



Q1

QUARTERLY REPORT



CONDENSED FINANCIAL REPORT

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

		3 months ended 31 Mar 2024	3 months ended 31 Mar 2023
	Notes	€m	€m
Net property income	1	48.7	46.2
Net gains/(losses) from fair value adjustments on investments in property	7	(6.6)	(10.9)
Net gains/(losses) from disposals of investments in property		(0.2)	0.2
Share of net gains/(losses) from joint ventures		0.5	0.1
Depreciation of solar panels		(0.3)	(0.3)
Net gains/(losses) from investments in property, joint ventures and depreciation of solar panels		(6.7)	(10.9)
Base management fees		(4.7)	(4.9)
Performance fees		4.1	6.1
Other expenses		(1.5)	(1.4)
Total expenses		(2.2)	(0.1)
Result before finance result and income tax		39.8	35.2
Finance costs		(8.1)	(5.4)
Lease liabilities' interest		(2.2)	(2.0)
Finance income		0.1	(0.0)
Finance result	2	(10.1)	(7.4)
Result before income tax		29.7	27.8
Current income tax		(2.1)	(1.8)
Deferred income tax	3	(3.0)	(3.7)
Income tax		(5.0)	(5.5)
Result for the period attributable to Unitholders of GEP		24.7	22.3
Other comprehensive income for the period		0.0	0.0
Total comprehensive income/(loss) for the period attributable to Unitholders of GEP		24.7	22.3

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Notes	31 Mar 2024 €m	31 Dec 2023 €m
Current assets			
Cash and cash equivalents	4	38.5	33.2
Receivables	5	6.7	10.7
Other current assets		22.4	19.2
Total current assets		67.6	63.1
Non-current assets			
Investments in property	7	3,900.4	3,888.6
Joint ventures		126.9	119.1
Solar panels		24.2	24.2
Deferred tax assets		5.3	6.4
Total non-current assets		4,056.9	4,038.4
Total assets		4,124.6	4,101.5
Current liabilities			
Payables	6	129.7	135.9
Other borrowings	8	1.6	1.6
Lease liabilities		10.2	8.9
Total current liabilities		141.4	146.4
Non-current liabilities			
Payables	6	9.7	13.7
Interest bearing liabilities	8	1,144.4	1,114.0
Other borrowings	8	5.9	6.3
Lease liabilities		168.3	165.9
Deferred tax liabilities		308.5	306.6
Total non-current liabilities		1,636.7	1,606.6
Total liabilities		1,778.1	1,752.9
Net assets		2,346.4	2,348.6
Equity attributable to Unitholders of GEP			
Issued capital		2,393.6	2,393.6
Equity raising costs		(8.7)	(8.7)
Distributions	10	(1,876.2)	(1,849.3)
Result brought forward		1,813.0	1,849.7
Result for the year-to-date		24.7	(36.7)
Total equity attributable to Unitholders of GEP	9	2,346.4	2,348.6
Non IFRS Accounting Standards measures			
Current Unit Value (cum) (€m)	9	2,467.4	2,466.8
Current Unit Value (cum) (€/Unit)	9	68.14	68.12
Current Unit Value (ex) (€m)	9	2,440.0	2,439.9
Current Unit Value (ex) (€/Unit)	9	67.38	67.38

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Issued capital €m	Equity raising costs €m	Distributions €m	Result brought forward and for the period €m	Total equity attributable to Unitholders of GEP €m
Balance at 1 Jan 2023	2,393.6	(8.7)	(1,740.2)	1,849.7	2,494.4
Comprehensive income/(loss)					
Result for the period	0.0	0.0	0.0	22.3	22.3
Other comprehensive income for the period	0.0	0.0	0.0	0.0	0.0
Total comprehensive income/(loss) for the period	0.0	0.0	0.0	22.3	22.3
Transactions with Unitholders					
Contributions by way of cash payment - Units	0.0	0.0	0.0	0.0	0.0
Equity raising costs	0.0	0.0	0.0	0.0	0.0
Distributable income declared to Unitholders of GEP	0.0	0.0	(25.9)	0.0	(25.9)
Balance at 31 Mar 2023	2,393.6	(8.7)	(1,766.1)	1,872.0	2,490.8
Balance at 1 Jan 2024	2,393.6	(8.7)	(1,849.3)	1,813.0	2,348.6
Comprehensive income/(loss)					
Result for the period	0.0	0.0	0.0	24.7	24.7
Other comprehensive income for the period	0.0	0.0	0.0	0.0	0.0
Total comprehensive income/(loss) for the period	0.0	0.0	0.0	24.7	24.7
Transactions with Unitholders					
Contributions by way of cash payment - Units	0.0	0.0	0.0	0.0	0.0
Equity raising costs	0.0	0.0	0.0	0.0	0.0
Distributable income declared to Unitholders of GEP	0.0	0.0	(26.8)	0.0	(26.8)
Balance at 31 Mar 2024	2,393.6	(8.7)	(1,876.2)	1,837.7	2,346.4

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	3 months ended 31 Mar 2024	3 months ended 31 Mar 2023
	€m	€m
Cash flows from operating activities		
Result before income tax	29.7	27.8
Adjusted for:		
Net (gains)/losses from investments in property, joint ventures and depreciation of solar panels	6.3	10.9
Finance income	(0.1)	0.0
Finance costs (incl. lease liabilities' interest)	10.3	7.4
(Increase)/decrease in current assets	0.8	(2.3)
Increase/(decrease) in current liabilities	(7.0)	(16.1)
Increase/(decrease) in other non-current liabilities	(4.0)	(6.4)
Cash generated from operations	36.0	21.3
Current income tax paid	(3.5)	(0.6)
Net cash generated from operating activities	32.5	20.7
Cash flows from/used in investing activities		
Payments for investments in property and solar panels	(21.4)	(17.2)
Net proceeds from disposals of investments in property	6.4	0.0
Payments/receipts for investments in/loans to joint ventures	(7.3)	(11.6)
Net cash from/used in investing activities	(22.3)	(28.8)
Cash flows from financing activities		
Proceeds from issue of Units	0.0	0.0
Equity raising costs	0.0	0.0
Proceeds from interest bearing liabilities	30.0	40.0
Repayments of interest bearing liabilities and other borrowings (incl. costs)	(0.4)	(0.4)
Net interest paid (incl. bank charges and agency fees)	(5.4)	(2.7)
Distributions paid	(26.8)	(25.9)
Lease liabilities payments	(2.2)	(2.0)
Net cash generated from/used in financing activities	(4.9)	9.1
Net increase/(decrease) in cash and cash equivalents	5.3	1.0
Cash and cash equivalents at the beginning of the period	33.2	30.8
Cash and cash equivalents at the end of the period	38.5	31.8

NOTES TO THE CONDENSED FINANCIAL REPORT

GENERAL INFORMATION

Goodman European Partnership or GEP (legal entity: Goodman European Logistics Fund, FCP-FIS) is a Fonds Commun de Placement – Fonds d'Investissement Spécialisé (FCP-FIS) registered and domiciled in Luxembourg and established on 19 December 2006. GEP is subject to the law on specialised investment funds of 13 February 2007 and to its latest updated Management Regulations dated 5 December 2022, as amended from time to time. GEP is managed by Goodman Funds Management (Lux) S.à r.l. (Management Company), a limited liability company organised under the laws of Luxembourg (registration number: B 121702) having its registered office at 5, rue de Strasbourg, L-2561 Luxembourg.

GEP is an Alternative Investment Fund (AIF) in scope of the Alternative Investment Fund Managers (AIFM) Directive, and has appointed the Management Company as its AIFM. The Management Company is authorised and regulated as an AIFM by the Luxembourg Commission de Surveillance du Secteur Financier (CSSF), having obtained such authorisation in 2014.

This condensed financial report has been prepared according to IAS 34 – Interim Financial Reporting. The accounting policies which have been adopted in the preparation of this condensed financial report are set out in the GEP Annual Report 2023.

1. NET PROPERTY INCOME

	3 months ended 31 Mar 2024	3 months ended 31 Mar 2023
	€m	€m
Rental income	50.6	47.7
Service charges	10.5	10.3
Solar panel income	0.3	0.2
Gross property income	61.3	58.2
Property expenses (non recoverable)	(2.1)	(1.7)
Property expenses (recoverable)	(10.5)	(10.3)
Property expenses	(12.6)	(12.0)
Total	48.7	46.2

Net property income for the quarter increased by €0.8 million compared to Q4 2023 (and by €2.5 million compared to Q1 2023) mainly due to rent indexations and acquisitions.

2. FINANCE RESULT

	3 months ended 31 Mar 2024	3 months ended 31 Mar 2023
	€m	€m
Bank loans interest, bank charges and agency fees	(5.4)	(2.7)
Euro Medium Term Notes (EMTN) interest	(2.4)	(2.4)
Amortisation of transaction costs	(0.4)	(0.4)
Capitalised borrowing costs	0.2	0.1
Finance costs	(8.1)	(5.4)
Lease liabilities' interest	(2.2)	(2.0)
Finance income	0.1	(0.0)
Finance result	(10.1)	(7.4)

Finance costs for the quarter increased by €0.2 million compared to Q4 2023 (and by €2.6 million compared to Q1 2023) mainly due to increased RCF drawn balance and increased fee in relation to the RCF extension.

3. DEFERRED INCOME TAX

The deferred income tax movement (IFRS) of €3.0 million for the quarter was mainly driven by a decrease of deferred tax assets and by the quarterly statutory depreciation of investments in property, partially compensated by reversals related to quarterly revaluation losses.

4. CASH AND CASH EQUIVALENTS

As at 31 March 2024, the fair value of cash and cash equivalents approximates the carrying value and cash and cash equivalents are expected to be recovered.

5. RECEIVABLES

	31 Mar 2024	31 Dec 2023
	€m	€m
Trade receivables, net of doubtful debt provisions	3.6	2.8
VAT receivables, net of VAT payables	0.0	4.8
Other receivables	3.1	3.1
Total	6.7	10.7

Trade receivables (net of doubtful debt provisions) are made of (i) receivables expected to be recovered from customers in relation to rental income and service charges for €3.5 million (31 Dec 2023: €2.7 million) and (ii) development related receivables for €0.0 million (31 Dec 2023: €0.1 million).

As at 31 March 2024, trade receivables (net of doubtful debt provisions) include: (i) not yet due trade receivables for €2.3 million (31 Dec 2023: €1.1 million) and (ii) overdue trade receivables of €1.3 million (31 Dec 2023: €1.7 million). The ageing analysis of overdue trade receivables is as follows: less than 30 days for €0.7 million (31 Dec 2023: €0.9 million); more than 30 days, €0.6 million (31 Dec 2023: €0.8 million).

6. PAYABLES

Current payables

	31 Mar 2024	31 Dec 2023
	€m	€m
Trade payables	10.0	6.2
Tax payables and provisions	42.3	43.8
VAT payables, net of VAT receivables	0.1	–
Deferred income	23.0	19.8
Related party payables	5.1	23.8
Property accruals	19.1	19.2
Other payables and accruals	30.1	23.1
Total	129.7	135.9

Non-current payables

	31 Mar 2024	31 Dec 2023
	€m	€m
Customer deposits	5.0	4.9
Provision for performance fees	4.8	8.8
Total	9.7	13.7

During the quarter, a €4.1 million provision for performance fees was reversed given GEP's Q1 return was below the hurdle.

Other payables and accruals include accrued interest on interest bearing liabilities for €5.5 million (31 Dec 2023: €3.6 million).

7. INVESTMENTS IN PROPERTY

	Completed investments in property €m	Properties under construction €m	Right-of-use assets €m	Total investments in property €m
Carrying value as at 31 Dec 2023	3,685.4	28.5	174.8	3,888.6
Acquisitions/construction costs, capital expenditure and other related costs	14.8	6.5	4.0	25.3
Disposals	(6.9)	-	-	(6.9)
Transfer to completed investments in property	17.4	(17.4)	-	0.0
Changes in fair value	(6.2)	-	(0.3)	(6.6)
Carrying value as at 31 Mar 2024	3,704.5	17.6	178.4	3,900.4

During the quarter, c.24.5% of GEP's portfolio was revalued by independent external valuers. A €6.6 million revaluation loss for the quarter was recorded on the investments in property (including a negative fair value adjustment of €0.3 million in relation to the right-of-use assets).

During the quarter, the forward funded acquisition in Duisburg, Inner Harbour (Germany) reached practical completion and the disposal of the asset in Torun (Poland) was signed and closed.

8. INTEREST BEARING LIABILITIES AND OTHER BORROWINGS

	Maturity date	31 Mar 2024 €m	31 Dec 2023 €m
Interest bearing liabilities			
EMTN 16/26	Oct 2026	325.0	325.0
EMTN 19/29	Jul 2029	400.0	400.0
ROF	Dec 2026	425.0	395.0
Unamortised transaction costs	n/a	(5.6)	(6.0)
Total interest bearing liabilities		1,144.4	1,114.0
Other borrowings			
Crédit-bail (current)	May 2027	1.6	1.6
Crédit-bail (non-current)	May 2027	5.9	6.3
Total other borrowings		7.5	7.9

GELF Bond Issuer I S.A., a controlled entity of GEP, has on issue €725.0 million of notes under an EMTN Programme as at 31 March 2024 (31 December 2023: €725.0 million). All EMTN covenants were in compliance at the end of the quarter.

The EMTN issued on 20 October 2016 (EMTN 16/26) bears a fixed coupon of 1.625% payable annually in arrears. The notes mature on 20 October 2026. The notes are listed on the Luxembourg Stock Exchange.

The EMTN issued on 18 July 2019 (EMTN 19/29) bears a fixed coupon of 1.125% payable annually in arrears. The notes mature on 18 July 2029. The notes are listed on the Luxembourg Stock Exchange.

Revolving Credit Facility (ROF)

GEP has a €450 million (variable interest bearing) Revolving Credit Facility (ROF) with BNP Paribas, ING Bank, NatWest and HSBC. The ROF matures in December 2026. As at 31 March 2024, the ROF was drawn for €425.0 million (31 December 2023: €395.0 million).

All ROF covenants were in compliance at the end of the quarter.

Unamortised transaction costs

The unamortised transaction costs as at 31 March 2024 amount to €5.6 million (31 December 2023: €6.0 million) and are deducted from the interest bearing liabilities in the consolidated statement of financial position.

Other borrowings (crédit-bail)

GEP has a crédit-bail (variable interest bearing) related to an asset in Isle d'Abeau (FR). As at 31 March 2024, the value of the crédit-bail amounts to €7.5 million (31 December 2023: €7.9 million). The crédit-bail matures in May 2027.

9. CURRENT UNIT VALUE

	31 Mar 2024 €m	31 Dec 2023 €m
Net assets (IFRS)	2,346.4	2,348.6
Adjusted for:		
Reversal of IFRS deferred taxes	303.2	300.2
Fair value of deferred taxes ¹⁴	(193.9)	(192.6)
Unamortised acquisition costs of investments in property ¹⁵	11.8	10.5
Unamortised set-up/liquidity costs ¹⁵	0.0	0.0
CUV (cum)	2,467.4	2,466.8
CUV (ex)	2,440.0	2,439.9
Number of issued Units, quarter-end (m)	36.2	36.2
CUV (cum) per Unit (€ per Unit)	68.14	68.12
CUV (ex) per Unit (€ per Unit)	67.38	67.38

14. 50% of deferred tax liabilities (ignoring initial recognition exemption) net of off-settable deferred tax assets.

15. Capitalised and amortised over 5 years.

No capital call was made during the quarter. As at 31 March 2024, uncalled equity commitments amount to €450 million (subject to any single Unitholder other than Goodman Group – which is subject to a maximum of 40% – holding less than 24.9% of all issued Units) in relation to the 2022 equity raise.

10. DISTRIBUTIONS

Distributable income

	3 months ended 31 Mar 2024 €m	3 months ended 31 Mar 2023 €m
Total comprehensive income/(loss) for the period	24.7	22.3
Adjusted for:		
Net (gains)/losses from fair value adjustments on investments in property, excluding right-of-use assets	6.3	10.5
Net (gains)/losses from disposals of investments in property, adjusted for capital gain taxes	0.2	(0.2)
Share of net (gains)/losses from joint ventures	(0.5)	(0.1)
Depreciation of solar panels	0.3	0.3
Deferred income tax	3.0	3.7
Performance fees	(4.1)	(6.1)
Capital expenditure allowance	(2.5)	(2.5)
Distributable income for the period	27.4	27.8

Capital return distributions

No capital return distributions were made during the quarter (Q1 2023: none).

GLOSSARY

The following definitions apply throughout the Quarterly Report, unless the context requires otherwise and reference to the singular shall be deemed to include reference to the plural and vice versa. Terms not defined herein have the meaning ascribed to them in the Management Regulations or in the Information Memorandum. In case of a conflict between the Management Regulations and the Information Memorandum, the Management Regulations shall prevail.

Board	The Board of Managers of the AIFM.
BREEAM	Building Research Establishment Environmental Assessment Method.
Commitment	With respect of each Investor, the maximum amount (denominated in Euro) agreed to be contributed to GEP pursuant to its Subscription Form(s) (including any existing and additional Commitment(s) made by such Investor).
CSSF	Commission de Surveillance du Secteur Financier.
CUV (cum)	Current Unit Value (cum).
CUV (ex)	Current Unit Value (ex).
DGNB	German Green Building Council.
DPU	Distribution Per Unit.
EMTN Programme	The €5,000,000,000 Euro Medium Term Note Programme of GELF Bond Issuer I.S.A.
Euribor	Euro Interbank Offered Rate.
FCP-FIS	Fonds Commun de Placement – Fonds d'Investissement Spécialisé.
GDP	Gross Domestic Product.
GEP or Partnership	Goodman European Partnership (legal entity: Goodman European Logistics Fund, FCP FIS).
GLA	Gross Lettable Area.
Goodman Group or Goodman	Goodman Limited, Goodman Industrial Trust and Goodman Logistics (HK) Limited, trading as Goodman Group, and where the context requires, their controlled entities (which for the purpose of clarity includes trusts).
GRESB	Global Real Estate Sustainability Benchmark, a benchmarking entity for real estate focused on GRESB Environmental, Social and Governance topics (ESG).
ICR	Interest Coverage Ratio.
IFRS Accounting Standards	International Financial Reporting Standards.
Information Memorandum	The current version of the information memorandum of GEP, as approved by the CSSF.
Management Regulations	The current version of the duly signed management regulations between the AIFM and the Depositary.
Manager	A member of the Board.
NIY	Net Initial Yield. Net Operating Income divided by Gross Property Value (including notional acquisition costs).
NPI	Net Property Income.
Occupancy	The economic occupancy of the GEP portfolio which is calculated based on income.
PF	Performance Fee.
q/q	Quarter on quarter.

RCF	Revolving Credit Facility.
Target	Equity return target as per the Information Memorandum.
Uncalled Commitments	In respect of a Unitholder, its Commitment less its Contributed Capital for the time being.
VAT	Value Added Tax.
Unit	A basic measurement of co-ownership participation in GEP issued by the AIFM pursuant to the Management Regulations.
WACD	Weighted Average Cost of Debt.
WALE	Weighted Average Lease Expiry.
WIP	Work in Progress.
YOC	Yield on Cost.
y/y	Year on year.
YOC	Yield on Cost.



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All figures are as at 31 March 2024.

