

Registration number: 01054564

SEGRO Overseas Holdings Limited
Annual Report and Financial Statements
for the Year Ended 31 December 2021



SEGRO Overseas Holdings Limited

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SEGRO Overseas Holdings Limited

Company Information

Directors

A. J. Pilsworth

A.O. Peters

D.J.R. Sleath

S. Das

Company secretary

J. Foo

Registered office

1 New Burlington Place
London
W1S 2HR

Independent auditors

PricewaterhouseCoopers LLP
7 More London Riverside
London
SE1 2RT
United Kingdom

SEGRO Overseas Holdings Limited

Strategic Report for the Year Ended 31 December 2021

The Directors present their Strategic Report for the year ended 31 December 2021.

Principal activities

The principal activity of the Company is investment in European property companies.

This is a private company limited by shares incorporated in England and Wales. Details of the Company's registered office is set out in the Company information on page 1.

Business review

Fair review of the business

The Company has performed in line with expectations and the Directors are satisfied with the year-end position. The results for the Company show a pre-tax profit of €96m (2020: profit €65m). The Company is in a net asset position at the year end. The Directors are satisfied that the financial statements have been prepared on a going concern basis. For further disclosure see the Directors' Report under going concern.

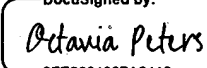
Key Performance Indicators (KPIs)

Given the straightforward nature of the business, the Company's directors are of the opinion that analysis using KPIs is not necessary for an understanding of the development, performance, or position of the business. KPIs are disclosed within the SEGRO plc Annual Report and Accounts for the year ended 31 December 2021.

Covid-19

The onset of the Covid-19 pandemic had wide reaching implications for stakeholders of the Company and the SEGRO Group. The Group and the Company continue to monitor the situation and have taken actions to mitigate its impacts including on our operations, the health and wellbeing of our employees and to support our stakeholders.

Approved by the Board on 4 August 2022 and signed on its behalf by:

DocuSigned by:

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A.O. Peters
Director

SEGRO Overseas Holdings Limited

Directors' Report for the Year Ended 31 December 2021

The Directors present their report and the audited financial statements of the Company for the year ended 31 December 2021.

Principal risks and uncertainties

The Company, as a subsidiary of SEGRO plc, is managed on a unified basis as part of the SEGRO plc group "The Group". The principal risks faced by the Company reflect those of the SEGRO plc group and the table below outlines the principal risks and uncertainties faced by the SEGRO plc group in delivering its strategic priorities for the forthcoming year.

- Macroeconomic impact on Market Cycle
- Portfolio Strategy and Execution
- Major event/business disruption
- Health and Safety
- Environmental Sustainability and Climate Change
- Development Plan execution
- Financing Strategy
- Political and Regulatory
- Operational delivery and compliance

These risks and uncertainties are described in greater detail together with mitigating factors on pages 78 to 83 of the SEGRO plc Annual Report and Accounts for the year ended 31 December 2021.

Going concern

The financial statements have been prepared on a going concern basis, as the Directors intend the Company to maintain the same level of activity during the forthcoming year. The Company is in a net current liability position but overall is in a net asset position. The Company is funded via an inter-company non-current account provided by the Company's ultimate parent, SEGRO plc, which has confirmed its continuing financial support and therefore the Directors consider the Company is in a position to meet its liabilities as they fall due. It is agreed that no inter-Group lender has any intention to require the loan to be repaid, in whole or in part, for at least 12 months from the date of signing of the financial statements. If the entity is unable to meet its liabilities as they fall due, it is the intention of SEGRO plc to provide financial support as necessary for at least 12 months from the signing of the financial statements.

The Directors, having assessed the responses of the Directors of the Company's ultimate parent SEGRO plc to their enquiries have no reason to believe that a material uncertainty exists that may cast significant doubt about the ability of the SEGRO plc group to continue as a going concern or its ability to continue with the current banking arrangements.

On the basis of their assessment of the Company's financial position and of the enquiries made of the Directors of SEGRO plc, the Company's Directors have a reasonable expectation that the Company will be able to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

Future developments

The Directors expect the general level of activity to remain consistent with the current year in the forthcoming years. This is due to the straightforward nature of the business in which the Company operates.

Management continue to monitor the ongoing conflict in Ukraine and the impact on the business. This includes an assessment of the economic sanctions held against Russia.

Employees

There were no employees directly employed by the Company during the year (2020: none).

SEGRO Overseas Holdings Limited

Directors' Report for the Year Ended 31 December 2021 (continued)

Dividends

Dividends paid and dividends recommended in respect of the current and prior year are disclosed within the dividends note.

Directors of the Company

The directors of the Company who were in office during the year and up to the date of signing the financial statements, were as follows:

A. J. Pilsworth

A.O. Peters

D.J.R. Sleath

S. Das

Directors' indemnity provision

A qualifying third party indemnity provision (as defined in S234 of the Companies Act 2006) was in force for the benefit of the Directors of the Company during the financial year and at the date of the approval of the financial statements.

The contracts of employment of the Directors of the Company do not provide for compensation for the loss of office that occurs because of takeover.

Subsequent events

Details of the significant events affecting the Company since the year end are included in the subsequent events note.

Disclosure of information to the auditors

In the case of each director in office at the date the Directors' Report is approved:

- So far as the Director is aware, there is no relevant audit information of which the Company's auditors are unaware; and
- They have taken all the steps they ought to have taken as a Director in order to make themselves aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

Independent auditors of the Company

The auditors, PricewaterhouseCoopers LLP, have indicated their willingness to continue in office. Pursuant to Section 487 of the Companies Act 2006, the auditors will be deemed to be reappointed and PricewaterhouseCoopers LLP will therefore continue in office.

Approved by the Board on 4 August 2022 and signed on its behalf by:

DocuSigned by:

Octavia Peters

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A.O. Peters

Director

SEGRO Overseas Holdings Limited

Statement of Directors' Responsibilities

The Directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 101 "Reduced Disclosure Framework", and applicable law).

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, the directors are required to:

•	select suitable accounting policies and apply them consistently;
•	state whether applicable United Kingdom Accounting Standards, comprising FRS 101, have been followed, subject to any material departures disclosed and explained in the financial statements;
•	make judgements and accounting estimates that are reasonable and prudent; and
•	prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Directors are also responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006.

SEGRO Overseas Holdings Limited

Independent Auditors' Report to the Members of SEGRO Overseas Holdings Limited

Report on the audit of the financial statements

Opinion

In our opinion, SEGRO Overseas Holdings Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2021 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 101 "Reduced Disclosure Framework", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), which comprise: the Statement of Financial Position as at 31 December 2021; the Income Statement, the Statement of Comprehensive Income, and the Statement of Changes in Equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the company's ability to continue as a going concern.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

SEGRO Overseas Holdings Limited

Independent Auditors' Report to the Members of SEGRO Overseas Holdings Limited (continued)

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. 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 that fact. We have nothing to report based on these responsibilities.

With respect to the Strategic report and Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on our work undertaken in the course of the audit, the Companies Act 2006 requires us also to report certain opinions and matters as described below.

Strategic Report and Directors' Report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Strategic report and Directors' Report for the year ended 31 December 2021 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Strategic report and Directors' Report.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Statement of Directors' Responsibilities, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company'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 directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) 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 financial statements.

SEGRO Overseas Holdings Limited

Independent Auditors' Report to the Members of SEGRO Overseas Holdings Limited (continued)

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Based on our understanding of the company and industry, we identified that the principal risks of non-compliance with laws and regulations related to compliance with Real Estate Investment Trust (REIT) status by SEGRO plc group, of which the company is a related undertaking, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the financial statements such as the Companies Act 2006. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries to increase revenue or reduce expenditure, and management bias in accounting estimates and judgemental areas of the Financial Statements. Audit procedures performed by the engagement team included:

- Discussions with management, including consideration of known or suspected instances of non-compliance with laws and regulations and fraud;
- Understanding management's internal controls designed to prevent and detect irregularities;
- Reviewing relevant meeting minutes, including those of the Board of Directors; and
- Identifying and testing journal entries, where applicable, in particular any journal entries posted with unusual account combinations or posted by users posting a low number of journals in the period.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

SEGRO Overseas Holdings Limited

Independent Auditors' Report to the Members of SEGRO Overseas Holdings Limited (continued)

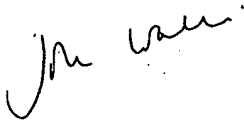
Other required reporting

Companies Act 2006 exception reporting

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not obtained all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.



John Waters (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London
4 August 2022

SEGRO Overseas Holdings Limited

Income Statement for the Year Ended 31 December 2021

	Note	2021 € 000	2020 € 000
Administrative expenses	4	(26)	(7)
Reversal of impairment against carrying value of investments in subsidiaries	8	63,365	27,322
Miscellaneous income		158	-
Gain from disposals of investments		<u>1,708</u>	<u>8,767</u>
Operating gain		65,205	36,082
Finance income	5	4,649	4,856
Finance cost	5	(4,278)	(4,401)
Dividends received		<u>30,000</u>	<u>28,813</u>
Profit before tax		95,576	65,350
Income tax expense	6	<u>(583)</u>	-
Profit after tax		<u>94,993</u>	<u>65,350</u>

The above results were derived from continuing operations.

SEGRO Overseas Holdings Limited**Statement of Comprehensive Income for the Year Ended 31 December 2021**

	2021 € 000	2020 € 000
Profit for the financial year	94,993	65,350
Other comprehensive income for the year, net of tax	-	-
Total comprehensive income for the year	<u>94,993</u>	<u>65,350</u>

The notes on pages 14 to 25 form an integral part of the financial statements

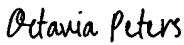
SEGRO Overseas Holdings Limited

(Registration number: 1054564)

Statement of Financial Position as at 31 December 2021

	Note	31 December 2021 € 000	31 December 2020 € 000
Fixed assets			
Amounts due from group undertakings	7	7,771	7,751
Investments in subsidiaries	8	1,273,874	1,129,199
		<u>1,281,645</u>	<u>1,136,950</u>
Current assets			
Trade and other receivables	9	597	752
Cash and cash equivalents		4	70
		<u>601</u>	<u>822</u>
Total assets		<u>1,282,246</u>	<u>1,137,772</u>
Creditors: Amounts falling due within one year			
Trade and other payables	13	(749)	(838)
Net current liabilities		<u>(148)</u>	<u>(16)</u>
Total assets less current liabilities		1,281,497	1,136,934
Creditors: Amounts falling due after more than one year	14	(162,814)	(164,554)
Net assets		<u>1,118,683</u>	<u>972,380</u>
Equity			
Called up share capital	15	150,031	150,031
Share premium		388,258	292,107
Retained earnings		580,394	530,242
Total shareholder's funds		<u>1,118,683</u>	<u>972,380</u>

The financial statements on pages 10 to 25 were approved by the Board on 4 August 2022 and signed on its behalf by:

DocuSigned by:

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A.O. Peters
Director

The notes on pages 14 to 25 form an integral part of the financial statements

SEGRO Overseas Holdings Limited**Statement of Changes in Equity for the Year Ended 31 December 2021**

	Called up share capital € 000	Share premium € 000	Retained earnings € 000	Total € 000
At 1 January 2021	150,031	292,107	530,242	972,380
Profit for the year	-	-	94,993	94,993
Total comprehensive income	-	-	94,993	94,993
New share capital	-	96,151	-	96,151
Dividends paid	-	-	(44,841)	(44,841)
At 31 December 2021	150,031	388,258	580,394	1,118,683

	Called up share capital € 000	Share premium € 000	Retained earnings € 000	Total € 000
At 1 January 2020	150,031	226,620	493,705	870,356
Profit for the year	-	-	65,350	65,350
Total comprehensive income	-	-	65,350	65,350
New share capital	-	65,487	-	65,487
Dividends paid	-	-	(28,813)	(28,813)
At 31 December 2020	150,031	292,107	530,242	972,380

The notes on pages 14 to 25 form an integral part of the financial statements

SEGRO Overseas Holdings Limited

Notes to the Financial Statements for the Year Ended 31 December 2021

1 General information

General

SEGRO Overseas Holdings Limited ("the Company") is a private company limited by share capital incorporated and domiciled in England and Wales. Details of the Company's registered office is set out in the Company information on page 1. The nature of the Company's operations and its principal activities are set out in the Strategic Report on page 2.

These financial statements are presented in thousands and in euros since that is the currency in which the majority of the Company's transactions are denominated and is the functional currency of the Company.

These financial statements were prepared in accordance with Financial Reporting Standard 101, 'Reduced Disclosure Framework'. These financial statements are separate financial statements.

The Company is exempt from the preparation of consolidated financial statements, because it is included in the financial statements of SEGRO plc. The Group financial statements of SEGRO plc for the year ended 31 December 2021 are available to the public and can be obtained as set out in note 16.

2 Significant accounting policies

As permitted by FRS 101, the Company has taken advantage of the disclosure exemptions available under that standard, for all periods presented, in relation to business combinations, financial instruments, capital management, presentation of comparative information in respect of certain assets, share based payments, presentation of a cash-flow statement, disclosures in respect of the compensation of key management personnel, related parties and disclosure of valuation techniques and inputs used for fair value measurement of assets and liabilities and standards not yet effective.

Where relevant, equivalent disclosures have been given in the Group financial statements of SEGRO plc for the year ended 31 December 2021. The Group financial statements of SEGRO plc are available to the public and can be obtained as set out in note 16.

As the Company is a subsidiary of the SEGRO plc group, it is managed on a unified basis as part of the SEGRO plc group.

The preparation of financial statements in conformity with FRS 101 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 3.

There are standard accounting policies followed by the Group and they are included within this note for standardised presentation across all financial statements as the Group has a significant number of subsidiaries.

The financial statements have been prepared on the historical cost basis, except for the revaluation of certain properties that are measured at fair value through profit or loss, and in accordance with the Companies Act 2006 as applicable to companies using FRS 101. Historical cost is generally based on the fair value of the consideration given in exchange for the goods and services. The principal accounting policies applied in the preparation of these financial statements are set out below, and have, unless otherwise stated, been consistently applied to all periods presented in these financial statements.

SEGRO Overseas Holdings Limited

Notes to the Financial Statements for the Year Ended 31 December 2021 (continued)

2 Significant accounting policies (continued)

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement purposes in these financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of IFRS 2, leasing transactions that are within the scope of IFRS 16, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in IAS 2 or value in use in IAS 36.

Adoption of new and revised Standards

The following standards and amendments have been adopted by the Company for the first time for the financial year beginning on 1st January 2021:

- Interest Rate Benchmark Reform - Phase 2 (Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16)

The amendment did not have any impact on the amounts recognised in prior period and are not expected to significantly affect the current or future periods.

Going concern

The Company's business activities are set out in the Strategic Report, together with the factors likely to affect its future development and position set out in the Directors' Report.

The financial statements have been prepared on a going concern basis, as the Directors intend the Company to maintain the same level of activity during the forthcoming year. The Company is in a net current liability position but overall is in a net asset position. The Company is funded via an inter-company non-current account provided by the Company's ultimate parent, SEGRO plc, which has confirmed its continuing financial support and therefore the Directors consider the Company is in a position to meet its liabilities as they fall due. It is agreed that no inter-Group lender has any intention to require the loan to be repaid, in whole or in part, for at least 12 months from the date of signing of the financial statements. If the entity is unable to meet its liabilities as they fall due, it is the intention of SEGRO plc to provide financial support as necessary for at least 12 months from the signing of the financial statements.

The Directors, having assessed the responses of the Directors of the Company's ultimate parent SEGRO plc to their enquiries have no reason to believe that a material uncertainty exists that may cast significant doubt about the ability of the SEGRO plc group to continue as a going concern or its ability to continue with the current banking arrangements.

On the basis of their assessment of the Company's financial position and of the enquiries made of the Directors of SEGRO plc, the Company's Directors have a reasonable expectation that the Company will be able to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

SEGRO Overseas Holdings Limited

Notes to the Financial Statements for the Year Ended 31 December 2021 (continued)

2 Significant accounting policies (continued)

Foreign currency transactions

Transactions in currencies other than euros are initially recorded at the rates of exchange prevailing on the dates of the transactions. Monetary assets and liabilities denominated in such currencies are retranslated at the rates prevailing on the balance sheet date. Profits and losses arising on retranslation are included in the income statement.

Investments

Where the Company holds investments in subsidiaries, joint ventures and associates these are held at cost less accumulated impairment losses. The Company has taken advantage of the exemption under S400 Companies Act 2006 not to produce consolidated financial statements.

Impairment of non-financial assets

The Company's non-financial assets, excluding investment properties, are reviewed at each reporting date to assess impairment. Where indication of impairment exists, the asset's recoverable amount is estimated, and if found to be lower than its carrying value, it is written down to the recoverable amount. The impairment loss is taken to the Income Statement. The recoverable amount is the higher of an asset's net selling price and its value-in-use (i.e. the net present value of its future cash flows, discounted at a pre-tax interest rate that reflects the borrowing costs and risks for the asset).

An impairment loss is reversed if estimates for the recoverable amount change, but only to the extent that its carrying amount after reversal does not exceed the net asset value that would arise had there been no impairment loss.

Where the Company has investments in subsidiaries which have been liquidated, the subsidiaries distributes its remaining net assets up to the parent company via an intercompany dividend. The parent company will offset this dividend against its investment in the subsidiary and will write off/release any residual balance left over as an impairment charge to the Income Statement.

Loans

Loans, other than bank overdrafts, are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, loans are stated at amortised cost with any difference between the amount initially recognised and the redemption value being recognised in the Income Statement over the period of the loans, using the effective interest method.

Gross borrowing costs relating to direct expenditure on properties under development or undergoing major refurbishment are capitalised. The interest capitalised is calculated using the weighted average cost of the loan. Interest is capitalised as from the commencement of the development work until the date of practical completion. The capitalisation of finance costs is suspended if there are prolonged periods when development activity is interrupted.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments with original maturities of three months or less that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

SEGRO Overseas Holdings Limited

Notes to the Financial Statements for the Year Ended 31 December 2021 (continued)

2 Significant accounting policies (continued)

Trade and other receivables and payables

Trade and other receivables are booked at fair value and subsequently measured at amortised cost using the effective interest method. Trade and other payables are initially measured at fair value, net of transaction costs and subsequently measured at amortised costs using the effective interest method.

The Company applies the IFRS 9 simplified approach to measuring expected credit losses ('ECLs') which uses a lifetime expected loss allowance for all trade receivables. Note 9 details the Company's calculation for measuring ECLs.

Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

Income tax expense

Income tax on the profit for the year comprises current and deferred tax. Current tax is the tax payable on taxable income for the year and any adjustment in respect of previous years.

Deferred tax is provided in full using the balance sheet liability method on temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is determined using tax rates that have been enacted or substantively enacted by the reporting date and are expected to apply when the asset is realised or the liability is settled.

No provision is made for temporary differences (i) arising on the initial recognition of assets or liabilities, other than a business combination, that affect neither accounting nor taxable profit and (ii) relating to investments in subsidiaries to the extent that they will not reverse in the foreseeable future.

Deferred tax assets are recognised to the extent that it is probable that suitable taxable profits will be available against which deductible temporary differences can be utilised.

3 Critical accounting judgements and key sources of estimation uncertainty

In the application of the Company's accounting policies, the Directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revisions and future periods if the revision affects both current and future periods.

Management have not identified any specific critical accounting judgements and key sources of exceptional uncertainty in the current or prior year.

SEGRO Overseas Holdings Limited

Notes to the Financial Statements for the Year Ended 31 December 2021 (continued)

4 Administrative expenses

Employees

There were no employees directly employed by the Company during the year (2020: none).

Audit fees

A notional charge of £2,200 (2020: £2,000) per Company is deemed payable to PricewaterhouseCoopers LLP in respect of the audit of the financial statements. The actual amounts payable to PricewaterhouseCoopers LLP are paid at Group level by SEGRO plc.

There are no fees payable to PricewaterhouseCoopers LLP and their associates for non-audit services to the Company, as no non-audit services were provided to the Company. Fees for non-audit services provided to SEGRO plc are disclosed in the SEGRO plc Annual Report and Accounts for the year ended 31 December 2021

Directors' remuneration

The Directors received no remuneration in respect of their services to the Company during the year (2020: £Nil). Some of the Directors may also be Directors of SEGRO plc, the Company's ultimate holding company, and the remuneration of these Directors is disclosed in the financial statements of that Company.

No apportionment or recharges were made for the remuneration of directors borne by another company. The value of this service is negligible and not possible to allocate.

5 Net finance costs

	2021 € 000	2020 € 000
Finance income		
Interest receivable from group undertakings	4,649	4,856
Finance cost		
Interest on group borrowings	(4,278)	(4,401)
Net finance income	<u>371</u>	<u>455</u>

SEGRO Overseas Holdings Limited

Notes to the Financial Statements for the Year Ended 31 December 2021 (continued)

6 Income tax (expense)/credit

Tax charged/(credited) in the Income Statement:

	2021 € 000	2020 € 000
UK tax	210	-
Foreign tax	373	-
Total current income tax	583	-

The tax on profit before tax for the year is lower than the standard rate of corporation tax in the UK (2020 - lower than the standard rate of corporation tax in the UK) of 19% (2020 - 19%).

The differences are reconciled below:

	2021 € 000	2020 € 000
Profit before tax	95,576	65,350
Less: revaluation movement not taxable	-	-
Adjusted profit before tax	95,576	65,350
Corporation tax at standard rate	18,159	12,417
Non-taxable income	(12,039)	-
Tax exempt income	(5,700)	(10,666)
Withholding tax due on distributions received	373	-
Utilisation of previously unrecognised tax losses	(210)	-
Loss claimed as group relief for no consideration	-	(1,751)
Total tax charge	583	-

The standard rate of UK corporation tax is expected to be maintained at 19% for the financial year beginning 1 April 2022, and then 25% for the financial year beginning 1 April 2023. This is unlikely to significantly impact the Company's tax charge.

The Company has potential unrecognised tax losses of €5.5m (2020: €12.2m), which have not been recognised as their future recovery is uncertain or not currently anticipated.

7 Amounts due from group undertakings

Where the Company is trading, its amounts owed to Group undertakings are charged at an interest rate of 1.75% (2020: 1.85%). Where the Company is not trading the non-current account is not interest bearing. The amounts due have no fixed repayment terms.

SEGRO Overseas Holdings Limited

Notes to the Financial Statements for the Year Ended 31 December 2021 (continued)

8 Investments in subsidiaries

Subsidiaries	2021 € 000	2020 € 000
Cost		
At 1 January	1,553,929	1,496,453
Additions	81,310	65,486
Disposals	-	(8,010)
At 31 December	<u>1,635,239</u>	<u>1,553,929</u>
Provision for impairment		
At 1 January	(424,730)	(452,052)
Reversal of provision for impairment	63,365	27,322
At 31 December	<u>(361,365)</u>	<u>(424,730)</u>
Net book value at 31 December	<u>1,273,874</u>	<u>1,129,199</u>

All principal subsidiary undertakings are engaged in property investment, development or investment holding.

The reversal of the provision of €63.4m (2019: €27.3m) was a result of an increase in the net assets in the subsidiaries of the Company and the deemed recoverable amount of the investment made. The increase in the net assets in the subsidiaries is mainly due to the increase in the fair value of the investment properties held by the subsidiaries.

All undertakings are 100% directly owned subsidiaries and are incorporated in England and Wales with the registered office at 1 New Burlington Place, London W1S 2HR.

Company Name	Jurisdiction	% effective holding	Direct/ Indirect	Registered Office
Amdale Holdings Limited NV	Belgium		Indirect	Boulevard LouisSchmidt 87, 1040 Etterbeek, Belgium
Beira Investments Sp. z.o.o.	Poland		Indirect	Pl. Andersa 3, 61-894 Poznan, Poland
Bonsol S.R.L.	Italy	95%	Indirect	Strada 3 Palazzo B3, 20090 Assago, Milanofiori, Milan, Italy
SEGRO Czech Republic s.r.o.	Czech Republic		Indirect	Praha 1, Na Příkopě 9/392 a 11/393, PSČ 110 00, Czech Republic
De Hoek-Noord S-Park B.V.	Netherlands		Indirect	Gustav Mahlerplein 62, ITO-toren, 8th Floor, 1082 MA, Amsterdam, Netherlands
Granby Investments Sp. z.o.o.	Poland		Indirect	Pl. Andersa 3, 61-894 Poznan, Poland
GrontFour s.r.o.	Czech Republic		Indirect	Praha 1, Na Příkopě 9/392 a 11/393, PSČ 110 00, Czech Republic
Holbury Investments Sp. z.o.o.	Poland		Indirect	Pl. Andersa 3, 61-894 Poznan, Poland
IFP S.R.L.	Italy	95%	Indirect	Strada 3 Palazzo B3, 20090 Assago, Milanofiori, Milan, Italy
IMPIANTI FTV S.R.L.	Italy	95%	Indirect	Strada 3 Palazzo B3, 20090 Assago, Milanofiori, Milan, Italy
Karnal Investments Sp. z.o.o.	Poland		Indirect	Pl. Andersa 3, 61-894 Poznan, Poland

SEGRO Overseas Holdings Limited

Notes to the Financial Statements for the Year Ended 31 December 2021 (continued)

8 Investments in subsidiaries (continued)

Company Name	Jurisdiction	% effective holding	Direct/ Indirect	Registered Office
LIACOM-A Ingatlanforgalmazó Korlátolt Felelősségű Társaság	Hungary		Indirect	1024 Budapest, Lövház u. 39, Hungary
Lynford Investments Sp. z.o.o.	Poland		Indirect	Pl. Andersa 3, 61-894 Poznan, Poland
MOM4 Üzleti Park Ingatlanfejlesztő Korlátolt Felelősségű Társaság	Hungary		Indirect	1024 Budapest, Lövház u. 39, Hungary
Ożarów Biznes Park Ożarów Sp. z.o.o.	Poland		Indirect	Pl. Andersa 3, 61-894 Poznan, Poland
SEGRO (Den Bosch) B.V.	Netherlands		Indirect	Gustav Mahlerplein 62, ITO-toren, 8th Floor, 1082 MA, Amsterdam, Netherlands
SEGRO (West Zaan) B.V.	Netherlands		Indirect	Gustav Mahlerplein 62, ITO-toren, 8th Floor, 1082 MA, Amsterdam, Netherlands
SEGRO Achte Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Achtzehnte Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO B.V.	Netherlands		Direct	Gustav Mahlerplein 62, ITO-toren, 8th Floor, 1082 MA, Amsterdam, Netherlands
SEGRO Belgium NV	Belgium		Indirect / Direct <0.1%	Boulevard LouisSchmidt 87, 1040 Etterbeek, Belgium
SEGRO Benelux B.V.	Netherlands		Indirect	Gustav Mahlerplein 62, ITO-toren, 8th Floor, 1082 MA, Amsterdam, Netherlands
SEGRO De Hoek B.V.	Netherlands		Indirect	Gustav Mahlerplein 62, ITO-toren, 8th Floor, 1082 MA, Amsterdam, Netherlands
SEGRO Dreiundzwanzigste Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Dreizehnte Grundbesitz GmbH	Germany	94%	Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Dritte Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Einundzwanzigste Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Elfte Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Erste Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Europe Limited	England and Wales		Direct	1 New Burlington Place, London, W1S 2HR, United Kingdom
SEGRO Fünfte Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany

SEGRO Overseas Holdings Limited

Notes to the Financial Statements for the Year Ended 31 December 2021 (continued)

8 Investments in subsidiaries (continued)

Company Name	Jurisdiction	% effective holding	Direct/ Indirect	Registered Office
SEGRO				
Fünfundzwanzigste Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Fünfzehnte Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Fixtures GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Germany GmbH	Germany		Direct	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Glinde B.V.	Netherlands		Indirect	Gustav Mahlerplein 62, ITO-toren, 8th Floor, 1082 MA, Amsterdam, Netherlands
SEGRO Industrial Nederland B.V.	Netherlands		Indirect	Gustav Mahlerplein 62, ITO-toren, 8th Floor, 1082 MA, Amsterdam, Netherlands
SEGRO Italy S.R.L.	Italy		Indirect	Strada 3 Palazzo B3, 20090 Assago, Milanofiori, Milan, Italy
SEGRO Luge S.á r.l.	Luxembourg		Indirect	5, rue Guillaume Kroll, L-1882 Luxembourg
SEGRO Capital S.á r.l.	Luxembourg		Direct	35 - 37 avenue de la Liberté, L1931 Luxembourg
SEGRO Luxembourg S.á r.l.	Luxembourg		Direct	35 - 37 avenue de la Liberté, L1931 Luxembourg
SEGRO Management NV	Belgium		Indirect	Boulevard LouisSchmidt 87, 1040 Etterbeek, Belgium
SEGRO Netherlands B.V.	Netherlands		Indirect	Gustav Mahlerplein 62, ITO-toren, 8th Floor, 1082 MA, Amsterdam, Netherlands
SEGRO Netherlands Holding B.V.	UK Branch		Direct	1 New Burlington Place, London, W1S 2HR
SEGRO Neunte Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Neunzehnte Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Poland Sp. z.o.o.	Poland		Indirect	Pl. Andersa 3, 61-894 Poznan, Poland
SEGRO Reisholz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Sechste Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Sechzehnte Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Siebte Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Siebzehnte Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Spain Management, SL	Spain		Indirect	Calle Conde de Aranda 22 5 Izquierda, 28001, Madrid, Spain
SEGRO (Spain Energy) S.L.	Spain		Indirect	Calle Conde de Aranda 22 5 Izquierda, 28001, Madrid, Spain

SEGRO Overseas Holdings Limited

Notes to the Financial Statements for the Year Ended 31 December 2021 (continued)

8 Investments in subsidiaries (continued)

Company Name	Jurisdiction	% effective holding	Direct/ Indirect	Registered Office
SEGRO Vierte Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Vierundzwanzigste Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Vierzehnte Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Zehnte Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Zwanzigste Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Zweite Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Zweiundzwanzigste Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SEGRO Zwölfte Grundbesitz GmbH	Germany		Indirect	Fichtenstrasse 33, 40233 Düsseldorf, Germany
SELP Management Limited	England and Wales		Direct	1 New Burlington Place, London, W1S 2HR, United Kingdom
Tenedor S.R.L.	Italy		Indirect	Strada 3 Palazzo B3, 20090 Assago, Milanofiori, Milan, Italy
Vailog Colleferno S.R.L.	Italy	95%	Indirect	Strada 3 Palazzo B3, 20090 Assago, Milanofiori, Milan, Italy
Vailog Energ 2 S.R.L.	Italy	95%	Indirect	Strada 3 Palazzo B3, 20090 Assago, Milanofiori, Milan, Italy
Vailog Energy 1 S.R.L.	Italy	95%	Indirect	Strada 3 Palazzo B3, 20090 Assago, Milanofiori, Milan, Italy
Vailog Energy 3 S.R.L.	Italy	95%	Indirect	Strada 3 Palazzo B3, 20090 Assago, Milanofiori, Milan, Italy
Vailog S.R.L.	Italy	95%	Indirect	Strada 3 Palazzo B3, 20090 Assago, Milanofiori, Milan, Italy
Zinc One S.R.L.	Italy		Indirect	Strada 3 Palazzo B3, 20090 Assago, Milanofiori, Milan, Italy
ZINC SEVEN S.R.L.	Italy		Direct	Strada 3 Palazzo B3, 20090 Assago, Milanofiori, Milan, Italy
Zinc Six S.R.L.	Italy		Indirect	Strada 3 Palazzo B3, 20090 Assago, Milanofiori, Milan, Italy

SEGRO Overseas Holdings Limited

Notes to the Financial Statements for the Year Ended 31 December 2021 (continued)

9 Trade and other receivables

	31 December 2021 € 000	31 December 2020 € 000
Receivables from related parties	597	752

Trade receivables are presented in the balance sheet net of loss allowances. The Group applies the IFRS 9 simplified approach to measuring expected credit losses ('ECLs') which uses a lifetime expected loss allowance for all trade receivables. Expected loss rates are based on the historic credit loss experienced and adjusted for current and forward information affecting the ability of the individual customers to settle receivables. In the current and prior reporting period, the current and forward information considers the impact of Covid-19. Trade receivables are written off when there is no reasonable expectation of recovery.

Loss allowances, amounts written off and recoveries of amounts previously written off are accounted in cost within operating profit. These amounts were £nil for the year ended 31 December 2021 (2020: £nil).

The other financial assets held by the Group have been considered for impairment based on historical default rates over the expected life and are adjusted for forward-looking information. Based on that analysis, no material loss allowances are held against these assets in the current and prior year.

10 Financial instruments

Financial assets and liabilities

Financial assets in the Company comprise trade and other receivables (excluding prepayments), inter-company receivables and cash and cash equivalents, which are categorised as financial assets at amortised costs. Financial liabilities comprise inter-company debt, which is categorised as financial liabilities and measured at amortised cost, and trade and other payables (excluding rent in advance, and tax balances) which are categorised as other financial liabilities. The carrying values of these financial assets and liabilities approximate their fair value.

The Company is funded via an inter-company non-current account ultimately provided by the Group's parent entity SEGRO plc. Where the Company is trading this is charged at an interest rate of 1.75% (2020: 1.85%). Where the Company is not trading the non-current account is not interest bearing. This advance has no set maturity date although the parent entity has undertaken to give 12 months notice of any demand for repayment of the balance. To date no such notice has been issued. The parent entity has also indicated its intention to provide the support necessary to ensure the Company remains a going concern.

The Company has no bank debt, is not party to any derivative instruments and has no foreign currency exposures as 100% of its business is UK based.

11 Dividends

A dividend of €44.8m was recognised during the year ended 31 December 2021 (2020: €28.8m). After the balance sheet date, dividends of €Nil (2020: €44.8m) were proposed by the Directors and paid. The dividends proposed after the balance sheet date have not been provided for in the current year financial statements.

12 Contingent liabilities

The Company has guaranteed certain contractual obligations held by subsidiary undertakings and has indicated its intention to provide the necessary support required by these subsidiaries.

SEGRO Overseas Holdings Limited

Notes to the Financial Statements for the Year Ended 31 December 2021 (continued)

13 Trade and other payables

	2021 € 000	2020 € 000
Accrued expenses and rent received in advance	-	54
Amounts due to related parties	539	680
Social security and other taxes	210	-
Other payables	-	104
	<u>749</u>	<u>838</u>

14 Creditors: Amounts falling due after more than one year

	31 December 2021 € 000	31 December 2020 € 000
Amounts owed to group undertakings	<u>162,814</u>	<u>164,554</u>

Where the Company is trading, its amounts owed to Group undertakings are charged at an interest rate of 1.75% (2020: 1.85%). Where the Company is not trading the non-current account is not interest bearing. The amounts due have no fixed repayment terms.

15 Called up share capital

The Company has one class of ordinary shares which carry no right to fixed income. Each share carries the right to one vote at the general meetings of the Company.

Allotted, called up and fully paid shares

		31 December 2021 € 000		31 December 2020 € 000
	No. '000		No. '000	
Ordinary of £1 each (€1.20)	125,027	150,031	125,027	150,031

During the year the Company issued 1 ordinary share of £1 each for a premium of £82,432,948 (€96,150,748).

16 Parent and ultimate parent undertaking

The immediate parent undertaking is SEGRO plc.

The ultimate parent undertaking and the smallest and largest group to consolidate these financial statements is SEGRO plc. Copies of the SEGRO plc consolidated financial statements can be obtained from 1 New Burlington Place, London, W1S 2HR, England.

The ultimate controlling party is SEGRO plc.

17 Subsequent events

There have been no significant events since year end.