix B2 -Glatzerstrasse S.à r.l.	70.33%	50.37%	Luxembourg	Full consolidation
65	Phoenix D1 - Hohenstaufenstrasse S.à r.l.	70.33%	50.37%	Luxembourg	Full consolidation
66	Phoenix II Mixed H S.à r.l.	70.33%	50.37%	Luxembourg	Full consolidation
67	Phoenix II Mixed I S.à r.l.	70.33%	50.37%	Luxembourg	Full consolidation
68	Phoenix II Mixed J S.à r.l.	70.33%	50.37%	Luxembourg	Full consolidation
69	Phoenix II Mixed K S.à r.l.	70.33%	50.37%	Luxembourg	Full consolidation
70	Phoenix II Mixed N S.à r.l.	70.33%	50.37%	Luxembourg	Full consolidation
71	Phoenix III Mixed O S.à r.l.	70.33%	50.37%	Luxembourg	Full consolidation
72	Taliesin Deutschland GmbH	70.33%	50.37%	Germany	Full consolidation
73	ADAMMA Home GmbH	89.99%	89.99%	Germany	Full consolidation
74	Arabella Topco S.à r.l.	99.70%	99.70%	Luxembourg	Full consolidation
75	Arabella Holdco S.à r.l.	99.70%	99.70%	Luxembourg	Full consolidation
76	Arabella Propco S.à r.l.	89.68%	89.68%	Luxembourg	Full consolidation
77	Azurite Mezzco S.à r.l.	52.81%	52.81%	Luxembourg	Full consolidation
78	Azurite Pledgeco S.à r.l.	52.81%	52.81%	Luxembourg	Full consolidation
79	Azurite Bidco S.à r.l.	52.81%	52.81%	Luxembourg	Full consolidation
80	Azurite France Propco I SNC	—%	52.81%	France	Sold on 21/12/2023
81	Azurite France Bidco SAS	52.81%	52.81%	France	Full consolidation
82	Azurite France Propco II SNC	—%	52.81%	France	Sold on 12/07/2023
83	Azurite France Propco III SNC	—%	—%	France	Sold on 31/03/2022
84	Azurite Montélimar (France) SAS	52.81%	52.81%	France	Full consolidation
85	Azurite Mitry (France) S.à r.l.	52.81%	52.81%	France	Full consolidation
86	Azurite Immobilier EURL	52.81%	52.81%	France	Full consolidation
87	Azurite Properties Germany BV	52.81%	52.81%	Netherlands	Full consolidation
88	Azurite Werne Logistics S.à r.l.	52.81%	52.81%	Luxembourg	Full consolidation
89	Azurite Viersen Logistics S.à r.l.	52.81%	52.81%	Luxembourg	Full consolidation
90	Azurite Halle Logistics S.à r.l.	52.81%	52.81%	Luxembourg	Full consolidation
91	Azurite Michelsrombach Logistics S.à r.l.	52.81%	52.81%	Luxembourg	Full consolidation
92	Azurite Hamm Logistics S.à r.l.	—%	52.81%	Luxembourg	Sold on 07/07/2023
93	Azurite Schwäbisch Gmünd Logistics S.à r.l.	—%	52.81%	Luxembourg	Sold on 07/07/2023
94	Azurite Linsengericht Logistics S.à r.l.	—%	52.81%	Luxembourg	Sold on 07/07/2023
95	Azurite Waldlaubersheim Logistics S.à r.l.	—%	52.81%	Luxembourg	Sold on 07/07/2023
96	Azurite Poland Holdco S.à r.l.	52.81%	52.81%	Luxembourg	Full consolidation
97	Azurite Poland Propco I Sp.z o.o.	52.81%	52.81%	Poland	Full consolidation
98	Azurite Poland Propco II Sp.z o.o.	52.81%	52.81%	Poland	Full consolidation
99	Azurite Poland Propco IV Sp.z o.o.	52.81%	52.81%	Poland	Full consolidation
100	Azurite Poland Propco V Sp.z o.o.	52.81%	52.81%	Poland	Full consolidation
101	Gamma Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
102	Gamma Pledgeco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation

No.	Name	Effective ownership 31 December 2023	Effective ownership 31 December 2022	Country of incorporation	Consolidation method
103	Wackenida GmbH	89.99%	89.99%	Germany	Full consolidation
104	St. Bonifatius Wohnungsbaugesellschaft mbH	89.99%	89.99%	Germany	Full consolidation
105	Speyerer Straße 3 Immobilienverwaltung GmbH	89.99%	89.99%	Germany	Full consolidation
106	Oldenburger Straße Betreuungs GmbH	89.99%	89.99%	Germany	Full consolidation
107	SK 96 - Wohnungsbaukombinat GmbH	89.99%	89.99%	Germany	Full consolidation
108	Richardstraße 60, 61 Berlin-Neukölln GmbH	89.99%	89.99%	Germany	Full consolidation
109	Ravenna Lodging GmbH	89.99%	89.99%	Germany	Full consolidation
110	Wustermarker Str. 38/39 Objekt GmbH	89.99%	89.99%	Germany	Full consolidation
111	Laser Pledgeco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
112	Laser Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
113	Laser (Spain) Holdco, S.L.U.	100.00%	100.00%	Spain	Full consolidation
114	Laser (Spain) Propco II, S.L.U.	100.00%	100.00%	Spain	Full consolidation
115	Laser (Spain) Propco I, S.L.U.	100.00%	100.00%	Spain	Full consolidation
116	Laser (Spain) Propco III S.L.U.	100.00%	100.00%	Spain	Full consolidation
117	Garden Pledgeco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
118	Garden Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
119	Garden (Spain) Holdco S.L.U.	100.00%	100.00%	Spain	Full consolidation
120	Garden (Spain) Propco S.L.U.	100.00%	100.00%	Spain	Full consolidation
121	Pariser Pledgeco S.à r.l.	99.66%	99.66%	Luxembourg	Full consolidation
122	Pariser Holdco S.à r.l.	99.66%	99.66%	Luxembourg	Full consolidation
123	Pariser Platz ZwischenHoldCo GmbH	89.66%	89.66%	Germany	Full consolidation
124	Pariser Platz Propco S.C.S.	89.66%	89.66%	Luxembourg	Full consolidation
125	Pariser Platz (Propco) GP S.à r.l.	89.68%	89.68%	Luxembourg	Full consolidation
126	Gemini Poland Topco S.à r.l.	90.00%	90.00%	Luxembourg	Full consolidation
127	Gemini Poland Holdco S.à r.l.	90.00%	90.00%	Luxembourg	Full consolidation
128	Gemini Finco S.à r.l.	90.00%	90.00%	Luxembourg	Full consolidation
129	Gemini (Poland) Propco I Sp.z o.o.	90.00%	90.00%	Poland	Full consolidation
130	Gemini (Poland) Propco II Sp.z o.o.	90.00%	90.00%	Poland	Full consolidation
131	Gemini (Poland) Propco III Sp.z o.o.	90.00%	90.00%	Poland	Full consolidation
132	Gemini (Poland) Propco IV Sp.z o.o.	90.00%	90.00%	Poland	Full consolidation
133	Gemini (Poland) Propco V Sp.z o.o.	90.00%	90.00%	Poland	Full consolidation
134	Gemini German Majority Midco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
135	Gemini German Majority Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
136	Gemini German Majority Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
137	Gemini Forchheim Logistics LLC	89.99%	89.99%	Delaware	Full consolidation
138	Gemini Sulzenbrucker Strasse 7 LLC	89.99%	89.99%	Delaware	Full consolidation
139	Gemini Karlsdorf LLC	89.99%	89.99%	Delaware	Full consolidation
140	Gemini Duisburg LLC	89.99%	89.99%	Delaware	Full consolidation
141	Gemini Nuremburg LLC	89.99%	89.99%	Delaware	Full consolidation
142	Summer Propco 1 GmbH	89.99%	89.99%	Germany	Full consolidation
143	Summer Propco 2 GmbH	89.99%	89.99%	Germany	Full consolidation
144	Leiko Finco S.à r.l.	89.46%	89.46%	Luxembourg	Full consolidation
145	Leiko Investments S.à r.l.	89.46%	89.46%	Luxembourg	Full consolidation
146	Leiko Super Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
147	Leiko Topco S.à r.l.	89.93%	89.93%	Luxembourg	Full consolidation
148	Leiko Holdco S.à r.l.	89.46%	89.46%	Luxembourg	Full consolidation
149	Spring Investment S.à r.l.	89.98%	89.98%	Luxembourg	Full consolidation
150	Projekt Itaca GmbH	89.99%	89.99%	Germany	Full consolidation
151	Thesaurus Fund	100.00%	100.00%	Italy	Full consolidation
152	Honos Fund	100.00%	100.00%	Italy	Full consolidation
153	Rembrandt Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
154	Rembrandt Midco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation

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No.	Name	Effective ownership 31 December 2023	Effective ownership 31 December 2022	Country of incorporation	Consolidation method
155	Rembrandt Pledgeco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
156	Rembrandt Holdco BV	100.00%	100.00%	Netherlands	Full consolidation
157	Rembrandt Propco I BV	100.00%	100.00%	Netherlands	Full consolidation
158	Rembrandt Propco II BV	100.00%	100.00%	Netherlands	Full consolidation
159	Rembrandt Propco III BV	100.00%	100.00%	Netherlands	Full consolidation
160	Rembrandt Propco IV BV	100.00%	100.00%	Netherlands	Full consolidation
161	Rembrandt Propco V BV	100.00%	100.00%	Netherlands	Full consolidation
162	Rembrandt Propco VI BV	100.00%	100.00%	Netherlands	Full consolidation
163	Rembrandt Propco VII BV	100.00%	100.00%	Netherlands	Full consolidation
164	Rembrandt Propco VIII BV	100.00%	100.00%	Netherlands	Full consolidation
165	Rembrandt Propco IX BV	100.00%	100.00%	Netherlands	Full consolidation
166	Paella Holdings BV (formerly Rembrandt Propco X BV)	–%	–%	Netherlands	Sold on 08/02/2022
167	Mountain Holdco S.à r.l.	50.52%	50.52%	Luxembourg	Full consolidation
168	Mountain Bidco S.à r.l.	50.52%	50.52%	Luxembourg	Full consolidation
169	Mountain Bidco II SNC	50.52%	50.52%	France	Full consolidation
170	Mountain Bidco I SNC	50.52%	50.52%	France	Full consolidation
171	Mountain Holdco II S.à r.l.	50.52%	50.52%	Luxembourg	Full consolidation
172	Mountain Bidco II S.à r.l.	50.52%	50.52%	Luxembourg	Full consolidation
173	Mountain Angers SCI	–%	50.52%	France	Sold on 21/12/2023
174	Mountain Besançon SCI	50.52%	50.52%	France	Full consolidation
175	Mountain Amiens SCI	50.52%	50.52%	France	Full consolidation
176	Combs SCI	50.52%	50.52%	France	Full consolidation
177	Mountain Etoile SCI	–%	50.52%	France	Sold on 21/12/2023
178	Mountain Hem 1 SCI	50.52%	50.52%	France	Full consolidation
179	Mountain Montbartier SCI	50.52%	50.52%	France	Full consolidation
180	Mountain Monteux 1 SCI	50.52%	50.52%	France	Full consolidation
181	Mountain Monteux 2 SCI	50.52%	50.52%	France	Full consolidation
182	Mountain Noyelles SCI	–%	50.52%	France	Sold on 21/12/2023
183	Mountain Toufflers SCI	50.52%	50.52%	France	Full consolidation
184	Mountain Villebon SCI	50.52%	50.52%	France	Full consolidation
185	Monclair Bidco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
186	Monclair Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
187	Monclair Finco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
188	Monclair Logistics (Dammartin) SNC (formerly Monclair Logistics (Dammartin) SCI)	100.00%	100.00%	France	Full consolidation
189	Monclair Logistics (Dunkerque) SNC (formerly Monclair Logistics (Dunkerque) SCI)	100.00%	100.00%	France	Full consolidation
190	Monclair Logistics (Ferrières) SNC (formerly Monclair Logistics (Ferrières) SCI)	100.00%	100.00%	France	Full consolidation
191	Monclair Logistics (Ormes) SNC (formerly Monclair Logistics (Ormes) SCI)	100.00%	100.00%	France	Full consolidation
192	Monclair Logistics (Saint Pierre) SNC (formerly SCI Monclair Logistics (Saint Pierre) SCI)	100.00%	100.00%	France	Full consolidation
193	Monclair Logistics (Salon) SNC (formerly Monclair Logistics (Salon) SCI)	100.00%	100.00%	France	Full consolidation
194	Monclair Logistics (Saint Quentin Fallavier) SNC (formerly Monclair Logistics (Saint Quentin Fallavier) SCI)	100.00%	100.00%	France	Full consolidation
195	Monclair Logistics (SQF 2) SNC (formerly Monclair Logistics (SQF 2) SCI)	100.00%	100.00%	France	Full consolidation
196	Monclair Logistics (Chalon) SNC (formerly Monclair Logistics (Chalon) SCI)	100.00%	100.00%	France	Full consolidation
197	Polaris Holdco S.à r.l.	50.52%	50.52%	Luxembourg	Full consolidation
198	Polaris Bidco S.à r.l.	50.52%	50.52%	Luxembourg	Full consolidation
199	Polaris Bidco (Sweden) AB	50.52%	50.52%	Sweden	Full consolidation
200	Polaris Kommanditdelägare AB	50.52%	50.52%	Sweden	Full consolidation
201	Polaris Propco (Sweden) 8 KB	50.52%	50.52%	Sweden	Full consolidation

No.	Name	Effective ownership 31 December 2023	Effective ownership 31 December 2022	Country of incorporation	Consolidation method
202	Polaris Propco (Sweden) 9 KB	50.52%	50.52%	Sweden	Full consolidation
203	Polaris Holdco (Finland) Oy	50.52%	50.52%	Finland	Full consolidation
204	Polaris Propco (Finland) Oy	50.52%	50.52%	Finland	Full consolidation
205	Polaris Bidco Denmark ApS	50.52%	50.52%	Denmark	Full consolidation
206	Polaris Propco Denmark 2 ApS	50.52%	50.52%	Denmark	Full consolidation
207	Polaris Propco Denmark 1 ApS	50.52%	50.52%	Denmark	Full consolidation
208	Light Holdco S.à r.l.	50.52%	50.52%	Luxembourg	Full consolidation
209	Light (Germany) Propco S.à r.l.	50.52%	50.52%	Luxembourg	Full consolidation
210	Light (Switzerland) Propco S.à r.l.	50.52%	50.52%	Luxembourg	Full consolidation
211	Light (Greece) Propco S.A.	–%	50.52%	Greece	Sold on 21/12/2023
212	Bjorn Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
213	Bjorn Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
214	Bjorn Norway Bidco AS	100.00%	100.00%	Norway	Full consolidation
215	Bjorn Sweden Bidco AB	100.00%	100.00%	Sweden	Full consolidation
216	Bjorn Denmark Bidco ApS	100.00%	100.00%	Denmark	Full consolidation
217	Bjorn Denmark Propco 3 ApS	100.00%	100.00%	Denmark	Full consolidation
218	Bjorn Sweden Bidco 1 AB	100.00%	100.00%	Sweden	Full consolidation
219	Bjorn Sweden Bidco 2 AB	100.00%	100.00%	Sweden	Full consolidation
220	Bjorn Sweden Bidco 3 AB	100.00%	100.00%	Sweden	Full consolidation
221	Bjorn Sweden Bidco 4 AB	100.00%	100.00%	Sweden	Full consolidation
222	Bjorn Denmark Bidco 1 ApS	100.00%	100.00%	Denmark	Full consolidation
223	Bjorn Denmark Bidco 2 ApS	100.00%	100.00%	Denmark	Full consolidation
224	Bjorn Denmark Bidco 3 ApS	100.00%	100.00%	Denmark	Full consolidation
225	Bjorn Denmark Bidco 4 ApS	100.00%	100.00%	Denmark	Full consolidation
226	Bjorn (Sweden) Propco 1 AB	100.00%	100.00%	Sweden	Full consolidation
227	Bjorn (Sweden) Propco 2 AB	100.00%	100.00%	Sweden	Full consolidation
228	Bjorn (Sweden) Propco 3 AB	100.00%	100.00%	Sweden	Full consolidation
229	Bjorn (Sweden) Propco 4 Kommanditbolag KB	100.00%	100.00%	Sweden	Full consolidation
230	Bjorn Norway Propco 2 AS	100.00%	100.00%	Norway	Full consolidation
231	Bjorn Norway Propco 4 AS	100.00%	100.00%	Norway	Full consolidation
232	Bjorn Denmark Propco 1 ApS	100.00%	100.00%	Denmark	Full consolidation
233	Bjorn Denmark Propco 2 ApS	100.00%	100.00%	Denmark	Full consolidation
234	Bjorn Denmark Propco 4 ApS	100.00%	100.00%	Denmark	Full consolidation
235	Bjorn Denmark Propco 5 ApS	100.00%	100.00%	Denmark	Full consolidation
236	Prox/Ast Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
237	Proximity (Germany) BPPE Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
238	Proximity (France) Holdco S.à r.l.	75.10%	75.10%	Luxembourg	Full consolidation
239	Proximity Finco S.à r.l.	75.10%	75.10%	Luxembourg	Full consolidation
240	CLM1 S.à r.l.	75.10%	75.10%	Luxembourg	Full consolidation
241	CLM 1.1 S.à r.l.	75.10%	75.10%	Luxembourg	Full consolidation
242	CLM2 S.à r.l.	75.10%	75.10%	Luxembourg	Full consolidation
243	CL French LML Holding S.à r.l.	75.10%	75.10%	Luxembourg	Full consolidation
244	CL French LML S.à r.l.	75.10%	75.10%	Luxembourg	Full consolidation
245	CL French LML Holding 2 S.à r.l.	75.10%	75.10%	Luxembourg	Full consolidation
246	France LML 1 SAS	75.10%	75.10%	France	Full consolidation
247	France LML 3 SAS	75.10%	75.10%	France	Full consolidation
248	France LML 2 SCI	75.10%	75.10%	France	Full consolidation
249	Astrid (Sweden) Holdco S.à r.l.	75.00%	75.00%	Luxembourg	Full consolidation
250	Hawk Holdco S.à r.l.	75.00%	75.00%	Luxembourg	Full consolidation
251	Astrid Finco S.à r.l.	75.00%	75.00%	Luxembourg	Full consolidation
252	Astrid Sweden Bidco 1 AB	75.00%	75.00%	Sweden	Full consolidation
253	Astrid Sweden Bidco 2 AB	75.00%	75.00%	Sweden	Full consolidation

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Notes to the Consolidated Annual Accounts (cont'd)

No.	Name	Effective ownership 31 December 2023	Effective ownership 31 December 2022	Country of incorporation	Consolidation method
254	Astrid Sweden Örja 1:21 AB	75.00%	75.00%	Sweden	Full consolidation
255	Astrid Sweden Bromsregulatorn 1 AB	75.00%	75.00%	Sweden	Full consolidation
256	Astrid Sweden Söderarm 11 AB	75.00%	75.00%	Sweden	Full consolidation
257	Astrid Sweden Jordbromalm KB	75.00%	75.00%	Sweden	Full consolidation
258	Astrid Sweden Arendal 1:17 AB	–%	75.00%	Sweden	Sold on 09/11/2023
259	Astrid Sweden Tunnan 1 AB	75.00%	75.00%	Sweden	Full consolidation
260	Astrid Sweden Torlunda 1:278 KB	75.00%	75.00%	Sweden	Full consolidation
261	Hawk PropCo (Sweden) AB	75.00%	75.00%	Sweden	Full consolidation
262	Swedish Resi IP Holdco S.à r.l. (formerly BPPE Swedish Residential Holdco S.à r.l.)	–%	–%	Luxembourg	Sold on 29/03/2022
263	Podium Super Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
264	Podium Topco Ltd.	81.00%	81.00%	Isle of Man	Full consolidation
265	Podium Midco Ltd.	81.00%	81.00%	Isle of Man	Full consolidation
266	Podium Holdco 1 Ltd.	81.00%	81.00%	Isle of Man	Full consolidation
267	Podium Litchfield Ltd.	81.00%	81.00%	Isle of Man	Full consolidation
268	Podium Propco 1 Ltd.	81.00%	81.00%	Isle of Man	Full consolidation
269	Podium Bermuda Park Limited	81.00%	81.00%	Isle of Man	Full consolidation
270	Podium Eurocentral I Limited	81.00%	81.00%	Isle of Man	Full consolidation
271	Podium Eurocentral II Limited	81.00%	81.00%	Isle of Man	Full consolidation
272	Podium Industrial I Limited	81.00%	81.00%	Isle of Man	Full consolidation
273	Podium Industrial II Limited	81.00%	81.00%	Isle of Man	Full consolidation
274	Podium Midpoint Limited	81.00%	81.00%	Isle of Man	Full consolidation
275	Podium Newport Limited	81.00%	81.00%	Isle of Man	Full consolidation
276	Podium Oldham Limited	81.00%	81.00%	Isle of Man	Full consolidation
277	Podium Stockport Limited	81.00%	81.00%	Isle of Man	Full consolidation
278	Podium Warrington Limited	81.00%	81.00%	Isle of Man	Full consolidation
279	Podium Worcester III Limited	81.00%	81.00%	Isle of Man	Full consolidation
280	Podium UK XCV S.à r.l.	81.00%	81.00%	Luxembourg	Full consolidation
281	Podium UK XCVI S.à r.l.	81.00%	81.00%	Luxembourg	Full consolidation
282	Podium UK XCVIII S.à r.l.	81.00%	81.00%	Luxembourg	Full consolidation
283	Podium Northampton LLC	81.00%	81.00%	United States	Full consolidation
284	Podium Widnes LLC	81.00%	81.00%	United States	Full consolidation
285	Podium Worcester LLC	81.00%	81.00%	United States	Full consolidation
286	Lahinch Bidco I S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
287	Lahinch Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
288	Lahinch Bidco II S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
289	Lahinch UK Management Limited	100.00%	100.00%	United Kingdom	Full consolidation
290	Lahinch Investments ICAV - Lahinch Fund 1	100.00%	100.00%	Ireland	Full consolidation
291	Lahinch Investments ICAV - Lahinch Fund 2	100.00%	100.00%	Ireland	Full consolidation
292	Bedfont Topco Ltd.	81.00%	81.00%	Jersey	Full consolidation
293	Bedfont Propco Ltd.	81.00%	81.00%	Jersey	Full consolidation
294	Koge Denmark Bidco ApS	100.00%	100.00%	Denmark	Full consolidation
295	Brick Pledgeco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
296	Brick Lux Holdco S.à r.l.	98.57%	98.57%	Luxembourg	Full consolidation
297	Brick Sweden AB	98.57%	98.57%	Sweden	Full consolidation
298	Brick Sweden Propco AB	–%	98.57%	Sweden	Merged on 05/01/2023
299	Alaska Master Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
300	Alaska Super Topco S.à r.l.	62.44%	62.44%	Luxembourg	Full consolidation
301	Alaska Topco Limited	62.44%	62.44%	Jersey	Full consolidation
302	Alaska Propco 3 Limited	62.44%	62.44%	Jersey	Full consolidation
303	Alaska Propco 5 Limited	62.44%	62.44%	Jersey	Full consolidation
304	Alaska Propco 4 Limited	62.44%	62.44%	Jersey	Full consolidation
305	Alaska Propco Nominee 2 Limited	52.53%	52.53%	Jersey	Full consolidation
306	Alaska Propco 3 LP	52.53%	52.53%	Jersey	Full consolidation
307	Alaska Propco 4 LP	52.53%	52.53%	Jersey	Full consolidation
308	Alaska Propco 5 LP	52.53%	52.53%	Jersey	Full consolidation
309	Alaska Propco GP 2 Limited	52.53%	52.53%	Jersey	Full consolidation
310	Leaf Living Luxco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
311	Leaf Living Opco Limited	95.00%	95.00%	United Kingdom	Full consolidation
312	Leaf Living REITCo Ltd.	95.00%	95.00%	Jersey	Full consolidation
313	Leaf Living Jersey Midco Ltd.	95.00%	95.00%	Jersey	Full consolidation
314	Leaf Living Propco Limited	95.00%	95.00%	United Kingdom	Full consolidation
315	Rialto Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
316	Rialto Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
317	Rialto Bidco Srl	–%	–%	Italy	Liquidated on 30/11/2022
318	Defender Topco S.à r.l.	83.50%	83.50%	Luxembourg	Full consolidation
319	Defender A GP S.à r.l.	83.50%	83.50%	Luxembourg	Full consolidation
320	Defender A JV SCSp	50.10%	50.10%	Luxembourg	Full consolidation
321	Defender REITco Limited	50.10%	50.10%	Jersey	Full consolidation
322	Defender A Finco S.à r.l.	50.10%	50.10%	Luxembourg	Full consolidation
323	Defender A Holdco Limited	50.10%	50.10%	Jersey	Full consolidation
324	Defender UK SCSp	83.50%	83.50%	Luxembourg	Full consolidation
325	CIVF V – GB1B05 LLC	50.10%	50.10%	Delaware	Full consolidation
326	CIVF V – GB1W06-W08 LLC	50.10%	50.10%	Delaware	Full consolidation
327	CIVF V – GB1W03-W05 LLC	50.10%	50.10%	Delaware	Full consolidation
328	CIVF V – GB1B07 LLC	50.10%	50.10%	Delaware	Full consolidation
329	CIVF V – GB1W01 LLC	50.10%	50.10%	Delaware	Full consolidation
330	CIVF V – GB1W02 LLC	50.10%	50.10%	Delaware	Full consolidation
331	CIVF V – GB1B03-04 LLC	50.10%	50.10%	Delaware	Full consolidation
332	CIVF V – GB1B02 LLC	50.10%	50.10%	Delaware	Full consolidation
333	CIVF V – GB1W09 LLC	50.10%	50.10%	Delaware	Full consolidation
334	CIVF V – GB1B06 LLC	50.10%	50.10%	Delaware	Full consolidation
335	CIVF V – GB1W10 LLC	50.10%	50.10%	Delaware	Full consolidation
336	Defender - Basingstoke S.à r.l.	50.10%	50.10%	Luxembourg	Full consolidation
337	Defender - Leicester S.à r.l.	50.10%	50.10%	Luxembourg	Full consolidation
338	Defender - Tamworth S.à r.l.	50.10%	50.10%	Luxembourg	Full consolidation
339	Defender - Coventry S.à r.l.	50.10%	50.10%	Luxembourg	Full consolidation
340	Defender B Pledgeco S.à r.l.	50.10%	50.10%	Luxembourg	Full consolidation
341	Defender B Finco S.à r.l.	50.10%	50.10%	Luxembourg	Full consolidation
342	Defender B Holdco S.à r.l.	50.10%	50.10%	Luxembourg	Full consolidation
343	Defender B GP S.à r.l.	83.50%	83.50%	Luxembourg	Full consolidation
344	Defender B JV SCSp	50.10%	50.10%	Luxembourg	Full consolidation
345	Defender - Hapert S.à r.l.	50.10%	50.10%	Luxembourg	Full consolidation
346	Defender - Katwijk S.à r.l.	50.10%	50.10%	Luxembourg	Full consolidation
347	Defender – Almere BV	50.10%	50.10%	Netherlands	Full consolidation
348	Defender – Sassenheim BV	50.10%	50.10%	Netherlands	Full consolidation
349	Defender – Waalwijk BV	50.10%	50.10%	Netherlands	Full consolidation
350	Defender – De Kwakel BV	50.10%	50.10%	Netherlands	Full consolidation
351	Defender C Pledgeco S.à r.l.	61.87%	61.87%	Luxembourg	Full consolidation
352	Defender C Finco S.à r.l.	61.87%	61.87%	Luxembourg	Full consolidation
353	Defender C Holdco S.à r.l.	61.87%	61.87%	Luxembourg	Full consolidation
354	Defender C GP S.à r.l.	83.50%	83.50%	Luxembourg	Full consolidation
355	Defender C JV SCSp	61.87%	61.87%	Luxembourg	Full consolidation
356	Defender – Düsseldorf BV	61.87%	61.87%	Netherlands	Full consolidation

Consolidated Annual Accounts

Notes to the Consolidated Annual Accounts (cont'd)

No.	Name	Effective ownership 31 December 2023	Effective ownership 31 December 2022	Country of incorporation	Consolidation method
357	Fawkes Topco Limited	–%	–%	Jersey	Liquidated on 30/12/2022
358	Fawkes Propco Limited	–%	–%	Jersey	Liquidated on 30/12/2022
359	Vantage Bidco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
360	Vantage Holdco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
361	Vantage Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
362	Vantage Super Topco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
363	Vantage Finco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
364	Reale Compagnia Italiana S.p.A.	99.82%	99.82%	Italy	Full consolidation
365	Bjorn Denmark Propco 6 ApS	100.00%	100.00%	Denmark	Full consolidation
366	Vantage Industrial Partners 3 GP S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
367	Vantage Industrial Partners 3 SCSp	100.00%	100.00%	Luxembourg	Full consolidation
368	Vantage Lux Holdings S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
369	Vantage Lux Holdings 2 S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
370	Vantage Lux Midco 1 S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
371	Vantage Lux Midco 2 S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
372	Vantage Neuss S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
373	Vantage UK Logistics Limited	100.00%	100.00%	Jersey	Full consolidation
374	Vantage Partners 1 LP	100.00%	100.00%	Jersey	Full consolidation
375	Vantage Partners 1 GP Limited	100.00%	100.00%	Jersey	Full consolidation
376	Vantage Industrial Partners 1 Opco LP	100.00%	100.00%	Jersey	Full consolidation
377	Vantage Industrial Partners 2 Opco LP	100.00%	100.00%	Jersey	Full consolidation
378	Vantage Urban Logistics	100.00%	100.00%	Jersey	Full consolidation
379	Vantage Industrial Partners 1 LP	100.00%	100.00%	Jersey	Full consolidation
380	Vantage Industrial Partners 2 LP	100.00%	100.00%	Jersey	Full consolidation
381	Vantage Industrial Partners 1 GP Limited	100.00%	100.00%	Jersey	Full consolidation
382	Vantage Industrial Partners 2 GP Limited	100.00%	100.00%	Jersey	Full consolidation
383	Vantage Industrial Holdings Limited	100.00%	100.00%	Jersey	Full consolidation
384	Vantage Industrial Holdings Two Limited	100.00%	100.00%	Jersey	Full consolidation
385	Vantage Industrial Holdings Three Limited	100.00%	100.00%	Jersey	Full consolidation
386	Vantage Poyle Limited	100.00%	100.00%	Jersey	Full consolidation
387	Vantage Hayes Limited	100.00%	100.00%	Jersey	Full consolidation
388	Vantage Ashford Limited	100.00%	100.00%	Jersey	Full consolidation
389	Vantage Beckton Limited	100.00%	100.00%	Jersey	Full consolidation
390	Vantage Dartford Limited	100.00%	100.00%	Jersey	Full consolidation
391	Vantage Thurrock Two Limited	100.00%	100.00%	Jersey	Full consolidation
392	Vantage Crawley Limited	100.00%	100.00%	Jersey	Full consolidation
393	Vantage Crawley Two Limited	100.00%	100.00%	Jersey	Full consolidation
394	Vantage MK1 Limited	100.00%	100.00%	Jersey	Full consolidation
395	Vantage Clarence Two Limited	100.00%	100.00%	Jersey	Full consolidation
396	Vantage Clarence One Limited	100.00%	100.00%	Jersey	Full consolidation
397	Vantage FR1 SAS	100.00%	100.00%	France	Full consolidation
398	Vantage FR2 SAS	100.00%	100.00%	France	Full consolidation
399	Vantage FR3 SAS	100.00%	100.00%	France	Full consolidation
400	Vantage Croissy SCI	100.00%	100.00%	France	Full consolidation
401	Vantage Emerainville SCI	100.00%	100.00%	France	Full consolidation
402	Vantage Les Ulis SCI	100.00%	100.00%	France	Full consolidation
403	Vantage Vénissieux SCI	100.00%	100.00%	France	Full consolidation
404	Vantage Herblay SCI	100.00%	100.00%	France	Full consolidation
405	Vantage Le Bourget SCI	100.00%	100.00%	France	Full consolidation
406	Vantage Saint Laurent De Mure SCI	100.00%	100.00%	France	Full consolidation
407	Vantage Limeil SCI	100.00%	100.00%	France	Full consolidation
408	Vantage Marly SCI	100.00%	100.00%	France	Full consolidation

No.	Name	Effective ownership 31 December 2023	Effective ownership 31 December 2022	Country of incorporation	Consolidation method
409	Vantage Louvres SCI	100.00%	100.00%	France	Full consolidation
410	Vantage Brie-Comte-Robert SCI	100.00%	100.00%	France	Full consolidation
411	OPPCI Vantage Real Estate 1 Sppicav	100.00%	100.00%	France	Full consolidation
412	Vantage South Propco Ltd.	98.00%	98.00%	Jersey	Full consolidation
413	Vantage Purfleet Propco Limited	98.00%	98.00%	Jersey	Full consolidation
414	Defender A Midlands Propco Limited	50.10%	50.10%	Jersey	Full consolidation
415	Defender A South Propco Limited	50.10%	50.10%	Jersey	Full consolidation
416	Defender A North Propco Limited	50.10%	50.10%	Jersey	Full consolidation
417	Astrid Sweden Ånsta 20:262 AB	–%	75.00%	Sweden	Sold on 09/11/2023
418	Lorelai Investments S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
419	Gyro Logistics Propco BV	100.00%	100.00%	Netherlands	Full consolidation
420	Lisses Propco SNC	98.00%	98.00%	France	Full consolidation
421	Leaf Living Limited	95.00%	95.00%	United Kingdom	Full consolidation
422	BPPE Bondco S.à r.l.	100.00%	100.00%	Luxembourg	Full consolidation
423	Lahinch Target Investments ICAV - Lahinch Dublin Office Fund (formerly Davy Target Investments ICAV - Davy Dublin Office Fund)	100.00%	100.00%	Ireland	Full consolidation
424	BPPE Holdings (Jersey) Ltd.	100.00%	–%	Jersey	Full consolidation
425	BPPEH TreasuryCo S.à r.l.	100.00%	–%	Luxembourg	Full consolidation
426	Gamma GP S.à r.l.	100.00%	–%	Luxembourg	Full consolidation
427	Gamma SCSp	100.00%	–%	Luxembourg	Full consolidation
428	Bjorn Norway Newco 2 AS	100.00%	–%	Norway	Full consolidation
429	Bjorn Norway Newco 4 AS	100.00%	–%	Norway	Full consolidation
430	Apollo (Netherlands) Topco S.à r.l.	50.00%	–%	Luxembourg	Equity method
431	Apollo UK Topco Limited	50.00%	–%	Jersey	Equity method
432	TS Holdco Limited	50.00%	–%	Jersey	Equity method
433	Buffalo Investment Limited	45.17%	–%	Guernsey	Equity method
434	Mona Lisa Topco S.à r.l.	38.71%	–%	Luxembourg	Equity method

Definitions

Adjusted NOI	NOI annualised and adjusted to exclude annualised rent abatements and non-recurring items and include rental guarantees provided by the sellers. Investments sold during the year are excluded and investments acquired during the year are included
Adjusted Occupancy	Represents occupied GLA divided by available GLA, where available GLA excludes area that is vacant due to ongoing or recently completed refurbishment
Blackstone	Blackstone Inc. or, as the context may require, one or more funds, managed accounts or limited partnerships managed or advised by Blackstone Inc. or any of its affiliates or direct or indirect subsidiaries from time to time
BPPE	Blackstone Property Partners Europe, an open-ended fund focused on core+ real estate investments in Europe (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)
BPPEH	Blackstone Property Partners Europe Holdings S.à r.l., a wholly-owned subsidiary of BPPE
EBITDA	The profit / (loss) for the financial year/period, adjusted to add back net finance costs, taxation, depreciation and amortisation and net gain/(loss) on disposals
EMTN Programme	€10,000,000,000 Euro Medium Term Note Programme established by BPPEH
GAV	Gross asset value calculated as the sum of (a) total market value of the properties under management, including the total value of related equity and debt positions, joint venture and co-investment ownership positions and (b) the market value of Minority Investments. The market value of Minority Investments is calculated as the percentage of the market value of the relevant asset equal to the Group's Minority Investment; calculated as of 31 December 2023 unless stated otherwise. Where specified, Sector GAV excludes the market value of Minority Investments
GLA	Gross leasable area
Green Financing Framework	The Green Financing Framework (the "GFF") issued March 2021 (as may be subsequently amended) under which BPPEH may issue Green Financing Instruments to finance or refinance Eligible Green Investments
LfL Change	Change in metrics for the like-for-like portfolio, which is comprised of assets owned throughout the period from 31 December 2022 to 31 December 2023 (i.e., excludes assets developed, acquired or sold during the year). All like-for-like changes exclude the impact of development, remeasurement, and combination/division of existing area and units. All GAV and Passing Rent like-for-like changes are presented on an FX neutral basis by applying 31 December 2023 spot FX rates to prior period to present performance excluding the impact of exchange rate movements, if not stated otherwise
Minority Investments	Includes entities in which the Group and ArchCo Guarantor hold ownership interests that are not regarded as subsidiaries. Minority Investments in which the owner has an economic interest of between 20% and 50% are classified as 'participating interests' under Luxembourg GAAP. ArchCo Guarantor is an entity wholly owned and controlled by BPPE and is not a subsidiary of BPPEH, but has acceded as a guarantor to the notes issued under the EMTN Programme as well as the RCF and the Unsecured Bank Facilities (see Notes 12.1 and 25 of the Consolidated Annual Accounts)
MTM NOI Yield	Represents estimated stabilised marked-to-market NOI calculated as the sum of (a) estimated next twelve months NOI and (b) estimated additional NOI increases driven by (i) lease up to stabilised occupancy at current achievable market rent levels (if not already stabilised) and (ii) existing leases leased at current achievable market rent levels, divided by the sum of (a) Sector GAV and (b) estimated lease up and other necessary development costs at current levels required to achieve market rents at stabilised occupancy. Estimated MTM Yield is an illustrative number arrived on the basis of certain assumptions and forward looking projections. We estimate next twelve month NOI based on management's view of next twelve month estimated income as at the date of valuation, determined after expected non-recoverable property operating expenses such as insurance, real estate taxes, marketing and other vacant property costs for the next twelve month period are deducted from the estimated gross rental income, and in particular, our estimated current achievable market rent calculations are based on management's estimate of rental value at which the relevant space would be let in the market conditions prevailing at the date of valuation, determined based on management's analysis of a variety of sources, including but not limited to broker estimates, industry reports and lease comparables. These estimated metrics are inherently uncertain and there are or may be important factors that could cause actual outcomes or results to differ materially. They may not give an accurate or complete picture of the financial condition or results of operations for the period presented or any future period
Net LTV	Net loan-to-value ratio, calculated as the principal amount of interest bearing debt (excluding shareholder loans) less cash, divided by GAV, such that the amounts attributable to related equity and debt positions as well as joint venture and co-investment ownership positions are included in the calculation
NOI[1]	Net operating income, calculated as total property and related revenues less property operating expenses
Occupancy	Occupied GLA divided by total GLA, including rental guarantees unless otherwise noted; where specified, economic occupancy includes rental guarantees and physical occupancy excludes rental guarantees
Passing Rent	The rent at which an asset is rented at a point in time. Passing rent per square metre is calculated based on rent and occupied area attributable to the asset's primary use
RCF	Revolving credit facility
Re-leasing Spread	Difference between the new rent signed and the old prevailing rent on renewals (same space, same tenant) or new leases (same space, different tenant)
Same-store	Properties owned for the full periods presented, excluding properties acquired, developed or sold between the periods presented and adjusted for changes in ownership during the same period
sqf	Square feet
sqm	Square metres
Trailing NOI Yield	Adjusted NOI divided by GAV
WALL	Weighted average unexpired lease term, based on rent; calculated to first break unless otherwise noted; calculated as of 31 December 2023 unless stated otherwise

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Note: All BPPEH metrics in this Annual Report are calculated at 100% share (including the portion attributable to minority owners).

1. Total property and related revenues (adjusted for straight line rent, if any) less property operating expenses (excluding, for the avoidance of doubt, general and administrative costs, interest expense, transaction costs, depreciation and amortisation expense, realised gains (losses) from the sale of properties and other capital expenditures and leasing costs necessary to maintain the operating performance of the properties).