



Management's board report

1.0 — Year of transformations

page 4

2.0 — Change and its effects this year

page 6

3.0 — Key statistics

page 30

4.0 — Management board

page 32

4.1 Management board

4.2 Advisory board

5.0 — Financial statements 2018

page 36

5.1 Consolidated balance sheet (after appropriation of result)

5.2 Consolidated income statement

5.3 Consolidated cash flow Sstatement

5.4 Notes to the consolidated financial statements

5.5 Notes to the consolidated balance sheet

5.6 Notes to the consolidated income statement

5.7 Company balance sheet (after appropriation of result)

5.8 Company income statement

5.9 Notes to the company balance sheet

6.0 — Other information

page 65

6.1 Statutory rules concerning Appropriation of result

6.2 Independent auditor's report

— Colophon

page 70

CONTINUING TO
INNOVATE IS WHAT WILL
KEEP CHANGING THE
WORLD OF REAL ESTATE
FOR THE BETTER

1.0 — Year of transformations

“This has been an exciting year of transformation and different focus for us through the EDGE Technologies launch. All seen first-hand how continuing to innovate is what will keep changing the world of real estate for the better. We have been fortunate this year to work between the traditional industry and practices, and new PropTech innovation. We see ourselves as the bridge between the two and this is what will enable us to continue to be one of the main innovators within the industry.”

Coen van Oostrom, Founder and CEO of OVG Real Estate —

This has definitely been a year of transformation for our company OVG Real Estate. The launch of EDGE Technologies took place in January 2018 and we have been running both companies since then. We moved our Headquarters from The Edge building and into one of our first smart buildings with the technology blueprint built into the core and shell from the start: EDGE Olympic in July 2018. Today we are already preparing ourselves for an update of the EDGE Technologies blueprint during the first half of 2019. We have successfully moved from the tenant-based strategy that OVG was pioneering in, into a product-based strategy—resulting in an exciting collision of talent, people, processes and projects. While adopting sustainability in real estate is still slower than we first anticipated after we met Al Gore in 2007, we know PropTech (property tech) will be one of the things that will accelerate sustainability, health and wellbeing within buildings all over the world. This is in part because it allows us to build buildings with the technology blueprint already incorporated, or to plug it into older buildings and transform them quickly and easily too. This is why we ran EDGE Technologies alongside OVG making all projects even more sustainable, smarter and healthier in 2018. We look forward to more transformation to come, as we learn from the data we can collect and plug it back into our innovative offering.

2.0 — Change and its effects this year

Automation, AI and IoT have caused a rise in automation of regular office tasks, which in turn created a shortage of employable talent. The people that large multinationals want to employ need to be highly skilled, motivated, and at the top of their game. This year the gap in talent and the large companies that needed raw talent continued to grow. McKinsey estimated a gap of about 40 million people worldwide, and that was in 2016. 82% of Fortune 500 companies estimate they don't employ the right kind of people for the job, with only 7% thinking they can retain talent once they do employ them. Clearly things had to change, and we believe we are working towards the right formula. We added a great community partner into our offering of sustainable high-tech buildings through Epicenter, and will work with other co-working community providers. We hosted a series of interesting events in our new EDGE Olympic building, working on what we offered our community. We also went to many events in 2018 that inspired us.

Paris Climate Agreement

The Paris Climate Agreement that was initiated in 2015 was a turning point in the battle around climate change. This year it was reviewed in many different countries, and the conclusions were positive: that countries are clearly responding to it. This is in part because it's on the world agenda, and also because the target result of more concrete efforts by 2020 is almost upon us. It's clear that countries are ramping up their climate efforts, from setting bolder emission-reduction targets and protecting forests, to phasing out coal-fired power plants. These are key foundation stones as countries, along with businesses, cities and states, prepare to enhance their ambition by 2020 to keep the world on track to meet the Paris Agreement goals of limiting warming to 1.5-2°C (2.7-3.6° F). This is encouraging for the world as well as the world of sustainable real estate.

MIPIM Cannes

At one of the biggest real estate events in the world, with roughly 26,000 people attending, OVG first presented EDGE Technologies. Throughout the event we listened to top experts in many different fields, including finance and investment, sustainability and mixed-use developments. We organised the big lunch at the event this year and it was interesting to hear the views on insights into key sectors and property hotspots that came through bringing people together.

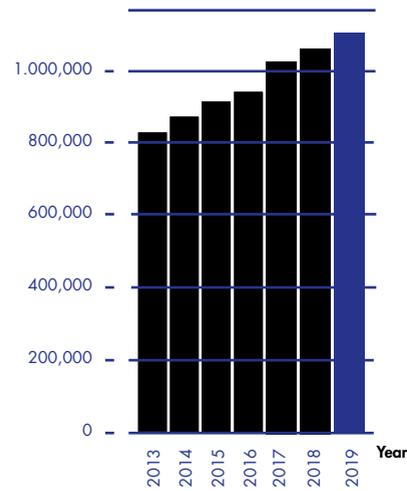
Co-hosting The Next Web Conference



EDGE Technologies introduced to the international crowd –
MIPIM in Cannes is one of the biggest real estate conferences in world

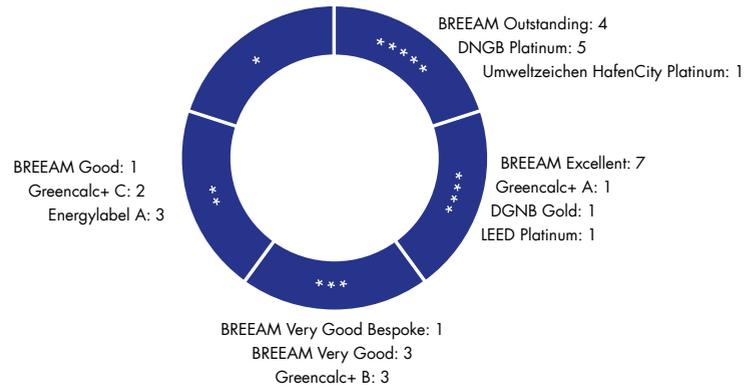
Cumulative completed real estate in gross floor area

2019 showing the expected increase in sq m to be completed



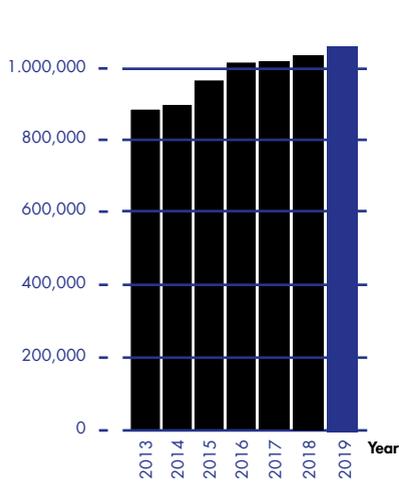
Sustainability project ratings 2018

registered for assessment

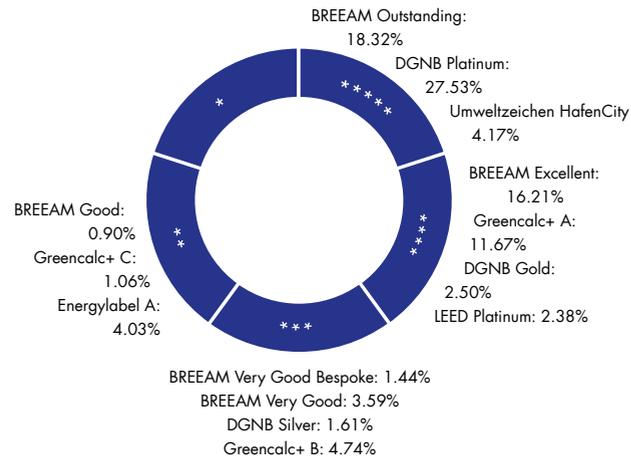


Cumulative signed rental agreements in gross floor area

2019 showing the expected increase in sqm to be signed



Investment per sustainability level



EDGE Technologies was proud to co-host the entire Future of Work Track at The Next Web (TNW) Conference, which takes place in Amsterdam's Westerpark every year. One of the highlights was certainly our founder and CEO Coen van Oostrom's talk with Mark Rolston. They sat down for an honest conversation about all the difficulties smart building business brings, privacy including GDPR and the big Cloud race.



Coen van Oostrom with Mark Rolston on stage at The Next Web – EDGE Technologies co-hosted Future of Work Track at The Next Web

New York Smart Cities Event

Coen van Oostrom was also on stage here talking about his experiences in sustainable real estate and launching a new company. At Smart Cities New York, a diverse global community of leaders from business, government, academia, civil society, and start-ups explore the power of cities to bring innovations and ideas to the world stage.

NOAH Conference Berlin

The NOAH Conference has become firmly established as the physical marketplace connecting digital Europe across all stages, from rising

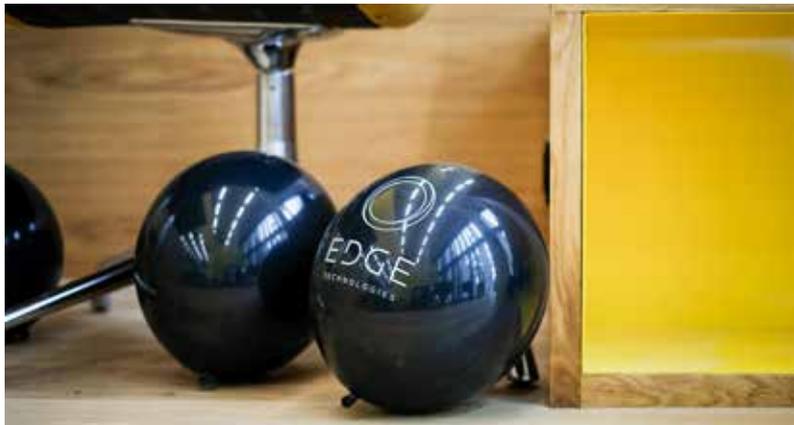
disruptors to the industry giants. EDGE was a premium partner and our founder Coen took to the stage to talk about his experiences. Another highlight here was meeting Al Gore again, one of the company's inspirations and who Coen first met just over 10 years ago.

EXPO Real Munich

Smart technology was a big thing this year. More than 60 young technology companies presented themselves in the Real Estate Innovation Forum alongside us. Coen here pointed out that "big data enables personalised smart buildings that benefit from data-based decision making and predictive behavioural patterns." Digitalization was everywhere at the show. We also introduced EDGE Amsterdam West and East Side, and first showcased EDGE Technologies on a large international stage.

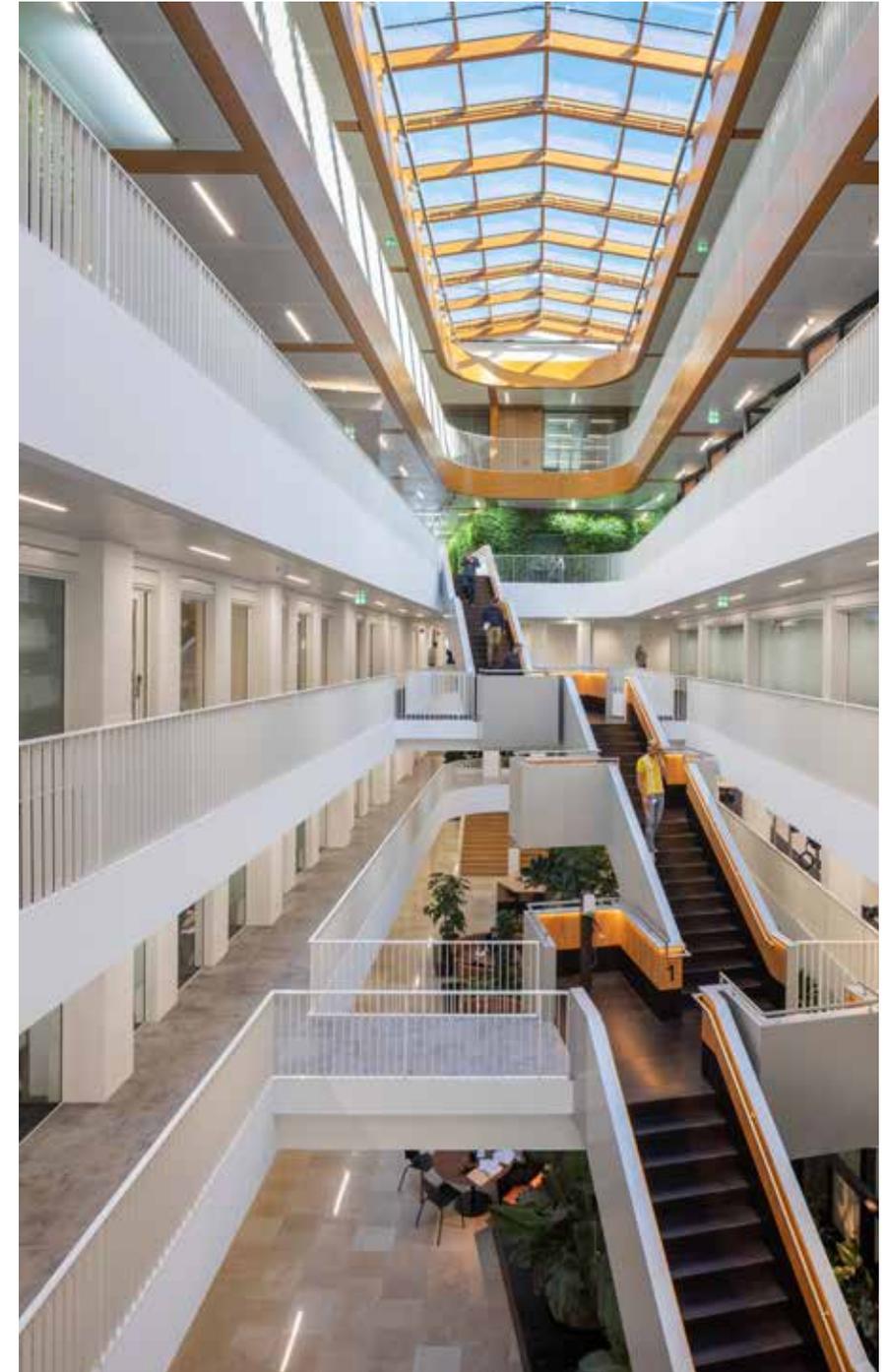
SIMI Paris

In terms of international growth of sustainable real estate, we were interested to hear everything going on in Europe and the world at this leading French real estate conference.



2018 in retrospect

One of the biggest things to happen this year across all markets was the launch of our new brand – EDGE Technologies in January and moving to our new head office EDGE Olympic. We believe we are still the only company in the world that can do full technical and systems integration, designing and developing a holistic building with everything needed to improve sustainability, wellbeing and health from the start. We do not know another place like EDGE Olympic, with an innovative smart layer built into the core and shell, partly controlled by a user app, with an access control system, and a sensor system that collates data and adapts systems as they're used. We worked to innovate as much as we could across global projects this year, and deliver better buildings to all our tenants and investors.



Atrium of EDGE Olympic –

EDGE Olympic is the first EDGE Technologies development and EDGE Technologies HQ

The Netherlands

Our existing portfolio all went to plan this year including the developments of Triodos, Fellenoord 15, Valley and the ING HQ.

Valley

Valley is on plan for its Q1 2021 delivery, and is gaining recognition for its great design as well as sustainable initiatives. The exceptional design will be an attractive and unique addition to Amsterdam with an unparalleled quality of life, even by Dutch standards. Valley is developed by EDGE Technologies, owned by OVG Real Estate. Designed by award-winning MVRDV Architects, architect Winny Maas, and internationally renowned landscape designer Piet Oudolf.



Valley –

Construction is on schedule

Triodos

The new Triodos offices will be prefabricated as far as possible and installed on site, in-line with OVG's aim to make construction smarter and more sustainable. This means that a relatively minor occupation of the construction site is required on a daily basis and that nature is disturbed as little as possible. It also takes a circular construction approach to material and build and will be a prime example of this within the industry with a fully integrated materials passport.

The design for the building was created by Thomas Rau (RAU) who has been making a great contribution to the discussion around sustainability and the use of renewable sources in architecture for many years. The building's main construction material is wood. The three construction cores are entirely made of wood, which makes this building unique. Wooden rafters frame the core and evoke a feeling of openness. The interior design will be provided by Ex Interiors and the integrated landscaping plan has been developed by Arcadis.



Triodos –

The construction is entirely made of wood

Fellenoord 15

A new phase is just beginning for Fellenoord 15, Eindhoven. During the build-up ceremony for this redevelopment we celebrated the end of demolition, and officially began with the rebuild. This building will be occupied by Het Rijksvastgoedbedrijf (The Central Government Real Estate Agency).

ING HQ

The ING HQ reached its highest point in 2018. Rising on the campus area of the new ING HQ in Amsterdam Zuidoost is a striking pavilion of approx. 900 m². The pavilion will be a catering facility, accessible to the public. The pavilion and adjacent head office is a joint development by OVG Real Estate and G&S Vastgoed. Its sleek design is from Powerhouse Company. The building is completed in March, while the pavilion is expected to be delivered in October 2019.

Alongside the new ING HQ, Amsterdamse Poort (current ING HQ) was partly sold to the International School in order to facilitate growth of the city of Amsterdam. The remaining part of the building was sold for redevelopment purposes.



The new ING HQ –
The new HQ is ready to be delivered in March 2019



Spark –
The European Medicines Agency (EMA) will move into the building at the beginning of 2019

Fredriksen and first Green Loan

OVG Real Estate joined forces with a London based family office to redevelop end-of-lifecycle office buildings in gateway locations. They have so far transformed over 50,000 square metres of vacant office space spread across key submarkets in Amsterdam and Rotterdam. In total six assets were purchased, of which two assets were traded within six months after acquisition. The other four assets (Spark, MM25, New Tide and EDGE Olympic) were transformed into grade A and best in class office buildings. Due to a strong focus on sustainability and technology, these redevelopments contributed to savings of carbon emissions.

Spark

We redeveloped the Spark building also for Het Rijksvastgoedbedrijf. The building was officially opened by the Dutch Minister for Medical Care, Bruno Bruins, welcoming the European Medicines Agency (EMA) into its new, temporary home. EMA moves from London to Amsterdam in March 2019 due to Brexit. This was a project we were really proud to be a part of, the Dutch government wasn't on target to meet the delivery deadline so we stepped in to help deliver on time and on budget.

MM25

The opening of the MM25 building was performed by tenants Mobilis TBI, Croonwolver&Dros in September 2018, while in January 2019, Coca Cola officially launched the building as their new HQ.

Additionally, ABN AMRO structured and provided their first official “Green Loan” to finance these four projects. Today, all four assets are successfully leased and stabilized and have been sold to the investment market. Lease agreements with tenants such as Coca Cola, The European Medicines Agency and Regus were signed.

't Parc

The land located next the A9 highway was sold to De Maesse and Heijmans. This land was found to be more suitable for residential purposes, as this is not our core business.

Vijfsluizen

This piece of land in Vlaardingen was also sold to Heijmans. In the current market situation this land is more appropriate for residential purposes. Again, this is not our core business.

EDGE Technologies projects

The Netherlands

EDGE Olympic

Delivered and opened the building as EDGE Technologies’ head office and we moved in, in partnership with Epicenter in July 2018.



EDGE Amsterdam West –

The second EDGE project in Amsterdam is a redevelopment

EDGE Amsterdam West

EDGE Amsterdam West will be our second EDGE building in Amsterdam, and third worldwide—being the fourth EDGE Technologies project in total due for completion in 2021. A one-of-a-kind architectural landmark, this 60,000 sq m redevelopment will meet the highest possible requirements in terms of office health, sustainability and technology. We are proud to announce that it has already attracted two major tenants—APG Groep N.V., the largest pension delivery organisation in the Netherlands that manages approximately €480 billion assets for its clients and participants, alongside the leading provider of the Dutch electricity network Alliander N.V. as their new state-of-the-art headquarters.

Germany

EDGE Suedkreuz

EDGE Technologies’ first Berlin project continues to progress and was sold to Duxton in April 2018, with expected delivery to Vattenfall, a leading energy company in 2021. It is EDGE's first project in Berlin and second in our new generation of smart buildings. Located in the centre of the dynamic and rapidly developing area “Schöneberger Linse”, EDGE Suedkreuz plays a leading role in the urban redevelopment scheme (a project called “Stadtumbau West”) initiated by the State of Berlin in 2005. Thanks to its exceptionally sustainable approach to construction, EDGE already received the Platinum pre-certification by the German Sustainable Building Council (DGNB).



Impression of the new EDGE Suedkreuz atrium –

The internal wooden atrium enhances sustainability, in accordance with the green lease

EDGE East Side

A lot of work and effort went into optimising the design of EDGE East Side, and we progressed towards a final design for this building. We started investigating the surroundings and in particular the stability of the adjacent bridge. Preparations for build are expected to start in the first half of 2019.

EDGE Grand Central

In September 2018, the first foundation stone was laid at EDGE Grand Central Berlin. This development is adjacent to Berlin Hauptbahnhof, a transport hub of the city. Developed around EDGE Technologies' core principles, it will deliver a dynamic environment where office health is key. Construction started out slower than expected because the location is complex, and build was a little delayed. Despite this, the first large tenants were announced: Scout24 and Oracle.

EDGE HafenCity

EDGE HafenCity Hamburg is in preparation for start of construction and looking to sign the right tenants. Inspired by the district of HafenCity and its diversity. The building's inviting architecture is from Henn Architekten and attracts passers-by and visitors alike.



EDGE HafenCity –
The first EDGE project in Hamburg

Within the urban landscape it will stand out as an exceptional quality office, combining stunning architecture with the leading EDGE Technologies level of sustainability and smart tech solutions. As a next generation EDGE's building, it continues the trend of setting high new market standards for smart and healthy buildings.



Unilever's North American Headquarters –
First building in the United States based on the EDGE Technologies' platform

U.S.A

Unilever's North American Headquarters

Unilever's North American Headquarters officially opened this year, becoming the first building in the United States based on the EDGE Technologies' platform and one of the East Coast's smartest and most sustainable workspaces. This is really a landmark opening. Located in Englewood Cliffs, New Jersey, and just across the Hudson River from New York City, the 325,000-sqft property has undergone a full modernisation of base building systems, and has been outfitted with high tech smart building technologies, providing its 1,600 employees with state of the art innovation.

Innovations in 2018

Top of our innovation list for this year was also our move to the EDGE Olympic building, because we could immediately start collecting hard data. There are almost 7000 sensors embedded in the smart systems layer, from the smart ceiling we collect data like CO2 levels per floor, humidity, floor and desk occupation, and movement across the building. We intend to incorporate these into data driven reports we can use going forward. We also aim to complete our 2nd Leesman employee satisfaction survey in 2019, started in 2018, comparing it with the first report from The Edge building. This year innovation measures focused on employee welfare, happiness and talent retention as well as more general innovation.

New EDGE Fit-Out Blueprint

During 2018, we extended our innovative EDGE Product Blueprint with a Fit-Out Blueprint—which means we also defined our buildings' interior design. This is fairly innovative within the industry, and ensures that important measures like the right kind of moveable lighting, social areas with soft furnishings, organic lines in offices and furniture, recyclable fittings, and even biophilia can reduce stress and increase employee daily happiness.

Sustainability and wellbeing framework

2018 is also the year we developed a sustainability and wellbeing framework detailing how we apply wellbeing in our buildings, on 3 different levels; inspiration, social interaction and biological fundamentals. We already know that since people spend more than 90% of their time indoors, and much of this at work, their work environment is really important. The right environment ensures that the brain can develop differently, handle stress better, and people can adapt easily to workplace needs. This includes the right amount of light, less CO2, and being more active i.e. using stairs instead of lifts, with spaces for social interaction throughout the day, to name but a few.

Premeasures of buildings in redevelopment

Finally, we started premeasuring the buildings we redevelop in order for us to see the impact of our product in real terms.



Outlook 2019

In general, we have concluded into 2019 that the world of sustainability in real estate has been slower to grow than we first predicted when we met Al Gore. We really feel that PropTech will be the thing to accelerate change and has been why we focused on it, as well as completion of traditional OVG projects. The past year has been a big investment in our future and was profitable, albeit slightly less than first predicted. We bombarded the company with a lot of change, prepared and completely transformed our offering in unison with projects and new markets, which was challenging at times.

The reason we set up EDGE Technologies was to transgress different markets, not just build a presence in local ones, and to cut out the need of large financial partners from the start of projects with a new company. With a product-based strategy we are able to build buildings that are the smartest, healthiest and most sustainable in town, and quickly. Moving forward one of our biggest learnings is that real estate is difficult to change from the inside, it's easier to change it from the outside and simply through being the best at doing things differently.

We expect our Dutch projects to continue to be on-target and do well, finding the right kind of leading tenants for buildings as or before they're delivered. Cities like Amsterdam have become hesitant to start new projects, in part because of political caution due to the economic climate. And it seems to be hard for politicians to get into a good rhythm within markets and embrace change instead of thinking and rethinking strategies.

The city of Berlin has been partly overwhelmed with an increase in building projects, but we managed to get the permits for everything we're doing in place. It did bring up a bigger question, is Berlin city capable of managing all these projects at the same time? We will see this year.

Within a market slower on the uptake of sustainable development than Europe, the USA, it was quite a landmark to launch the Unilever HQ in 2018. With the data we are getting from current EDGE projects and so the hard 'proof' around tenant welfare, cost-savings through energy efficiency, and simply creating better buildings, it becomes hard for large multinationals to ignore the need for energy-neutral buildings. Also in the war for talent, it is harder to attract and retain tenants and employees into buildings that aren't innovative in this way. We are expecting the results of exciting tenders and pitches from 2018 to come in from North America this year.

We will continue to work around the principle that good is the enemy of great when it comes to our offering, and do all we can to keep levelling ourselves up while keeping an eye on more volatile economic global affairs.



EDGE East Side –
One of our biggest Berlin projects

Risk and risk management

Besides the fact that politics at municipality level can and will always have a direct impact on local real estate it is imperative that the main risks for international developments like those OVG is conducting are to be found in macroeconomic and geopolitical events.

Macroeconomy dictates the market perception in which OVG operates: the way OVG is able to contract its builders, its buyers, its tenants and its financiers is highly dependant on where in the economic cycle a country is at the moment this contract needs to be closed. Mitigation on these economic cycles are taken by ensuring short term positions meaning a minimum timeframe between acquiring the project, securing the contractor and selling the project to an end-investor.

Recently we have seen a strong increase in price by our contractors. Keeping timelines efficient helps to secure and mitigate these potential threats on project profitability. By securing the exit of the project at an early stage of the development the financing of a project becomes a minor issue. With the new long-term lease that ties Edge Technologies to these properties for at least 10 years the de-risking of a project has become a long-term issue. By creating futureproof buildings in attractive areas, we strongly believe this product remains interesting for tenants also during a downturn in the cycle.

In terms of geopolitical events, the effects on our market and performance can be significant. We have seen that BREXIT, or US-China trade war, have not yet led to a standstill in the financial world and markets in general seem less impacted by these major topics. Nevertheless, the ongoing insecurity of geopolitical events, Russian, U.S. or Korean, could have a major impact on OVG and its investment strategy. By securing the exits and funding for our projects at an early stage we are protecting ourselves from the impact these geopolitical events could have.

Besides the aforementioned elements of risk, it is apparent that the technological developments, like big data and the Internet of Things have a direct impact on the way new developments by OVG are viewed and valued. OVG is of the opinion these technological innovations need to be adopted and incorporated in the products we deliver. Through adding personnel with the knowledge in these fields we ensure our future products will fulfil the expectations of a new generation.

The overall appetite to take risk is considered limited, working on a limited availability of cash combined with volatile market situations demands OVG mitigating risk to a large extent. By connecting ourselves to strong financial partners we support our growth ambition without increasing our risk or changing our risk appetite.

Naturally OVG is always led by solid risk analysis. OVG has the best advisors in the market who undertake an extensive spatial planning analysis prior to every binding lease agreement or land purchase in order to limit spatial planning risks. OVG strategically works together with financially strong contractors in order to limit

construction risks with regard to schedule, price and supply reliability. By working together with these parties, OVG reduces the risk of main contractor bankruptcies and the consequent risks that can be involved. Knowledge exchange and innovative contracting with these preferred suppliers also enables OVG to increase the supply reliability and innovation of its buildings for clients.

New developments must be carefully thought through since they are measured against a combination of OVG's own risk/reward analysis and the strict requirements put on projects by financial parties.

Overall, the financial model for OVG's developments is depending on extensive external financing, which ensures a large degree of external control. It has been our pleasure to see that over the years the trust from our bankers is increasing along with the numbers of banks that support our projects.

Interest risks on loans with variable interest rates are no longer mitigated by use of interest swap instruments, as the expectation is that the interest rates will not increase significantly in the near future. This will be a point that will be discussed at large, while looking at future projects that will commence after 2021. The expected increase in interest rate is something that will impact both our cost of funding as well as the yield investors will be prepared to pay. Recently both the FED and the ECB have announced a more sober approach towards increasing the interest level for the next 18 months. Besides these remarks OVG is of the opinion these rates need to be watched carefully whilst securing finance for our projects at the best available rates.

The company trades only with creditworthy parties and has implemented procedures to check the creditworthiness and moral behaviour of parties.

The company trades only with creditworthy parties and has implemented procedures to check the creditworthiness and moral behaviour of parties. The company applies strict credit control and reminderprocedures. Due to these measures the credit risk for the company is considered low.

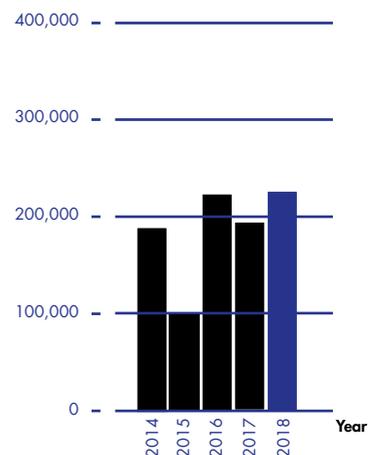
Major developments in 2018

Conform expectations the revenue for 2018 (€ 222.2 million) increased compared to 2017 (€ 194.6 million). The main reason for this highest level since the crisis is found in the fact that the projects that were sourced over the past three years have started construction. Concluding in the sales of the properties that were part of our investment management activities, we see the healthy return that was expected last year. For 2019 returns are expected to be minimal from these activities as the search for new cooperation will most likely not materialise in 2019.

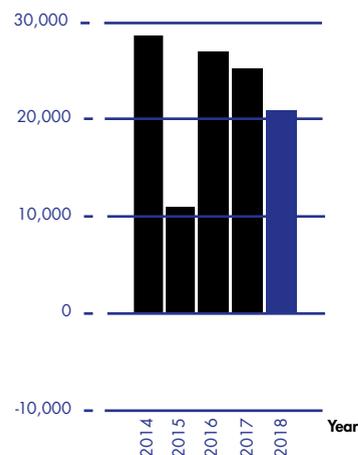
The Shareholder's equity shows an increase of 20% - the result of the net proceeds combined with a dividend payment in 2018. During 2018, staff numbers increased from 84 FTE in January 2017 to 107 FTE as of December 31, 2018. The increase was mainly driven by the growth of the German team as well as new talent supporting both the international and innovation teams. We expect the team to grow close to 120 during 2019 as both the German and US team further develop. Besides the international expansion, we foresee an increase in staff for our product and operational teams this to further strengthen our proposition as well as to facilitate the operation of the first Edge building that opened in April 2018.

The average number of FTE in 2018 was 95 (2017: 75). All figures stated in this report are in thousands of €'s unless stated otherwise. The main risks and uncertainties for the year 2018 were managing the project risks and further de-risking of the portfolio. To improve predictability of our projects in terms of planning and outcome we further strengthened our finance team and are continuously looking to further improve management information. The cash balance remained stable during 2018 as large investments were delayed and are therefore expected to take

Revenue
(Euro x 1,000)



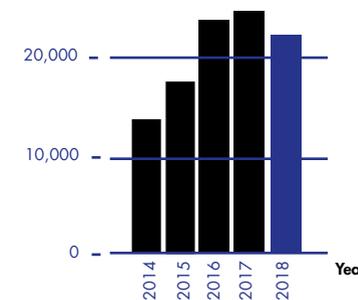
Operating result
(Euro x 1,000)



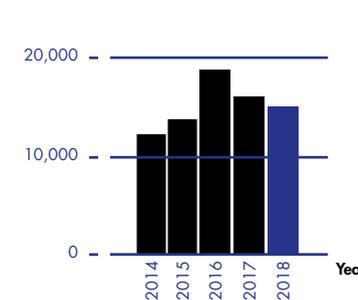
place during 2019 when new projects are added to the portfolio.

As the company is working on the extensive pipeline it managed to lease over 83.000 SQM in 2018. By doing so the risk profile for the company reduced significantly as the speculative element of our development was taken out by signing these tenants. In general, OVG is expecting further growth of the company in staff, turnover and net earnings. Although the focus regarding acquisition of new projects entail a direct increase of our risk, specifically regarding letting as these new projects are to be created on a speculative basis, our aim is to keep our risks level comparable to our current position. The way to achieve this aim is to not only sell the project at an early stage but to keep attracting tenants for these new projects during or even prior to construction as we have seen in 2018.

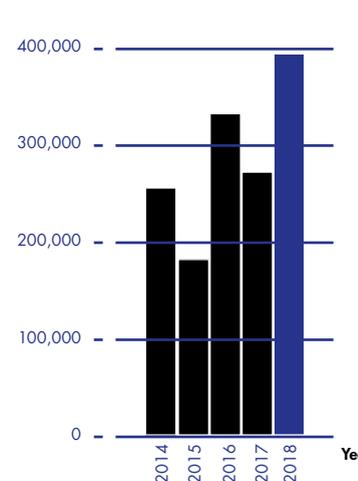
Earnings before tax
(Euro x 1,000)



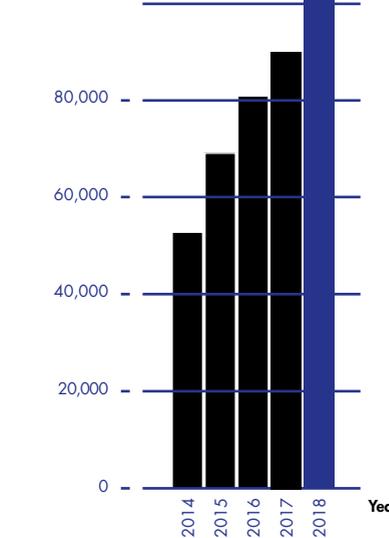
Net earnings
(Euro x 1,000)



Total assets
(Euro x 1,000)



Shareholders' equity
(Euro x 1,000)



2018 In Brief — Calendar

Jan

30th OVG announces the launch of EDGE Technologies

Feb

20th EDGE Olympic announced as the first EDGE Technologies project

Mar

7th First German EDGE Technologies project at Berlin-Südkreuz sold to Duxton Capital Advisors

April

10th OVG and Triodos start construction of new and sustainable office for Triodos bank

12th OVG sells Spark building to the Central Government Real Estate Agency and it is leased out to European Medicines Agency

16th EDGE Technologies partners with Epicenter, a digital innovation house at EDGE Olympic

19th EDGE Technologies announces EDGE Grand Central Berlin as first EDGE building in Germany

May

29th OVG wins real estate brand award Berlin

June

22nd Construction of new and sustainable ING head office reaches its highest point

7th EDGE Technologies lands Vattenfall German HQ for EDGE Suedkreuz Berlin

July

6th EDGE Olympic is first Dutch project to be WELL Precertified™ Platinum

Sep

6th OVG starts rebuild of Eindhoven office, Fellenoord 15

27th EDGE Amsterdam West announced as second EDGE building in Amsterdam

27th EDGE Technologies signs APG, ABP and Alliander for EDGE Amsterdam West

Oct

3rd Q-park signs long-term agreement for Valley

3rd OVG and Regus sign lease agreement MM25

9th EDGE Technologies announces partnership with Delos

Nov

8th EDGE signs lease agreement with Scout24 for EDGE Grand Central Berlin

30th Spark officially delivered

3.0 — Key Statistics

| Consolidated Income Statement (x1,000 euros) | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 |
|--|---------|---------|---------|---------|---------|----------|
| Revenue | 222.177 | 194.611 | 218.453 | 101.659 | 191.709 | 146.252 |
| Operating result | 20.514 | 26.419 | 27.027 | 10.315 | 28.921 | (1.399) |
| Financial expenses | 1.116 | 834 | 1.861 | 2.359 | 5.139 | 4.215 |
| Earnings before tax | 23.756 | 27.079 | 26.340 | 17.265 | 13.401 | (12.654) |
| Net earnings | 15.446 | 13.105 | 18.820 | 13.770 | 11.929 | (8.259) |

| Consolidated Balance Sheet (x1,000 euros) | 31-12-18 | 31-12-17 | 31-12-16 | 31-12-15 | 31-12-14 | 31-12-13 |
|---|----------|----------|----------|----------|----------|----------|
| Total fixed assets | 27.485 | 17.921 | 18.464 | 26.784 | 57.821 | 78.133 |
| Work in progress | 287.708 | 177.559 | 263.649 | 109.464 | 138.358 | 178.551 |
| Group equity | 108.711 | 96.351 | 89.976 | 71.010 | 53.788 | 50.493 |
| Long term liabilities | 151.419 | 114.555 | 65.482 | 43.909 | 49.623 | 48.622 |
| Balance sheet total | 387.930 | 260.557 | 328.958 | 188.518 | 255.816 | 292.904 |

| Ratios | 31-12-18 | 31-12-17 | 31-12-16 | 31-12-15 | 31-12-14 | 31-12-13 |
|-------------------------------------|----------|----------|----------|----------|----------|----------|
| Average # staff | 95,17 | 75 | 62 | 46 | 39 | 41 |
| Operating result / revenues | 9,2% | 12,5% | 12,4% | 10,1% | 15,1% | -1,0% |
| Net earnings / revenues | 7,0% | 6,2% | 8,6% | 13,5% | 6,2% | -5,6% |
| Revenues / average # staff | 2.335 | 2.595 | 3.523 | 2.210 | 4.916 | 3.567 |
| Solvency* | 28,0% | 37,0% | 27,4% | 37,7% | 21,0% | 17,2% |
| Working capital** | 250.253 | 196.194 | 148.033 | 96.185 | 57.852 | 30.572 |
| Net earnings / average group equity | 15,5% | 14,1% | 23,4% | 22,1% | 22,9% | -15,3% |

* Represents group equity divided by total assets

** Represents current assets minus current liabilities

OVG is pleased with the outcome of the 2018 annual results. The significant increase of the balance sheet total is mainly caused by the advanced development of the portfolio. Although a higher position of our work in progress was expected, delay in the start of construction in 2 projects towards 2019 will have an effect on next year. The delivery of three projects in 2019 will mitigate this expected growth. Looking at the balance sheet in more detail shows that almost all land positions have been cleared mainly caused by sale of these positions which supported our cash position but also resulted in the revaluation as shown in the P&L.

The focus of the company is to de-risk these projects by selling to third parties at an early stage ensuring OVG can achieve positive year-ends for the coming years. The equity position of the company remains strong with a solvency level close to 30% of which decrease is mainly the result of the strongly increased balance sheet total. OVG foresees a similar growth of its equity position for 2019 as the expected result in combination with the dividend policy will provide a further improvement of our ratios although a further growth of the balance sheet total could have a slightly negative effect on solvency.

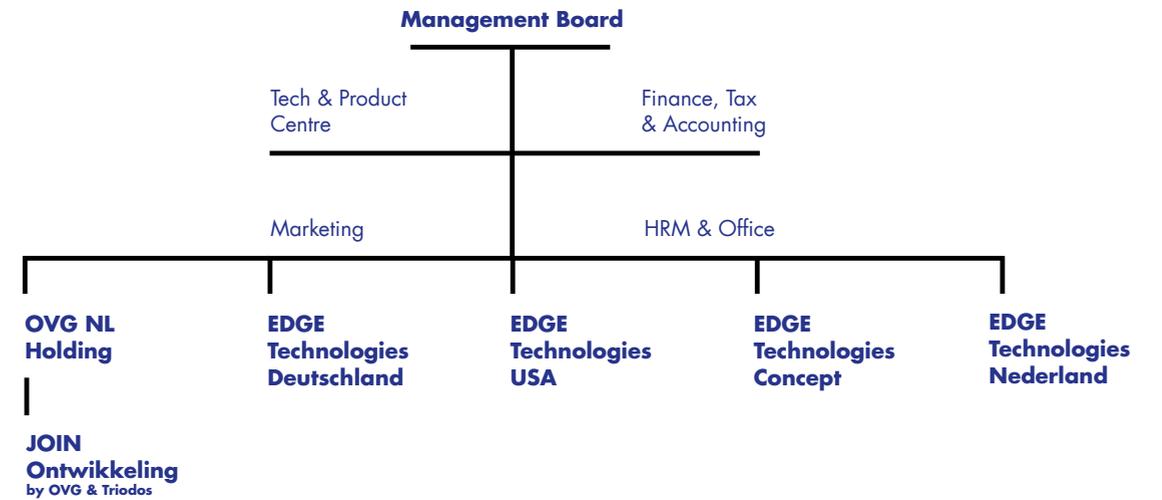
Staffing has increased as the company needs to further strengthen the teams for its international expansion in line with the strategy and its focus. As new business opportunities are foreseen, the number of staff is likely to increase further although this is highly depending on international acquisition success. For 2019, the company remains interested to finding alternative financing to increase their financial position and to support the growth in investment and developments. The company remains focussed on setting up partnerships to improve the innovative elements that are to be incorporated in future projects across the globe. The focus in 2019 remains on new acquisitions in Germany, Western European capitals and on the North East coast of the United States.

Looking at OVG's smart strategy - the team for innovation in the field of healthy, sustainable workplaces and high-tech offices grew during 2018 and will keep on doing so in 2019. OVG will increase its investments supporting the search for innovative solutions to be implemented in technologically advanced buildings as well as solutions for the existing office real estate. We see these technological solutions as the anchor of future (re-)developments. The achievements of this team will have a great impact on all OVG's concepts and thereby support our growth ambitions. It also underlines OVG's value of company excellence as OVG strives to do better each time and keep on introducing new features in our working environment to improve efficiency, productivity as well as creating healthier workplaces. The efforts and market introductions of this team will be branded as EDGE Technologies.

4.0 — Management Board



The OVG board –
From 2018 on the board comprises of two members: Coen van Oostrom and Alex Kompier



4.1 Management Board

The Management Board is responsible for OVG strategy. Under the chairmanship of Chief Executive Officer Coen van Oostrom, the Board comprised two Board Members (Coen van Oostrom and Alex Kompier) in 2018 each with joint responsibility for running the company, implementing its strategy and achieving its objectives and results. In addition to their joint responsibility each board member has different core tasks.

Coen van Oostrom —**Chief Executive Officer**

- Chairman of the Executive Board
- Chairman of OVG NL Holding
- Chairman of EDGE Technologies Deutschland
- Chairman of EDGE Technologies USA
- Chairman of EDGE Technologies Concept
- Chairman of EDGE Technologies Nederland
- Managing Director of JOIN Ontwikkeling (OVG/Triodos joint venture)
- Company Strategy
- PR & Marketing

Alex Kompier —**Chief Financial Officer**

Responsibilities and core tasks include:

- Company Strategy
- Finance, Tax and Accounting
- Risk Management
- Fund Management
- Corporate Finance
- HR & ICT

Coen van Oostrom is the only statutory director on the Management Board. With respect to the Management Board the new legislation regarding diversity will be taken into account when new Management Board members are appointed. As there is only one statutory director, diversity is not possible.

4.2 Advisory Board

In 2018 the Advisory Board comprises two members:

Mr. Joost H. van Heijningen Nanninga and Mr. Dick P.M. Verbeek.

Mr. Joost H. van Heijningen Nanninga —

Current posts: Senior Partner of Egon Zehnder International, Member of the Advisory Board, CVC Benelux, Member of the Supervisory Board of Breevast, ZBG Group, Member of INSEAD Dutch Council, Member of Advisory Board of Rotterdam School of Management.

Mr. Dick P.M. Verbeek —

Current posts: Former Vice Chairman Emeritus Aon Group, Member of the Supervisory Board of Aegon NV (retired May 2018) and Board Member of the Stichting Administratiefonds Rotterdam.

5.0 — Financial Statements 2018

“And suddenly you know, It's time to start something new and trust the magic of new beginnings.”

Meister Eckhart

Theologian and philosopher —

5.1 Consolidated balance sheet (after appropriation of result)*

| | Note | 31 December 2018 | 31 December 2017 |
|--------------------------------------|------|-----------------------|-----------------------|
| Tangible fixed assets | 1 | 10.994 | 836 |
| Financial fixed assets | 2 | <u>16.491</u> | <u>17.085</u> |
| Total fixed assets | | 27.485 | 17.921 |
| Work in progress | 3 | 133.704 | 75.297 |
| Inventory | 4 | 6.512 | 35.230 |
| Construction contracts | 5 | 147.492 | 67.032 |
| Accounts receivables | 6 | 9.922 | 1.141 |
| Receivable from affiliated companies | 7 | 399 | 507 |
| Other receivables and prepayments | 8 | <u>13.387</u> | <u>19.454</u> |
| Total receivables | | 23.708 | 21.102 |
| Cash and cash equivalents | 9 | 49.029 | 43.975 |
| Total current assets | | <u>360.445</u> | <u>242.636</u> |
| Total assets | | <u>387.930</u> | <u>260.557</u> |

| | Note | 31 December 2018 | 31 December 2017 |
|---------------------------------------|------|-----------------------|-----------------------|
| Shareholders' equity | | 101.773 | 88.769 |
| Minority interest | | <u>6.938</u> | <u>7.582</u> |
| Group equity | 10 | 108.711 | 96.351 |
| Provisions and lease incentives | 11 | 17.608 | 3.209 |
| Long term loans | 12 | 151.419 | 114.555 |
| Long term liabilities | | 151.419 | 114.555 |
| Short term loans | 13 | 62.712 | 5.898 |
| Accounts payables | | 14.850 | 8.913 |
| Tax payables and social charges | 14 | 10.497 | 16.014 |
| Accruals and other payables | 15 | <u>22.133</u> | <u>15.617</u> |
| Current liabilities | | 110.192 | 46.442 |
| Total equity & liabilities | | <u>387.930</u> | <u>260.557</u> |

* All amounts are in 1,000 euro's

5.2 Consolidated income statement*

| | Note | FY 2018 | FY 2017 |
|--|------|----------------|----------------|
| Revenue from projects | A | 171.802 | 215.324 |
| Change in inventories of finished projects and in work in progress | A | 32.850 | (27.541) |
| Other revenue | B | 17.525 | 6.828 |
| Total revenue | | 222.177 | 194.611 |
| Direct project costs | | 154.547 | 144.938 |
| Cost of exploitation | C | 14.575 | 1.174 |
| Salaries & pensions | D | 17.808 | 12.054 |
| Depreciation & amortisation | | 999 | 408 |
| Impairment of current assets | | 2.000 | 450 |
| Other operating expenses | E | 11.734 | 9.168 |
| Total operating expenses | | 201.663 | 168.192 |
| Operating Result | | 20.514 | 26.419 |
| Financial income | | 17 | 344 |
| Financial expenses | | (1.116) | (834) |
| Result from participations | F | 4.340 | 1.150 |
| | | 3.241 | 660 |
| Earnings Before Tax | | 23.755 | 27.079 |
| Company Tax | G | (4.838) | (9.017) |
| Result minority interest | | (3.430) | (4.734) |
| Result on sale of shares | | (42) | (223) |
| Net Result | | 15.446 | 13.105 |
| Other comprehensive income | | - | - |
| Total result of the legal entity | | 15.446 | 13.105 |

* All amounts are in 1,000 euro's

5.3 Consolidated cash flow statement*

| | FY 2018 | FY 2017 |
|--|-----------------|-----------------|
| Operating result | 20.514 | 26.419 |
| Adjustments for: | | |
| Depreciation tangible fixed assets | 999 | 408 |
| (Increase)/decrease provisions and lease incentives | 12.119 | (3.666) |
| Changes in working capital: | | |
| (Increase)/decrease in work in progress | (110.149) | 86.090 |
| Decrease in other current assets (excl. cash) | (4.584) | (8.796) |
| (Increase)/decrease in current liabilities (excl. financing credit institutions) | 15.305 | (17.270) |
| | (86.310) | 60.024 |
| Cash flow from business activities | (65.796) | 83.185 |
| Interest | 18 | (2.249) |
| Dividend | 10.429 | |
| Taxation | (12.391) | (12) |
| Cash flow from operating activities | (67.740) | 80.924 |
| Investments tangible fixed assets | (11.465) | (186) |
| Disposals tangible fixed assets | 307 | - |
| Disposals/(investments) in participations (incl. loans to participations, net) | (10.044) | 582 |
| Repayments loans | 7.500 | - |
| Investments in other financial fixed assets | (741) | - |
| Investments/(disposals) in unconsolidated participating interest | (3.025) | - |
| Cash flow from investment activities | (17.524) | 396 |
| Dividends paid | (2.500) | (5.000) |
| Dividends paid to minority interests | (720) | (6.694) |
| Dividends received | - | 317 |
| Additions/(repayment) long term liabilities | 36.864 | (18.213) |
| Additions/(repayment) short term liabilities | 56.814 | (41.954) |
| Cash flow from financing activities | 90.021 | (71.544) |
| Opening cash | 43.975 | 34.757 |
| Movement cash | 4.757 | 9.776 |
| Effect of movements in exchange rates | 297 | (558) |
| Closing Cash | 49.029 | 43.975 |

* All amounts are in 1,000 euro's.

5.4 Notes to the consolidated financial statements

All amounts are stated in thousands of Euros unless indicated otherwise.

Activities

OVG Real Estate B.V. having its legal seat at Marten Meesweg 8 in Rotterdam, is engaged in development of real estate, mainly in the commercial market. In this respect OVG Projectontwikkeling B.V. represents the service organization for the projects of OVG Real Estate B.V.

Group structure

Financial information relating to subsidiaries within the group is included in the consolidated financial statements. The consolidated financial statements have been prepared in accordance with Title 9 Book 2 of the Dutch Civil Code.

Minority interests in equity and results of group companies are separately disclosed in the consolidated financial statements.

The results of subsidiaries acquired during the year are consolidated from the date of acquisition. At acquisition the assets, provisions and liabilities are valued at fair values. Goodwill paid is capitalized. The results of subsidiaries sold during the year are consolidated until the moment of leaving the group.

Consolidation principles

The consolidated financial statements include the accounts of OVG Real Estate B.V. and all entities in which a direct controlling interest exists. All intercompany balances and transactions have been eliminated in the consolidated financial statements.

Pursuant to Section 409 of Book 2 of the Dutch Civil Code, the financial data of Joint Ventures, over which joint control is exercised, are consolidated proportionally in the consolidated financial statements. Since the interest concerns a joint venture with a company not forming part of the group, and over which joint control is exercised under a collaboration arrangement concluded with the other partner, management believe such presentation means that the statutory required true and fair view is met.

The consolidated companies included in the consolidated figures are:

| Entities | Established in | % Shareholders | Shareholder(s) |
|----------------------------------|----------------|----------------|--------------------------------|
| OVG Real Estate B.V. | Rotterdam | 91.0% | C.P.G. van Oostrom Beheer B.V. |
| | | 9.0% | Stichting ESA |
| OVG NL Holding B.V. | Rotterdam | 88.0% | OVG Real Estate B.V. |
| OVG Old Holdings B.V. | Rotterdam | 100% | OVG Real Estate B.V. |
| Edge Technologies Holding B.V. | Rotterdam | 100% | OVG Real Estate B.V. |
| Edge Technologies Nederland B.V. | Rotterdam | 100% | Edge Technologies Holding B.V. |
| Edge Technologies Concept B.V. | Rotterdam | 100% | Edge Technologies Holding B.V. |
| Smart Package Holding B.V. | Rotterdam | 100% | Edge Technologies Holding BV |
| Smart Package 1 B.V. | Rotterdam | 100% | Smart Package Holding B.V. |
| Smart Package 2 B.V. | Rotterdam | 100% | Smart Package Holding B.V. |
| Smart Package 3 B.V. | Rotterdam | 100% | Smart Package Holding B.V. |
| Smart Package 4 B.V. | Rotterdam | 100% | Smart Package Holding B.V. |
| Smart Package 5 B.V. | Rotterdam | 100% | Smart Package Holding B.V. |
| Edge Technologies Contract B.V. | Rotterdam | 100% | Edge Technologies Holding BV |
| OVG Projectontwikkeling B.V. | Rotterdam | 100% | OVG NL Holding B.V. |
| OVG Landbank B.V. | Rotterdam | 100% | OVG NL Holding B.V. |
| OVG Projecten VII B.V. | Rotterdam | 100% | OVG NL Holding B.V. |
| OVG Projecten XII B.V. | Rotterdam | 100% | OVG NL Holding B.V. |
| Laan op Zuid B.V. | Rotterdam | 100% | OVG NL Holding B.V. |
| OVG Projecten XX B.V. | Rotterdam | 100% | OVG NL Holding B.V. |
| OVG Projecten XXIII B.V. | Rotterdam | 100% | OVG NL Holding B.V. |
| OVG Projecten XXV B.V. | Rotterdam | 100% | OVG NL Holding B.V. |
| OVG Projecten XXXIV B.V. | Rotterdam | 100% | OVG NL Holding B.V. |
| OVG Projecten XXXVIII B.V. | Rotterdam | 100% | OVG NL Holding B.V. |
| OVG Nederland B.V. | Rotterdam | 100% | OVG NL Holding B.V. |
| OVG Investment Management B.V. | Rotterdam | 100% | OVG NL Holding B.V. |
| OVG IM Holding B.V. | Rotterdam | 100% | OVG NL Holding B.V. |

| Entities | Established in | % Shareholders | Shareholder(s) |
|---|----------------|----------------|--------------------|
| OVG Projecten XVII B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten XXVIII B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Lansingerpoort B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten XXXI B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten XXXIII B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten XXXIX B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten XL B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten XLII B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten XLIII B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten XLVI B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten XLIX B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten L B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LI B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LII B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LIII B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LVII B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LVIII B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LIX B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LX B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| Stallingsgarage Beukenhorst Beheer B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LXII B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LXIII B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LXIV B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| Green Machine B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LXVI B.V. | Rotterdam | 100% | OVG Nederland B.V. |

| Entities | Established in | % Shareholders | Shareholder(s) |
|------------------------------------|----------------|----------------|------------------------------------|
| OVG Projecten LXVII B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LXVIII B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LXIX B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LXXII B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LXXVII B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LXXVIII B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LXXIX B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LXXX B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LXXXI B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LXXXII B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LXXXIII B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| OVG Projecten LXXXIV B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| Beherend Vennoot FMH B.V. | Rotterdam | 50% | OVG Nederland B.V. |
| Beherend Vennoot AMP BV | Amsterdam | 50% | OVG Nederland B.V. |
| Stichting Bewaarder REF Kantoor | Rotterdam | 100% | OVG Nederland B.V. |
| REF Kantoor B.V. | Rotterdam | 100% | OVG Nederland B.V. |
| Edge Technologies Deutschland B.V. | Rotterdam | 100% | Edge Technologies Holding B.V. |
| OVG Real Estate GmbH | Berlin | 100% | Edge Technologies Deutschland B.V. |
| OVG Cloud Sarl | Luxembourg | 100% | Edge Technologies Deutschland B.V. |
| SXB 1 S.à.r.l. | Luxembourg | 100% | Edge Technologies Deutschland B.V. |
| SXB 2 S.à.r.l. | Luxembourg | 100% | Edge Technologies Deutschland B.V. |
| Della S.à.r.l. | Luxembourg | 94% | Edge Technologies Deutschland B.V. |
| OVG Hamburg S.à.r.l. | Luxembourg | 100% | Edge Technologies Deutschland B.V. |
| OVG Sky GmbH | Berlin | 100% | OVG Old Holdings B.V. |
| OVG Moon GmbH | Berlin | 100% | OVG Old Holdings B.V. |
| OVG Humboldthafen Verwaltungs GmbH | Berlin | 100% | OVG Old Holdings B.V. |
| BAM-Huis Den Haag Beheer B.V. | Rotterdam | 70% | OVG Projecten XXI B.V. |
| BAM-Huis Den Haag C.V. | Rotterdam | 69.3% | OVG Projecten XXI B.V. |
| | | 1% | BAM-Huis Den Haag Beheer B.V. |
| Stichting OVG I | Rotterdam | 100% | OVG Projecten XXXVIII B.V. |
| Sirius C.V. | Rotterdam | 100% | OVG Projecten XXXVIII B.V. |
| OVG IM Beheer B.V. | Rotterdam | 100% | OVG IM Holding B.V. |
| NHS CV | Rotterdam | 100% | OVG IM Holding B.V. |

| Entities | Established in | % Shareholders | Shareholder(s) |
|--|----------------|----------------|----------------------------------|
| OVG Venture Nederland II B.V. | Rotterdam | 100% | OVG IM Holding B.V. |
| Join Ontwikkeling B.V. | Rotterdam | 70% | OVG NL Holding B.V. |
| Join Projecten 1 B.V. | Rotterdam | 100% | Join Ontwikkeling B.V. |
| Join Projecten 2 B.V. | Rotterdam | 100% | Join Ontwikkeling B.V. |
| OVG Ventures Nederland B.V. | Rotterdam | 100% | OVG IM Holding B.V. |
| OVG Venture Nederland I BV | Rotterdam | 100% | OVG Ventures Nederland B.V. |
| OVG Asset Management Nederland B.V. | Rotterdam | 100% | OVG Ventures Nederland B.V. |
| Consortium Frankemaheerd C.V. | Rotterdam | 49.9% | OVG Projecten LXXXII B.V. |
| | | 0.2% | Beherend Venoot FMH B.V. |
| Project Orange B.V. | Amsterdam | 100% | Beherend Venoot FMH B.V. |
| Consortium Amsterdamse Poort C.V. | Amsterdam | 49.9% | OVG Projecten LXXXIV B.V. |
| | Amsterdam | 0.2% | Beherend Venoot AMP B.V. |
| Edge Technologies Owner 1 B.V. | Rotterdam | 100% | Edge Technologies Nederland B.V. |
| Edge Technologies Owner 2 B.V. | Rotterdam | 100% | Edge Technologies Nederland B.V. |
| Edge Technologies Owner 3 B.V. | Rotterdam | 100% | Edge Technologies Nederland B.V. |
| Edge Technologies Development Holding B.V. | Rotterdam | 100% | Edge Technologies Nederland B.V. |
| Edge Technologies Rent 1 B.V. | Rotterdam | 100% | Edge Technologies Nederland B.V. |
| Edge Technologies Rent 2 B.V. | Rotterdam | 100% | Edge Technologies Nederland B.V. |
| Edge Technologies Rent 3 B.V. | Rotterdam | 100% | Edge Technologies Nederland B.V. |
| Edge Technologies USA B.V. | Rotterdam | 100% | Edge Technologies Holding B.V. |
| OVG Real Estate USA Holding LLC | Delaware | 100% | Edge Technologies USA B.V. |
| 700 Sylvan Avenue LLC | USA | 50% | OVG Real Estate USA Holding LLC |

Companies mentioned below are not consolidated in the report, because OVG Real Estate B.V. does not hold, directly or indirectly, more than half of the voting capital and does not have a decisive influence on these companies.

| Entities | Established in | % Shareholders | Shareholder(s) |
|--|----------------|----------------|---------------------------------|
| Businesspark Gouda B.V. | Rotterdam | 50% | OVG Property Investments B.V. |
| Stadsherstel Historisch Rotterdam N.V. | Rotterdam | 1% | OVG Real Estate B.V. |
| Parrot B.V. | Amsterdam | 10% | OVG Venture Nederland I B.V. |
| OVG Redevelopment Venture B.V. | Amsterdam | 20% | OVG Venture Nederland II B.V. |
| OVG Normandy RE LLC | USA | 50% | OVG Real Estate USA Holding LLC |
| EP Center Holding AB | Sweden | 30% | Edge Technologies Holding B.V. |
| OVG MK6 GmbH & Co. KG | Berlin | 50% | OVG Real Estate GmbH |
| OVG MK6 Komplementär GmbH | Berlin | 50% | OVG Real Estate GmbH |

GENERAL ACCOUNTING PRINCIPLES FOR THE PREPARATION OF THE CONSOLIDATED FINANCIAL STATEMENTS

The financial statements are prepared in accordance with generally accepted accounting principles in the Netherlands and Title 9, Book 2 of the Dutch Civil Code.

Valuation of assets and liabilities and determination of the result takes place under the historical cost convention. Unless presented otherwise at the relevant principle for the specific balance sheet item, assets and liabilities are presented at face value.

Income and expenses are accounted for on accrual basis. Profit is only included when realized on the balance sheet date. Losses originating before the end of the financial year are taken into account if they have become known before preparation of the financial statements.

The financial information relating to OVG Real Estate B.V. is included in the consolidated financial statements. Accordingly, in accordance with Article 402, Book 2 of the Dutch Civil Code, a company profit and loss account has been presented in condensed form.

The management of the group makes various judgements and estimates when applying the accounting policies and rules for preparing the financial statements. Amongst others, significant judgements are made regarding the valuation of work in progress, construction contracts and provisions. These judgements and estimates are made from taking the present market conditions and market volatility into account.

Financial instruments

The information included in the notes for financial instruments is useful in estimating the extent of risks relating to both on-balance-sheet and off-balance-sheet financial instruments. The company's primary financial instruments, not being derivatives serve to finance the company's operating activities or directly arise from these activities. The company's policy is not to trade in financial instruments.

The effective part of financial instruments designated for cost price hedge accounting is valued at cost. Ineffectiveness is only recorded in the profit and loss account insofar as it concerns a(n) (accumulated) loss.

The principal risks arising from the company's financial instruments are interest rate risks and credit risks.

Interest rate risk

The company hedges this by entering into an interest rate swap contract to cover expected significant increases in market interest rates. Currently the company no longer hedges any interest rate risks.

Credit risk

The company trades only with creditworthy parties and has implemented procedures to check the creditworthiness of parties. The company applies strict credit control and reminder procedures. The company's credit risk is minimal due to the above measures. In addition, there are no significant concentrations of credit risk within the company.

PRINCIPLES OF VALUATION OF ASSETS AND LIABILITIES**Tangible fixed assets**

Tangible fixed assets are presented at cost less accumulated depreciation and, if applicable, less impairments in value. Depreciation is charged to the income statement based on the estimated useful life and calculated as a fixed percentage of cost, taking into account any residual value.

Depreciation is provided from the date an asset comes into use. Tangible fixed assets relate to properties not held for development or investment purposes.

Financial fixed assets

The (non-consolidated) participations are – on the basis of the share in the equity of the company – valued at net asset value and if applicable less impairments in value. With the valuation of participations any impairment in value is taken into account. The results are accounted for in profit and loss according to the interest held.

Participations with a negative equity are valued at nihil and to the amount of the negative equity a provision is made. In case of loans to or receivables on the participation, the provision will be charged to the receivables. In case a balance remains, a provision for participations is made.

Deferred tax assets are stated under the financial fixed assets if and to the extent it is probable that the tax claim can be realised in due course. These deferred tax assets are valued at nominal value and have a predominantly long-term character.

Inventories

Inventories of assets are valued at acquisition price or lower net realizable value. This lower net realizable value is determined by individual assessment of the inventories.

Work in progress

Work in progress is the unsold construction of an asset or combination of assets whose performance generally extends over several reporting periods.

Project costs are the direct project costs, interest on project financing, the mark-up for costs attributable to project activities in general and can be allocated to the project based on the normal level of project activity, and other costs that can be attributed to the principal under the project. A provision for expected losses on a project is charged to the item work in progress.

Construction contracts

A construction contract carried out at the instruction of a third party is a contract entered into with a third party for the construction of assets whose performance generally extends over several reporting periods. Contract revenue and contract costs from the construction contract are taken to the profit and loss account pro rata to the extent of the work performed at the balance sheet date, because the outcome of a construction contract can be reliably estimated (percentage of completion method).

Contract costs are the direct contract costs, interest on loans, the mark-up for costs attributable to contract activities in general and can be allocated to the contract based on the normal level of contract activity, and other costs that can be attributed to the principal under the contract.

A provision for expected losses on a contract is charged to the item construction contracts. In addition, instalments already invoiced are set off against the item construction contracts. The net amount for each construction contract is recognised as an asset or a liability where the balance of the construction contract is positive or negative, respectively.

Receivables

Receivables are included at face value, less any provision for doubtful accounts. These provisions are determined by individual assessment of the receivables.

Cash

The cash is valued at face value. If cash is not freely disposable, then this has been taken into account upon valuation.

Third-party share in group equity

The share of third parties in the group equity concerns the minority interest of third parties in the shareholders' equity of consolidated companies. In the profit and loss account the share of third parties in the result of consolidated

companies is deducted from the group result.

Provisions

For amounts of taxation payable in the future, due to differences between the valuation principles in the annual report and the valuation for taxation purposes of the appropriate balance sheet items, a provision has been formed for the aggregate of these differences multiplied by the future tax rate.

The provision for rental guarantees for completed projects is recorded on behalf of the estimated costs expected to arise from the current rental guarantees.

Other provisions are provisions for incentives to be paid according to signed rental agreements and for other amounts to be paid. A provision is recognized when an obligation exists.

Principles for the determination of the results

All initial start-up costs for potential projects are expensed. Rental guarantees are expensed as part of the estimated profit upon completion.

Revenue from projects is recognized as actual costs plus mark-up. The mark-up is quarterly recognized by the formula: calculated profit end of work multiplied by the percentage of the stage of completion minus profit already accounted for. The stage of completion is determined by the number of days under construction divided by the total number of construction days. Profit mark-up commences in the case that the project is sold at the start of the construction period. Losses are recognized in the year in which they become foreseeable.

Other income and expenses

All costs which can not directly be allocated to a project are expensed. The lease income from investment properties is taken evenly to the profit and loss account over the term of the lease.

Pension plans personnel

The Dutch plans are financed through contributions to pension providers, i.e., insurance companies and industry pension funds. The pension obligations of the Dutch plans are valued according to the 'valuation to pension fund approach'. This approach accounts for the contribution payable to the pension provider as an expense in the profit and loss account.

Corporate income tax

Corporate income tax is calculated at the applicable rate on the profits for the financial year, taking into account deductible costs and permanent differences between profit calculated according to the profit and loss account and profit calculated for taxation purposes.

Tax liabilities

OVG Real Estate B.V. is the head of a fiscal unity for the value added tax and for that reason it is, jointly and severally liable for the tax liabilities of the whole fiscal unity.

As per 19 May 2015 all subsidiaries of OVG NL Holding B.V. formed a fiscal unity with OVG NL Holding B.V. for corporate income tax and is jointly and severally liable for the tax liabilities of the whole fiscal unity. OVG Real Estate B.V. remains the head of a fiscal unity for the other subsidiaries for corporate income tax and is jointly and severally liable for the tax liabilities of the whole fiscal unity.

Tax liabilities of the subsidiary companies are presented under the tax payables in the balance sheet.

Principles for preparation of the consolidated cash flow statement

The cash flow statement is prepared according to the indirect method. The funds in the cash flow statement consist of cash, cash equivalents and bank facilities.

Corporate income taxes, issuances of share capital, interest received and dividends received are presented under the cash flow from operating activities. Interest paid and dividends paid are presented under the cash flow from financing activities.

Colophon —

Publication

OVG Real Estate B.V.
 P.O. Box 87354
 1080 JJ Amsterdam
 The Netherlands
 +31 88 170 1000
 info@ovg.nl
 www.ovgrealestate.com

Chamber of Commerce Rotterdam
 Registration number 24291656

Copy and Editing

Financial Department OVG
 Branding Department OVG
 Sarah-Jane Threipland

Photography/Renderings

cover Ossip van Duivebode
pages 4-5 Ernst van Raaphorst
page 7 EDGE Technologies
page 9 EDGE Technologies
page 10 EDGE Technologies
page 11 Ossip van Duivebode
page 12 Marcel Steinbach
page 13 Prikkelfilms - Emiel Bakker
page 14 Hans Wilschut
page 15 Joni Israeli
page 16 VERO Visuals
page 17 Xoioi
page 18 Henn Architects
page 19 Garrett Rowland
page 21 EDGE Technologies
page 23 BIG Architects
page 32 Jennifer Remme

© OVG Real Estate B.V. 2019

All rights reserved. Reproduction in whole or in part is prohibited without the prior written consent of the copyright owner. The information presented in this document does not form part of any quotation or contract, is believed to be accurate and reliable and may be changed without notice. No liability will be accepted by the publishers for any consequence of its use. Publication thereof does not convey nor imply any license under patent - or other industrial or intellectual property rights.

