

Key Performance Indicators

Measuring our performance

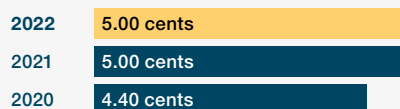
Set out below are the key performance indicators we use to track our strategic progress.

1. Dividend per share

Dividends paid to Shareholders and declared in relation to the period.

5.00 cents

2021: 5.00 cents



Comments

The dividend reflects our ability to deliver a growing income stream from our portfolio and is a key element of our Total Return.

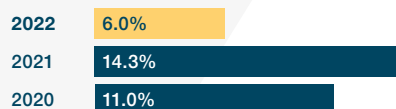
Our policy is to pay an attractive and progressive dividend, with the intent to pay out 90–100% of our Adjusted Earnings each year, with a minimum payout of 85% of Adjusted Earnings.

2. Total Return (“TR”)

TR measures the change in the EPRA Net Tangible Assets (“EPRA NTA”) over the period plus dividends paid.

6.0%

2021: 14.3%



Comments

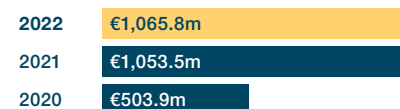
TR measures the ultimate outcome of our strategy, which is to create value for our Shareholders through our portfolio and to deliver a secure and growing income stream. The Company’s medium-term TR target set at IPO is 9% per annum, by reference to the IPO issue price.

3. Basic Net Asset Value

Net asset value in IFRS GAAP.

€1,065.8m

2021: €1,053.5m



Comments

Basic Net Asset Value measures the net value of the Company under IFRS.

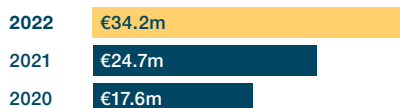
4. Adjusted Earnings

EPRA Earnings, adjusted to include licence fees receivable on forwarded funded development assets and for other earnings not supported by cash flows.

► See note 12 to the financial statements

€34.2m

2021: €24.7m



Comments

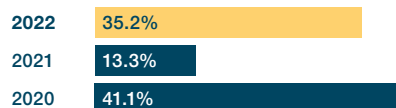
Adjusted Earnings is a performance measure used by the Board to assess our ability to generate cash earnings from our portfolio, which ultimately underpins our dividend payments.

5. Loan to value ratio (“LTV”)

The proportion of our gross asset value that is funded by net borrowings (excluding cash).

35.2%

2021: 13.3%



Comments

The LTV measures the prudence of our financing strategy, balancing the additional returns and portfolio diversification that come with using debt against the need to successfully manage risk. The Company will maintain a conservative level of aggregate borrowings, with a medium-term target of 45% of gross asset value and a maximum limit of 50% (in each case, calculated at the time of borrowing).

6. Weighted Average Unexpired Lease Term (“WAULT”)

The average unexpired lease term of the property portfolio, weighted by annual passing rents.

8.0 years

2021: 9.3 years



Comments

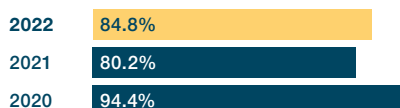
The WAULT is a key measure of the quality of our portfolio. Long lease terms underpin the security of our income stream. The Company seeks to maintain a WAULT of greater than five years across the portfolio, in accordance with typical lease lengths in Continental Europe.

7. Dividend cover

The dividend cover helps to indicate how sustainable a dividend is. It measures the proportion of dividends supported by Adjusted Earnings.

84.8%

2021: 80.2%



Comments

We expect the dividend to be fully covered for FY23.

8. Interest cover

The ratio of net property income to the interest incurred in the period.

6.62 times

2021: 6.28 times



Comments

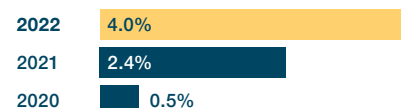
Interest cover is a measure of a Company's ability to meet its interest payments.

9. Like-for-like rental growth

Like-for-like rental growth compares the growth of the rental income of the portfolio that has been consistently in operation and not under development during the two full preceding periods.

4.0%

2021: 2.4%



Comments

This measures the Company's ability to grow its rental income over time. Rental growth will not be linear during the hold period, with different mechanisms in each lease agreement.

EPRA Performance Measures

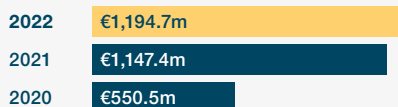
The table below shows additional performance measures, calculated in accordance with the Best Practices Recommendations of the European Public Real Estate Association (“EPRA”). We provide these measures to aid comparison with other European real estate businesses. For a full reconciliation of the new EPRA NAV measures, see the Notes to the EPRA and Other Key Performance Indicators.

1. EPRA Net Reinstatement Value (“EPRA NRV”)

Basic NAV adjusted for mark-to-market valuation of derivatives, deferred tax and transaction costs (real estate transfer tax and purchaser’s costs).

€1,194.7m

2021: €1,147.4m



Comments

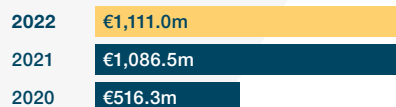
A key measure to highlight the value of net assets on a long-term basis. The metric reflects what would be needed to recreate the current portfolio of the Company.

2. EPRA Net Tangible Assets (“EPRA NTA”)

Basic NAV adjusted to remove the fair values of financial instruments and deferred taxes (this excludes transaction costs).

€1,111.0m

2021: €1,086.5m



Comments

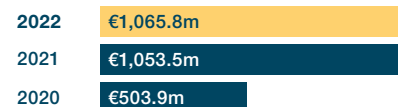
Assumes that entities buy and sell assets, thereby crystallising certain levels of unavoidable deferred tax.

3. EPRA Net Disposal Value (“EPRA NDV”)

Equivalent to IFRS NAV, as this includes the fair values of financial instruments and deferred taxes.

€1,065.8m

2021: €1,053.5m



Comments

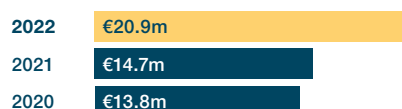
Represents the Shareholders’ value under a disposal scenario, where deferred tax, financial instruments and certain other adjustments are calculated to the full extent of their liability, net of any resulting tax.

4. EPRA Earnings

Earnings from operational activities.

€20.9m

2021: €14.7m



Comments

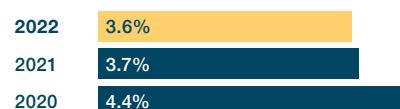
A key measure of the Company's underlying results and an indication of the extent to which current dividend payments are supported by earnings.

5. EPRA Net Initial Yield ("NIY")

Annualised rental income based on the cash rents passing at the balance sheet date, less non-recoverable property operating expenses, divided by the market value of the property, increased with (estimated) purchaser's costs.

3.6%

2021: 3.7%



Comments

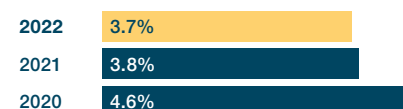
This measure should make it easier for investors to judge how the valuations of portfolios compare.

6. EPRA topped-up NIY

This measure incorporates an adjustment to the EPRA NIY in respect of the expiration of rent-free periods (or other unexpired lease incentives such as discounted rent periods and step rents).

3.7%

2021: 3.8%



Comments

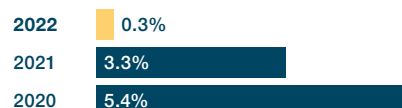
This measure should make it easier for investors to judge how the valuations of portfolios compare.

7. EPRA vacancy rate

Estimated market rental value ("ERV") of vacant space divided by ERV of the whole portfolio.

0.3%

2021: 3.3%



Comments

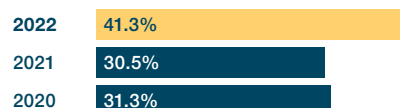
A "pure" (%) measure of investment property space that is vacant, based on ERV, and includes rental guarantees.

8. EPRA Cost Ratio

Administrative and operating costs (inclusive of vacant property costs) divided by gross rental income.

41.3%

2021: 30.5%



Comments

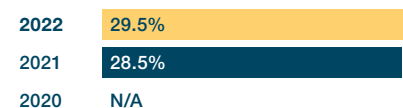
A key measure to enable meaningful measurement of the changes in a company's operating costs.

9. Adjusted EPRA Cost Ratio

EPRA Cost Ratio adjusted for non-operational items.

29.5%

2021: 28.5%



Comments

This ratio includes licence fee income and rental guarantees and excludes exceptional items of a capital nature.