

Max Property Fund II B.V.

2020 Quarter 4 - EUR



Max Property Group

Your Property Investment Specialists

Balance Sheet as at 31 December 2020

Max Property Fund II B.V.

x 1	31 Dec 2020	30 Sep 2020	30 Jun 2020	31 Mar 2020	31 Dec 2019
<u>Assets</u>					
<u>Fixed assets</u>					
<u>Tangible fixed assets</u>					
Properties	455,175	454,388	272,330	256,541	256,541
<u>Current assets</u>					
<u>Receivables</u>					
Debtors	231	231	1,986	1,993	884
Intra-group receivables - group companies	35,024	37,734	224,267	22,977	30,514
Intra-group receivables - shareholder/participat.					186
Other short-term receivables	1,852	2,929	2,330	1,583	877
	37,107	40,894	228,583	26,553	32,461
	492,282	495,282	500,913	283,094	289,002

Balance Sheet as at 31 December 2020

Max Property Fund II B.V.

x 1	31 Dec 2020	30 Sep 2020	30 Jun 2020	31 Mar 2020	31 Dec 2019
<u>Liabilities</u>					
<u>Equity</u>					
Paid-in and called up capital	1,000	1,000	1,000	1,000	1,000
Reserves	-36,086	-33,258	-27,145	-20,095	-29,620
	-35,086	-32,258	-26,145	-19,095	-28,620
<u>Long-term liabilities</u>					
Debts	515,684	515,402	515,120	297,075	306,000
<u>Current liabilities</u>					
Creditors	6,026	5,658	3,728	-2,540	3,264
Sales taxes				30	
Intra-group payables - group companies	3,394	4,168	4,247	5,241	
Intra-group payables - shareholders/participations			4	4	
Other short-term payables	2,262	2,314	3,959	2,379	8,356
	11,682	12,140	11,938	5,114	11,620
	492,280	495,284	500,913	283,094	289,000

Income Statement for the period ended 31 December 2020

Max Property Fund II B.V.

x 1	Period ended 31 Dec 2020	Period ended 30 Sep 2020	Period ended 30 Jun 2020	Period ended 31 Mar 2020	Period ended 31 Dec 2019
Turnover	24,778	16,719	11,543	8,055	9,970
Direct costs	3,477	3,100	2,114	957	2,702
Net revenues	21,301	13,619	9,429	7,098	7,268
General expenses	8,780	6,841	4,949	1,681	7,393
Operating result	12,521	6,778	4,480	5,417	-125
Interest income and similar income	94	94			1,072
Interest costs and similar costs	19,080	10,518	2,007	-4,107	25,447
Financial income and expenditure	-18,986	-10,424	-2,007	4,107	-24,375
Net result before taxes	-6,465	-3,646	2,473	9,524	-24,500
Net result after taxes	-6,465	-3,646	2,473	9,524	-24,500