

DON'T  
STAPLE

**OS AA01**

Statement of details of parent law and other  
information for an overseas company



Companies House

✓ What this form is for:  
You may use this form to  
accompany your accounts  
disclosed under parent law.

✗ What this form is NOT for:  
You cannot use this form for  
an alteration of manner  
with accounting requirements.

WEDNESDAY



\*ACAJSISJ\*  
\* A27 23/08/2023 #69  
COMPANIES HOUSE

## Part 1 Corporate company name

Corporate name of  
overseas company ①

SEGRO Netherlands Holding B.V.

UK establishment  
number

B R 0 1 0 2 8 5

→ Filling in this form  
Please complete in typescript or in  
bold black capitals.

All fields are mandatory unless  
specified or indicated by \*

① This is the name of the company in  
its home state.

## Part 2 Statement of details of parent law and other information for an overseas company

### A1 Legislation

Please give the legislation under which the accounts have been prepared and  
audited.

Legislation ②

Part 9 Book 2 of the Dutch Civil Code

② This means the relevant rules or  
legislation which regulates the  
preparation of accounts.

### A2 Accounting principles

Accounts

Have the accounts been prepared in accordance with a set of generally accepted  
accounting principles?

Please tick the appropriate box.

☒ No. Go to Section A3.

☐ Yes. Please enter the name of the organisation or other  
body which issued those principles below, and then go to Section A3.

Name of organisation  
or body ③

③ Please insert the name of the  
appropriate accounting organisation  
or body.

**OS AA01**

## Statement of details of parent law and other information for an overseas company

<b>A3 Audited accounts</b>		
Audited accounts	<p>Have the accounts been audited in accordance with a set of generally accepted auditing standards?</p> <p>Please tick the appropriate box.</p> <p><input checked="" type="checkbox"/> <b>No. Go to Part 3 'Signature'.</b></p> <p><input type="checkbox"/> <b>Yes. Please enter the name of the organisation or other body which issued those standards below, and then go to Part 3 'Signature'.</b></p>	<p>● Please insert the name of the appropriate accounting organisation or body.</p>
Name of organisation or body ●		

**Part 3****Signature**

I am signing this form on behalf of the overseas company.	
Signature	<p>Signature</p> <p><b>X</b></p> <p>DocuSigned by: <i>Octavia Peters</i> 2FE2684807A6413...</p> <p><b>X</b></p>
This form may be signed by: Director, Secretary, Permanent representative.	

**OS AA01****Statement of details of parent law and other information for an overseas company****Presenter information**

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name

COMPANY SECRETARIAT

Company name

SEGRO

Address

1 NEW BURLINGTON PLACE

Post town

LONDON

County/Region

Postcode

W 1 S 2 H R

Country

UNITED KINGDOM

DX

Telephone

020 7451 9083

**Checklist**

**We may return forms completed incorrectly or with information missing.**

**Please make sure you have remembered the following:**

- ☐ The company name and, if appropriate, the registered number, match the information held on the public Register.
- ☐ You have completed all sections of the form, if appropriate.
- ☐ You have signed the form.

**Important information**

**Please note that all this information will appear on the public record.**

**Where to send**

**You may return this form to any Companies House address:**

**England and Wales:**

The Registrar of Companies, Companies House,  
Crown Way, Cardiff, Wales, CF14 3UZ.  
DX 33050 Cardiff.

**Scotland:**

The Registrar of Companies, Companies House,  
Fourth floor, Edinburgh Quay 2,  
139 Fountainbridge, Edinburgh, Scotland; EH3 9FF.  
DX ED235 Edinburgh 1

**Northern Ireland:**

The Registrar of Companies, Companies House,  
Second Floor, The Linenhall, 32-38 Linenhall Street,  
Belfast, Northern Ireland, BT2 8BG.  
DX 481 N.R. Belfast 1.

**Further information**

For further information, please see the guidance notes on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

**This form is available in an alternative format. Please visit the forms page on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)**

Registration number: FC28743

# **SEGRO Netherlands Holding B.V.**

Annual Report and Financial Statements

for the Year Ended 31 December 2022

**SEGRO Netherlands Holding B.V.**

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## **SEGRO Netherlands Holding B.V.**

### **Management report for the Year Ended 31 December 2022**

The management present their annual accounts for the year ended 31 December 2022.

#### **Future outlook**

It is expected that the activities of the Company will remain unchanged.

#### **Dividend**

The Company declared a dividend of €nil to its parent company Segro Overseas Holdings Limited (2021: €nil).

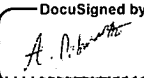
#### **Directors**

A. J. Pilsworth  
A. O. Peters  
H. A. A. Stokes

#### **Future developments**

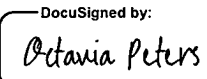
The Directors expect the general level of activity to remain consistent with the current year in the forthcoming year. This is due to the straightforward nature of the business in which the Company operates.

The accounts were adopted on 26 April 2023.

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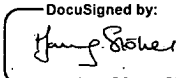
A. J. Pilsworth

Director

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A. O. Peters

Director

DocuSigned by:  
  
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H. A. A. Stokes

Director

**SEGRO Netherlands Holding B.V.****Income Statement for the Year Ended 31 December 2022**

	Note	2022 € 000	2021 € 000
Revenue		-	-
Administrative Expenses		-	-
Operating profit		-	-
Finance expense		(1)	(1)
(Loss)/profit before tax		(1)	(1)
Income tax credit	4	-	-
(Loss)/profit for the financial year		(1)	(1)

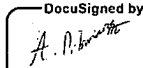
The above results were derived from continuing operations.

## SEGRO Netherlands Holding B.V.

## Statement of Financial Position as at 31 December 2022

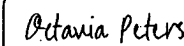
	Note	31 December 2022 € 000	31 December 2021 € 000
<b>Fixed assets</b>			
Amounts due from group undertakings	6	31,312	30,917
Participations	5	17	17
		<u>31,329</u>	<u>30,934</u>
<b>Current assets</b>			
Cash and cash equivalents		-	396
<b>Total assets</b>		<u>31,329</u>	<u>31,330</u>
<b>Creditors: Amounts falling due within one year</b>			
Trade and other payables		-	-
Current liabilities		-	-
<b>Net current assets</b>		<u>-</u>	<u>396</u>
<b>Total Assets less current liabilities</b>		<u>31,329</u>	<u>31,330</u>
<b>Net assets</b>		<u>31,329</u>	<u>31,330</u>
<b>Equity</b>			
Called up share capital	7	18,160	18,160
Share premium		2,954	2,954
Retained earnings		10,215	10,216
<b>Total shareholders' funds</b>		<u>31,329</u>	<u>31,330</u>

Approved by the Board on 26 April 2023 and signed on its behalf by:

DocuSigned by:  
  
 35D25D2D7B3843D

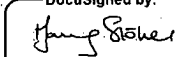
A. J. Pilsworth

Director

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A. O. Peters

Director

DocuSigned by:  
  
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H. A. A. Stokes

Director

The notes on pages 5 to 8 form an integral part of these financial statements.



**SEGRO Netherlands Holding B.V.****Statement of Changes in Equity for the Year Ended 31 December 2022**

	<b>Called up share capital € 000</b>	<b>Share premium € 000</b>	<b>Retained earnings € 000</b>	<b>Total € 000</b>
At 1 January 2022	18,160	2,954	10,216	31,330
Loss for the year	-	-	(1)	(1)
Total comprehensive expense	-	-	(1)	(1)
At 31 December 2022	18,160	2,954	10,215	31,329

	<b>Called up share capital € 000</b>	<b>Share premium € 000</b>	<b>Retained earnings € 000</b>	<b>Total € 000</b>
At 1 January 2021	18,160	2,954	10,217	31,331
Loss for the year	-	-	(1)	(1)
Total comprehensive income	-	-	(1)	(1)
At 31 December 2021	18,160	2,954	10,216	31,330

## **SEGRO Netherlands Holding B.V.**

### **Notes to the Financial Statements for the Year Ended 31 December 2022**

#### **1 General information**

##### **General**

The Company is a limited liability company established in Amsterdam on 21 December 1994. The Principle activity of the Company is to act as a finance company.

#### **2 Accounting policies**

##### **Summary of principle accounting policies**

###### **(a) General**

The accompanying accounts have been prepared in accordance with the provisions of EU Directives as implemented in Part 9, Book 2 of the Dutch Civil Code.

###### **(b) Consolidation**

Consolidated accounts have not been prepared as the Company makes use of Section 408, Part 9, Book 2 of the Dutch Civil Code in filing with the Trade Register of the Chamber of Commerce in Amsterdam the consolidated Annual Report of its ultimate parent company, SEGRO plc, London, U.K.

###### **(c) Foreign currencies**

All Assets and liabilities expressed in currencies other than Euros have been translated at the rates of exchange prevailing at the balance sheet date. All transactions in foreign currencies have been translated into Euros at rates of exchange approximating to those ruling at the date of the transactions. Resulting exchange differences, if any, have been recognised in the profit and loss account.

###### **(d) Other assets and liabilities**

Unless otherwise indicated assets and liabilities are stated at face value.

##### **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.

##### **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 profit and loss account 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.

##### **Trade and other receivables**

Trade and other receivables are booked at fair value and subsequently measured at amortised cost using the effective interest method. An impairment provision is created for receivables where there is objective evidence that the Group will not be able to collect in full. 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.

## **SEGRO Netherlands Holding B.V.**

### **Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)**

#### **2 Accounting policies (continued)**

##### **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.

##### **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.

#### **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 estimation uncertainty in the current or prior period.

## SEGRO Netherlands Holding B.V.

### Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)

#### 4 Income tax

Tax charged in the profit and loss account

	2022 € 000	2021 € 000
Income tax (credit)/ expense	-	-
Total current income tax (credit)/expense	-	-

The tax on (Loss)/profit before tax for the year is lower than the standard rate of corporation tax in the UK (2021 - lower than the standard rate of corporation tax in the UK) of 19% (2021 - 19%).

The differences are reconciled below:

	2022 € 000	2021 € 000
(Loss)/profit before tax	(1)	(1)
Less: revaluation movement not taxable	-	-
Adjusted (loss)/profit on ordinary activities before tax	(1)	(1)
Corporation tax at standard rate	-	-
Non-taxable income	-	-
Prior year adjustment	-	-
Total tax (credit)/ charge	-	-

#### 5 Participations

As at 31 December 2022 the company held the following shares:

SEGRO Holdings France S.A.S., Paris, France:

17,075 shares of EUR 1 each, representing 1.13% of the total issued share capital of the company, for a total consideration of EUR 17,075.

#### 6 Amounts due from group undertakings

The amounts due from SEGRO Overseas Holdings Limited of €31.3m (2021: €30.9m) have no fixed repayment terms and are not interest bearing (2021: nil%). Finance income from interest received from group undertakings was €nil (2021: €nil).

## SEGRO Netherlands Holding B.V.

### Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)

#### 7 Called up share capital

##### Allotted, called up and fully paid shares

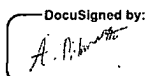
	2022		2021	
	No.	€	No.	€
Ordinary shares of €454 each	40,000	18,160,000	40,000	18,160,000

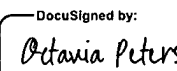
The Company has one class of ordinary shares which carry no rights to fixed income. Each share carries the right to one vote at the general meetings of the Company.

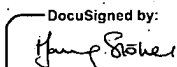
#### 8 Directors

The Company had three directors during 2022 (2021: three) who received no remuneration during the year under review or for the previous year.

The company has no supervisory directors.

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 35D25D2D7B3843D...  
 A. J. Pilsworth  
 Director

DocuSigned by:  
  
 2FE2684807A6413...  
 A.O. Peters  
 Director

DocuSigned by:  
  
 D32E82CEF6C0452...  
 H. A. A. Stokes  
 Director