

Registered number: 01444636

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021



BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED

CONTENTS

| | Page |
|---|----------------|
| Directors' Report | 2 - 4 |
| Strategic Report | 5 - 6 |
| Independent Auditor's Report to the members of Barclays Industrial Development Limited | 7 - 10 |
| Income statement | 11 |
| Statement of Other Comprehensive Income | 12 |
| Statement of Financial Position | 13 |
| Statement of Changes in Equity | 14 |
| Cash Flow Statement | 15 |
| Notes to the Financial Statements | 16 - 27 |

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

The Directors present their annual report together with the audited financial statements of Barclays Industrial Development Limited (the 'Company') for the year ended 31 December 2021.

Profits and dividends

During the year the Company made a profit after tax of £515,000 (2020: £75,000). The Directors do not recommend the payment of a final dividend (2020: £nil).

Directors

The Directors of the Company, who served during the year and up to the date of signing the financial statements, together with their dates of appointment and resignation, where appropriate, are as shown below:

F Banks (resigned 06 May 2021)
J Ferrier
P W Forrest (appointed 01 August 2022)
R Hayward
J Mistry
M Temani (appointed 11 May 2021) (resigned 29 July 2022)

Since the year end P W Forrest was appointed as a Director on 01 August 2022 and M Temani resigned as a Director on 29 July 2022.

Going concern

After reviewing the Company's financial position and performance projections (including, where relevant, the impact of the COVID-19 pandemic and current geopolitical tensions) and available banking facilities, the Directors are satisfied that the Company has adequate access to resources to enable it to meet its obligations as they fall due and to continue in operational existence for at least the next 12 months from the date of signing these financial statements. For this reason, the Directors have adopted the going concern basis in preparing these financial statements.

Statement of Directors' responsibilities in respect of the Strategic report, Directors' report and the financial statements

The Directors are responsible for preparing the Strategic report, Directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have elected to prepare the financial statements in accordance with UK-adopted international accounting standards.

Under Company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgement and estimates that are reasonable, relevant and reliable;
- state whether they have been prepared in accordance with UK-adopted international accounting standards;
- assess the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

Statement of Directors' responsibilities in respect of the Strategic report, Directors' report and the financial statements (continued)

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

Financial risk management

The Company's activities are exposed to a variety of financial risks. The Company is required to follow the requirements of the Group risk management policies, which include specific guidelines on the management of foreign exchange, interest rate and credit risks, and advice on the use of financial instruments to manage them. The main financial risks that the Company is exposed to are outlined in note 12.

Directors third party indemnity provisions

Qualifying third party indemnity provisions were in force (as defined by section 234 of the Companies Act 2006) during the course of the financial year ended 31 December 2021 for the benefit of the then Directors and, at the date of this report, are in force for the benefit of the Directors in relation to certain losses and liabilities, including qualifying third party indemnity provisions and qualifying indemnity provisions which may occur (or have occurred) in connection with their duties, powers or office.

Environment

The Barclays Group focuses on addressing environmental issues where it is felt that there is the greatest potential to make a difference. As the global effort to tackle climate change grows, the Barclays Group is moving rapidly to take a leading role in contributing to the transition to a low-carbon economy. In March 2020, Barclays Group set out its ambition to be a net zero bank by 2050.

To successfully fulfil against our Purpose, we must ensure that we address the needs of all our stakeholders. This includes our customers and clients, colleagues, investors and the societies in which we operate.

The longevity of our business can only be ensured if we help tackle the challenges of our time, such as social inequality and climate change, whilst minimising any unintended and adverse impacts of our operations and our business as a financial institution. To this end we seek to identify and understand the environmental, social and governance factors which impact our organisation and how we shape and impact the environment and society around us. We do this in the context of the financial services we provide, the geographies in which we operate and the needs of our customers and clients.

We will continue to identify new opportunities and strive to integrate our broader social and environmental impact into the way we run and govern our business and the work we do every day to help customers and clients, colleagues and society.

While we have managed ESG issues for several years, our approach continues to evolve in response to a dynamic external environment, increasing investor and other stakeholder attention and continued innovation in our business and product offerings. We recognise that the focus on the societal impact of businesses and performance against wider ESG factors has increased in recent years, with growing interest from a range of stakeholders including investors, clients, policy makers and regulators.

Disclosure of global greenhouse gas emissions is done at a Barclays Group level with information available in the Barclays PLC Annual Report 2021 with fuller disclosure available on our website at home.barclays.com/citizenship.

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

Independent auditor

Pursuant to section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and KPMG LLP will therefore continue in office.

Statement of disclosure of information to auditor

So far as the Directors are aware, there is no relevant audit information of which the Company's auditor is unaware. The Directors have taken all the steps that they ought to have taken as Directors in order to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

In response to The Companies (Miscellaneous Reporting) Regulations 2018, further information on stakeholder engagement can be found in the Strategic Report.

This report was approved by the Board and signed on its behalf:

DocuSigned by:
Jiten Mistry
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J Mistry

Director

Date: 16 September 2022

Registered number: 01444636

1 Churchill Place, London, E14 5HP

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED

STRATEGIC REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

Business review and principal activities

The principal activity of Barclays Industrial Development Limited is holding private equity and debt securities.

Business performance

The results of the Company show a profit after tax of £515,000 (2020: £75,000). The Company has net assets of £1,070,000 (2020: £555,000). Net cash inflow from operating activities for the year was £514,000 (2020: £91,000).

Future outlook

The Directors have reviewed the Company's business and performance and consider it to be satisfactory for the year. The Directors consider that the Company's position at the end of the year is consistent with the size and complexity of the business. The Directors will continue to monitor the performance of the Company and take appropriate action as necessary.

Principal risks and uncertainties

The Company is exposed to internal and external risks of ongoing activities. These risks are managed as part of the Company's business model.

The COVID-19 pandemic continued in 2021 and may persist for a prolonged period. However, the negative economic impact of the pandemic was mainly in 2020 with markets appreciating in value in 2021.

Furthermore, the current geopolitical tensions that arose in 2022 may also persist for a prolonged period and introduce broad macroeconomic risks, which result in market volatility.

Key performance indicators

The Directors of Barclays PLC manage the group's operations on a business cluster basis. For this reason, the Company's Directors believe that analysis using key performance indicators for the Company is not necessary or appropriate for an understanding of the development, performance or position of the business of the Company. The development, performance and position of the relevant business cluster, which includes the Company, is discussed in the Barclays PLC 2021 Annual Report, which does not form part of this report.

Section 172(1) statement

The Directors have acted in a way that they considered, in good faith, to be most likely to promote the success of the Company for the benefit of its sole member and this section forms our Section 172 disclosure, describing how, in doing so, the Directors considered the matters set out in section 172(1)(a) to (f) of the Companies Act 2006. The Directors also took into account the view and interests of a wider set of stakeholders.

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED

STRATEGIC REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

Section 172(1) statement (continued)

The Directors considered, amongst other matters, the following:

- the likely consequences of any decision in the long term;
- to the extent the Company has employees, the interests of the Company's employees;
- the need to foster the Company's business relationships with suppliers, customers and others;
- the impact of the Company's operations on the community and the environment;
- the desirability of the Company's maintaining a reputation for high standards of business conduct;
- and to act fairly between members of the Company.

You can find out more about who the Barclays Group's stakeholders are, how management and/or Directors engaged with them, the key issues raised and actions taken on pages 16 to 19 of the Barclays PLC Annual Report 2021 which is incorporated by reference into this statement

Considering this broad range of interests is an important part of the way the Board makes decisions; however, in balancing those different perspectives it won't always be possible to deliver everyone's desired outcome.

How does the Board engage with stakeholders?

Depending on the decision in question, the relevance of each particular stakeholder group may differ and equally the Board adopts a variety of methods of engagement with different stakeholder groups. The Board will sometimes engage directly with certain stakeholders on certain issues, but the size and distribution of our stakeholders and of the Company means that stakeholder engagement often takes place at an operational level.

In addition, to ensure a more efficient and effective approach, certain stakeholder engagement is led at Barclays Group level, in particular where matters are of group-wide significance or have the potential to impact the reputation of the Barclays Group.

The Board considers and discusses information from across the organisation to help it understand the impact of the Company's operations, and the interests and views of our key stakeholders. It also reviews strategy, financial and operational performance, as well as information covering areas such as key risks, and legal and regulatory compliance. This information is provided to the Board through reports sent in advance of each Board meeting, and through in-person presentations.

As a result of these activities, the Board has an overview of engagement with stakeholders, and other relevant factors, which enables the Directors to comply with their legal duty under section 172 of the Companies Act 2006.

Due to the nature of the Company no decisions were made by the Directors during the reporting period which required them to have regard to the matters set out in section 172 of the Companies Act 2006.

This report was approved by the Board and signed on its behalf:

DocuSigned by:
Jiten Mistry
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J Mistry
Director

Date: 16 September 2022
Registered number: 01444636

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED

Opinion

We have audited the financial statements of Barclays Industrial Development Limited ("the Company") for the year ended 31 December 2021 which comprise the Income Statement, Statement of Other Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity, Cash Flow Statement, and related notes, including the summary of significant accounting policies in note 5.

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2021 and of its profit for the year then ended;
- have been properly prepared in accordance with UK-adopted international accounting standards; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the Company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Going concern

The Directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the Company or to cease its operations, and as they have concluded that the Company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the Directors' conclusions, we considered the inherent risks to the Company's business model and analysed how those risks might affect the Company's financial resources or ability to continue operations over the going concern period.

- Our conclusions based on this work:
 - we consider that the Directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
 - we have not identified, and concur with the Directors' assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the above conclusions are not a guarantee that the Company will continue in operation.

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED (CONTINUED)

Fraud and breaches of laws and regulations – ability to detect

Identifying and responding to risks of material misstatement due to fraud

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of Directors and operational managers including inspection of policy documentation as to the Company's high-level policies to prevent and detect fraud, as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Review of Board minutes.
- Using analytical procedures to identify any unusual or unexpected relationships.

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards, we perform procedures to address the risk of management override of controls, in particular the risk that management may be in a position to make inappropriate accounting entries especially for revenue recognition. On this audit we do not believe there is a fraud risk related to revenue recognition because the calculation of revenue is straightforward with no judgement involved in the calculation, and no pressures or incentives for management to manipulate revenue have been identified.

We did not identify any additional fraud risks.

In determining the audit procedures, we took into account the results of our evaluation and testing of the operating effectiveness of the Barclays Group-wide fraud risk management controls.

We also identified journal entries to test based on high risk criteria and compared the identified entries to supporting documentation. These included material post-closing journals, posting to accounts linked to a fraud risks and those containing key words such as reversal, restatement, reclassification.

Identifying and responding to risks of material misstatement due to non-compliance with laws and regulations

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with Directors (as required by auditing standards), and discussed with Directors the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

The potential effect of these laws and regulations on the financial statements varies considerably.

The Company is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies legislation), distributable profits legislation and taxation legislation. We assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Whilst the Company is subject to many other laws and regulations, we did not identify any others where the consequences of non-compliance alone could have a material effect on amounts or disclosures in the financial statements.

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED (CONTINUED)

Context of the ability of the audit to detect fraud or breaches of law or regulation

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

Strategic report and Directors' report

The Directors are responsible for the Strategic report and the Directors' report. Our opinion on the financial statements does not cover those reports and we do not express an audit opinion thereon.

Our responsibility is to read the Strategic report and the Directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the Strategic report and the Directors' report;
- in our opinion the information given in those reports for the financial year is consistent with the financial statements; and
- in our opinion those report has been prepared in accordance with the Companies Act 2006.

Matters on which we are required to report by exception

Under the Companies Act 2006, we are required to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in these respects.

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED (CONTINUED)

Directors' responsibilities

As explained more fully in their statement set out on page 2 and 3, the Directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities.

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.



Matthew Green (Senior Statutory Auditor)
for and on behalf of
KPMG LLP, Statutory Auditor
Chartered Accountants
15 Canada Square
London
E14 5GL

20 September 2022

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED**INCOME STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2021**

| | Note | 2021 £000 | 2020 £000 |
|----------------------------|------|--------------|--------------|
| Interest income | 6 | 1 | 1 |
| Investment income | 7 | 514 | 91 |
| Profit before tax | | 515 | 92 |
| Tax expense | 10 | - | (17) |
| Profit for the year | | 515 | 75 |

The accompanying notes form an integral part of the financial statements.

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED

**STATEMENT OF OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2021**

| | 2021 £000 | 2020 £000 |
|-----------------------------------|--------------|--------------|
| Profit for the year | 515 | 75 |
| Total comprehensive income | <u>515</u> | <u>75</u> |

The accompanying notes form an integral part of the financial statements.

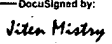
BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED
REGISTERED NUMBER: 01444636

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2021

| | Note | 2021 £000 | 2020 £000 |
|------------------------------------|------|--------------|--------------|
| Assets | | | |
| Current assets | | | |
| Cash and cash equivalents | | 1,091 | 576 |
| Total current assets | | <u>1,091</u> | <u>576</u> |
| Liabilities | | | |
| Current liabilities | | | |
| Current tax liabilities | 10 | 21 | 21 |
| Total current liabilities | | <u>21</u> | <u>21</u> |
| Net assets | | <u>1,070</u> | <u>555</u> |
| Issued capital and reserves | | | |
| Share capital | 11 | 1 | 1 |
| Retained earnings | | 1,069 | 554 |
| TOTAL EQUITY | | <u>1,070</u> | <u>555</u> |

The accompanying notes form an integral part of the financial statements.

The financial statements were approved and authorised for issue by the Board of Directors on 16 September 2022 and were signed on its behalf by:

DocuSigned by:

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J Mistry
 Director
 Date: 16 September 2022
 Registered number: 01444636

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2021**

| | Share capital £000 | Retained earnings £000 | Total equity £000 |
|--|--------------------------|------------------------------|-------------------------|
| At 1 January 2021 | 1 | 554 | 555 |
| Profit for the year | - | 515 | 515 |
| Total comprehensive income for the year | - | 515 | 515 |
| At 31 December 2021 | 1 | 1,069 | 1,070 |

| | Share capital £000 | Retained earnings £000 | Total equity £000 |
|--|--------------------------|------------------------------|-------------------------|
| At 1 January 2020 | 1 | 479 | 480 |
| Profit for the year | - | 75 | 75 |
| Total comprehensive income for the year | - | 75 | 75 |
| At 31 December 2020 | 1 | 554 | 555 |

The accompanying notes form an integral part of the financial statements.

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED**CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2021**

| | 2021 £000 | 2020 £000 |
|---|---------------------|-------------------|
| Cash flows from operating activities | | |
| Profit for the year | 515 | 75 |
| Adjustments for | | |
| Finance income | (1) | (1) |
| Income tax expense | - | 17 |
| Cash generated from operations | <u>514</u> | <u>91</u> |
| Tax paid | - | - |
| Net cash from operating activities | <u>514</u> | <u>91</u> |
| Cash flows from investing activities | | |
| Interest received | 1 | 1 |
| Net cash from investing activities | <u>1</u> | <u>1</u> |
| Net cash increase in cash and cash equivalents | <u>515</u> | <u>92</u> |
| Cash and cash equivalents at the beginning of year | 576 | 484 |
| Cash and cash equivalents at the end of the year | <u><u>1,091</u></u> | <u><u>576</u></u> |

The accompanying notes form an integral part of the financial statements.

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

1. Reporting entity

The Company is a private limited company, domiciled and incorporated in United Kingdom. The address of the registered office is 1 Churchill Place, London, E14 5HP. These financial statements are prepared for Barclays Industrial Development Limited (the "Company"), the principal activity of which is to act as an investment company.

The financial statements are separate financial statements prepared for the Company only, in line with the UK Companies Act 2006. The parent undertaking of the smallest group that presents consolidated financial statements is Barclays PLC and the ultimate holding company and the parent undertaking of the largest group that presents group financial statements is Barclays PLC, both of which prepare consolidated financial statements in accordance with UK-adopted international accounting standards.

2. Compliance with international accounting standards

The financial statements have been prepared in accordance with UK-adopted international accounting standards. The principal accounting policies applied in the preparation of the individual financial statements are set out below, and in the relevant notes to the financial statements. These policies have been consistently applied.

3. Basis of preparation

The financial statements have been prepared on a going concern basis under the historical cost convention modified to include the fair valuation of certain financial instruments to the extent required or permitted under IFRS 9, 'Financial Instruments', as set out in the relevant accounting policies. They are presented in thousands of Pounds Sterling (GBP), the currency of the country in which the Company is incorporated.

After reviewing the Company's financial position and performance projections (including, where relevant, the impact of the COVID-19 pandemic and current geopolitical tensions) and available banking facilities, the Directors are satisfied that the Company has adequate access to resources to enable it to meet its obligations as they fall due and to continue in operational existence for at least the next 12 months from the date of signing these financial statements. For this reason, the Directors have adopted the going concern basis in preparing these financial statements.

4. New and amended standards

i) New standards, interpretations and amendments effective from 1 January 2021

There are no new amended standards that have had a material impact on the Company's accounting policies.

ii) New standards, interpretations and amendments not yet effective

There are no new amended standards that are expected to have a material impact on the Company's accounting policies.

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

5. Summary of significant accounting policies

5.1 Foreign currency translation

Items included in the financial statements of the Company are measured using their functional currency, being Pounds Sterling (GBP) the currency of the primary economic environment in which the entity operates.

Foreign currency transactions are translated into Pounds Sterling using exchange rates prevailing at the dates of the transactions. Monetary items denominated in foreign currencies are retranslated at the rate prevailing at the year end. Foreign exchange gains and losses resulting from the retranslation and settlement of these items are recognised in the statement of profit or loss and other comprehensive income.

Non-monetary assets that are measured at fair value are translated using the exchange rate at the date that the fair value was determined. Exchange differences on equities and similar non-monetary items held at fair value through the statement of profit or loss and other comprehensive income, are reported as part of the fair value gain or loss.

5.2 Revenue recognition

The Company applies IFRS 15 Revenue from Contracts with Customers. The standard establishes a five-step model governing revenue recognition. The five-step model requires Barclays Group to (i) identify the contract with the customer, (ii) identify each of the performance obligations included in the contract, (iii) determine the amount of consideration in the contract, (iv) allocate the consideration to each of the identified performance obligations and (v) recognise revenue as each performance obligation is satisfied.

5.3 Interest

Interest income or expense is recognised on all interest bearing financial assets classified as loans and receivables and on interest bearing financial liabilities using the effective interest method.

The effective interest rate is the rate that exactly discounts the expected future cash payments or receipts through the expected life of the financial instrument, or when appropriate, a shorter period, to the net carrying amount of the instrument. The application of the method has the effect of recognising income (and expense) receivable (or payable) on the instrument evenly in proportion to the amount outstanding over the period to maturity or repayment.

5.4 Current and deferred tax

Income tax payable on taxable profits ('current tax'), is recognised as an expense in the period in which the profits arise. Income tax recoverable on tax allowable losses is recognised as an asset only to the extent that it is regarded as recoverable by offset against current year or prior year taxable profits.

Deferred income tax is provided in full, using the liability method, on temporary differences arising from the differences between the tax bases of assets and liabilities and their carrying amounts in the Company's financial statements. Deferred income tax is determined using tax rates and legislation enacted or substantively enacted by the balance sheet date and that are expected to apply when the deferred tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised on deductible temporary differences, carry forward of unused tax losses and unused tax credits to the extent that it is regarded as probable that sufficient taxable profits will be available against which the deductible temporary difference, unused tax losses and unused tax credits can be utilised.

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

5. Summary of significant accounting policies (continued)

5.4 Current and deferred tax (continued)

Deferred and current tax assets and liabilities are only offset where there is both the legal right and the intention to settle on a net basis or to realise the asset and settle the liability simultaneously with the same tax authority.

5.5 Financial assets and liabilities

The Company applies IFRS 9 Financial Instruments to the recognition, classification and measurement, and derecognition of financial assets and financial liabilities and the impairment of financial assets.

Recognition

The Company recognises financial assets and liabilities when it becomes a party to the terms of the contract. Trade date or settlement date accounting is applied depending on the classification of the financial asset.

Classification and measurement

Financial assets are classified on the basis of two criteria:

- i) the business model within which financial assets are managed; and
- ii) their contractual cash flow characteristics (whether the cash flows represent 'solely payments of principal and interest' (SPPI)).

The Company assesses the business model criteria at a portfolio level. Information that is considered in determining the applicable business model includes (i) policies and objectives for the relevant portfolio, (ii) how the performance and risks of the portfolio are managed, evaluated and reported to management, and (iii) the frequency, volume and timing of sales in prior periods, sales expectation for future periods, and the reasons for such sales.

The contractual cash flow characteristics of financial assets are assessed with reference to whether the cash flows represent SPPI. In assessing whether contractual cash flows are SPPI compliant, interest is defined as consideration primarily for the time value of money and the credit risk of the principal outstanding. The time value of money is defined as the element of interest that provides consideration only for the passage of time and not consideration for other risks or costs associated with holding the financial asset. Terms that could change the contractual cash flows so that it would not meet the condition for SPPI are considered, including: (i) contingent and leverage features, (ii) non-recourse arrangements and (iii) features that could modify the time value of money.

Financial assets

Financial assets are measured at amortised cost if they are held within a business model whose objective is to hold financial assets in order to collect contractual cash flows, and their contractual cash flows represent solely payments of principal and interest.

Financial assets are measured at fair value through other comprehensive income if they are held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets, and their contractual cash flows represent solely payments of principal and interest.

Loans and advances and financial liabilities, are held at amortised cost. That is, the initial fair value (which is normally the amount advanced or borrowed) is adjusted for repayments and the amortisation of coupon, fees and expenses to represent the effective interest rate of the asset or liability. Balances deferred on-balance sheet as effective interest rate adjustments are amortised to interest income over the life of the financial instrument to which they relate.

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

5. Summary of significant accounting policies (continued)

5.5 Financial assets and liabilities (continued)

Financial assets (continued)

Financial assets that are held in a business model to collect the contractual cash flows and that contain contractual terms that give rise on specified dates to cash flows that are SPPI, are measured at amortised cost. The carrying value of these financial assets at initial recognition includes any directly attributable transaction costs.

In determining whether the business model is a 'hold to collect' model, the objective of the business model must be to hold the financial asset to collect contractual cash flows rather than holding the financial asset for trading or short-term profit taking purposes. While the objective of the business model must be to hold the financial asset to collect contractual cash flows this does not mean the Company is required to hold the financial assets until maturity. When determining if the business model objective is to collect contractual cash flows the Company will consider past sales and expectations about future sales.

Financial instruments at fair value through profit or loss

Other financial assets are measured at fair value through profit and loss. There is an option to make an irrevocable election for non-traded equity investments to be measured at fair value through other comprehensive income, in which case dividends are recognised in profit or loss, but gains or losses are not reclassified to profit or loss upon derecognition, and impairment is not recognised in the income statement.

Accounting for financial assets mandatorily at fair value

Financial assets that are held for trading are recognised at fair value through profit or loss. In addition, financial assets are held at fair value through profit or loss if they do not contain contractual terms that give rise on specified dates to cash flows that are SPPI, or if the financial asset is not held in a business model that is either (i) a business model to collect the contractual cash flows or (ii) a business model that is achieved by both collecting contractual cash flows and selling. Subsequent changes in fair value for these instruments are recognised in the income statement in net investment income, except if reporting it in trading income reduces an accounting mismatch.

Accounting for financial assets designated at fair value

Financial assets, other than those held for trading, are classified in this category if they are so irrevocably designated at inception and the use of the designation removes or significantly reduces an accounting mismatch.

Subsequent changes in fair value are recognised in the income statement in net investment income.

Determining fair value

Where the classification of a financial instrument requires it to be stated at fair value, this is determined by reference to the quoted market price in an active market wherever possible.

Impairment of financial assets

The Company is required to recognise expected credit losses (ECLs) based on unbiased forward-looking information for all financial assets at amortised cost, lease receivables, debt financial assets at fair value through other comprehensive income, loan commitments and financial guarantee contracts. Intercompany exposures, including loan commitments and financial guarantee contracts, are also in scope of IFRS 9 for ECL purposes.

As at 31 December 2021, the expected credit losses (ECLs) for the Company are immaterial.

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021****5. Summary of significant accounting policies (continued)****5.6 Share capital**

Incremental costs directly attributable to the issue of new shares or options or the acquisition of a business are shown in equity as a deduction, net of tax, from the proceeds.

5.7 Dividends on ordinary shares

Dividends on ordinary shares and discretionary dividends are recognised in equity in the period in which they are paid or, if earlier, approved by the Company's shareholder.

5.8 Cash and cash equivalents

For the purposes of the cash flow statement, cash comprises cash on hand, demand deposits, and cash equivalents. Cash equivalents comprise highly liquid investments that are convertible into cash with an insignificant risk of changes in value with original maturities of less than three months.

5.9 Critical accounting estimates

The preparation of financial statements in accordance with IFRS requires the use of estimates. It also requires management to exercise judgement in applying the accounting policies. There are no key areas involving a higher degree of judgement or complexity, or areas where assumptions are significant to the consolidated and individual financial statements.

6. Finance income**Recognised in profit or loss**

| | 2021 £000 | 2020 £000 |
|--|--------------|--------------|
| Interest income | | |
| Bank interest receivable | 1 | 1 |
| Finance income recognised in profit or loss | <u>1</u> | <u>1</u> |

7. Investment income

| | 2021 £000 | 2020 £000 |
|----------------------------------|--------------|--------------|
| Income from unlisted investments | 514 | 91 |
| Total | <u>514</u> | <u>91</u> |

Dividend income received from investment holding in Bluelife (FV at NIL).

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021****8. Profit before tax**

The audit fees of £17,310 (2020: £16,800) have been borne by another Group company, and have not been recharged to the Company. This fee is not recognised as an expense in the financial statements of the Company.

9. Employee and key management, including Directors

The Directors did not receive any emoluments in respect of their services to the Company during the year (2020: nil).

Two Directors are accruing retirement benefits under a defined benefit scheme or defined contribution scheme (2020: two).

No Directors exercised options under the Barclays PLC Sharesave Scheme and Long Term Incentive schemes during 2021 (2020: nil).

Two Directors are entitled to benefits under the Share Value Plan (2020: two).

The Company has made no loans, guarantees or other such dealings to its Directors and others during the current and prior year.

10. Tax expense**10.1 Income tax recognised in profit or loss**

| | 2021 £000 | 2020 £000 |
|-------------------------------------|--------------|--------------|
| Current tax | | |
| Current tax on profits for the year | - | 17 |
| Total current tax | <u>-</u> | <u>17</u> |
| Total tax expense | <u>-</u> | <u>17</u> |

The reasons for the difference between the actual tax charge for the year and the standard rate of corporation tax in the United Kingdom applied to profits for the year are as follows:

| | 2021 £000 | 2020 £000 |
|--|--------------|--------------|
| Profit for the year | 515 | 75 |
| Income tax expense | - | 17 |
| Profit before income taxes | <u>515</u> | <u>92</u> |
| Tax using the Company's domestic tax rate of 19% (2020: 19%) | 98 | 17 |
| Non taxable income | (98) | - |
| Total tax expense | <u>-</u> | <u>17</u> |

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021****10. Tax expense (continued)****10.1 Income tax recognised in profit or loss (continued)****Changes in tax rates and factors affecting the future tax charges**

On 22 July 2020 the Finance Act 2020 received Royal Assent, resulting in the UK corporation tax rate remaining at 19% from 1 April 2020 onwards instead of reducing to 17%, the previously enacted rate. This 19% rate has therefore been used to calculate current tax balances for the year ended 31 December 2021.

Legislation has been introduced to increase the main rate of corporation tax from 19% to 25%, effective from 1 April 2023, which was substantively enacted on 24 May 2021. This will have a consequential impact on the Company's future tax charge.

10.2 Current tax liabilities

| | 2021 £000 | 2020 £000 |
|--------------------------------------|--------------|--------------|
| UK corporation tax payable | 21 | 21 |
| Total current tax liabilities | 21 | 21 |

11. Share capital**Authorised**

| | 2021 Number | 2021 £000 | 2020 Number | 2020 £000 |
|---------------------------------|----------------|--------------|----------------|--------------|
| Shares treated as equity | | | | |
| Ordinary shares of £1.00 each | 1,000 | 1 | 1,000 | 1 |
| | 1,000 | 1 | 1,000 | 1 |

Issued and fully paid

| | 2021 Number | 2021 £000 | 2020 Number | 2020 £000 |
|--------------------------------------|----------------|--------------|----------------|--------------|
| Ordinary shares of £1.00 each | | | | |
| At 1 January and 31 December | 1,000 | 1 | 1,000 | 1 |

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021****12. Financial risks**

The Company's activities expose it to a variety of financial risks. These are credit risk, liquidity risk and market risk, (which includes foreign currency risk, interest rate risk and price risk). Consequently, the Company devotes considerable resources to maintaining effective controls to manage, measure and mitigate each of these risks, and regularly reviews its risk management procedures and systems to ensure that they continue to meet the needs of the business.

The Board of Directors monitors the Company's financial risks and has responsibility for ensuring effective risk management and control.

a) Credit risk

Credit risk is the risk of suffering financial loss, should any of the Company's customers or market counterparties fail to fulfil their contractual obligations to the Company.

The Company assesses all counterparties, including its customers, for credit risk before contracting with them. The Company monitors its exposures and seeks to minimise its credit exposures by monitoring the credit rating of its counterparties in accordance with Barclays Group risk management policies. There were no significant concentrations of credit risk.

Maximum exposure to credit risk

The maximum exposure to credit risk is represented by the fair values reported on the Statement of Financial Position as shown in the below table. This analysis includes only financial assets subject to credit risk and excludes other financial assets, mainly equity securities held in the trading portfolio or as available for sale assets, as well as non-financial assets.

| | 2021 | 2020 |
|--|--------------|------------|
| | £000 | £000 |
| Cash and cash equivalents | 1,091 | 576 |
| Total maximum exposure at 31 December | 1,091 | 576 |

Financial assets subject to risk

For the purposes of the Company's disclosures regarding credit quality, financial assets subject to credit risk have been analysed as follows:

| | Cash and cash equivalents | Total |
|--|---------------------------|--------------|
| | £000 | £000 |
| As at 31 Dec 2021 | | |
| Neither past due nor individually impaired | 1,091 | 1,091 |
| Total carrying amount | 1,091 | 1,091 |

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021****a) Credit risk (continued)**

| | Cash and cash equivalents | Total |
|--|----------------------------------|--------------|
| As at 31 Dec 2020 | £000 | £000 |
| Neither past due nor individually impaired | 576 | 576 |
| Total carrying amount | 576 | 576 |

Financial assets subject to credit risk neither past due nor individually impaired

Financial assets subject to credit risk that are neither past due nor individually impaired can be analysed according to the credit ratings used by the Company when assessing customers and counterparties. The Company uses the following credit ratings system:

Strong: There is a very high likelihood of the asset being recovered in full.

Satisfactory: where there is a likelihood that the asset will be recovered and therefore, of no cause for concern to the Company, the asset may not be collateralised, or may relate to retail facilities, such as credit card balances and unsecured loans which have been classified as satisfactory, regardless of the fact that the output of internal grading models may have indicated a higher classification. At the lower end of this grade there are customers that are being more carefully monitored, for example, corporate customers which are indicating some evidence of deterioration, mortgages with a high loan to value, and unsecured loans operating outside normal product guidelines.

Higher risk: there is concern over the obligor's ability to make payments when due. However, these have not yet converted to actual delinquency. There may also be doubts over the value of collateral or security provided. However the borrower or counterparty is continuing to make payments when due and is expected to settle all outstanding amounts of principal and interest.

The credit quality of financial assets subject to credit that were neither past due nor impaired, based on above credit ratings, was as follows:

| | Strong | Satisfactory | Higher risk | Total |
|---------------------------|---------------|---------------------|--------------------|--------------|
| 31 December 2021 | £000 | £000 | £000 | £000 |
| Cash and cash equivalents | 1,091 | - | - | 1,091 |
| Total | 1,091 | - | - | 1,091 |

| | Strong | Satisfactory | Higher risk | Total |
|---------------------------|---------------|---------------------|--------------------|--------------|
| 31 December 2020 | £000 | £000 | £000 | £000 |
| Cash and cash equivalents | 576 | - | - | 576 |
| Total | 576 | - | - | 576 |

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021****b) Liquidity risk**

This is the risk that the Company's cash and committed facilities may be insufficient to meet its debts as they fall due.

The monitoring and reporting of liquidity risk take the form of cash flow measurements and projections for the week and month as these are key periods for liquidity management. Sources of liquidity are regularly reviewed.

The Company has no material liabilities other than a tax liability.

c) Market risk

Market risk is the risk that the Company's earnings or capital, or its ability to meet business objectives will be adversely affected by changes in the level or volatility of market rates or prices such as interest rates, equity prices and foreign exchange rates.

Investing in private equity products is at the higher risk end of financing. However, the Company believes its experience in the market together with its rigorous investment selection process leaves it well placed to mitigate the risk in each transaction.

Interest rate risk

Interest rate risk is the possibility that changes in interest rates will result in higher financing costs and/or reduced income from the Company's interest bearing financial assets and liabilities. The Company's interest rate risk arises from interest on cash and cash equivalents.

Interest rate sensitivity analysis

The sensitivity of the income statement is the effect of assumed changes in interest rates on the net interest income for one year, based on the floating rate financial assets and financial liabilities held at 31 December 2021 and 2020 respectively.

Impact on net interest income

The effect on interest on the cash balances of the Company of a 50 basis points (2020: 50 basis points) change would be as follows:

| | 2021 £000 | 2021 £000 |
|--|-------------------------|-------------------------|
| | <u>+50 basis points</u> | <u>-50 basis points</u> |
| Change in net interest income | 4 | (4) |
| As a percentage of net interest income | 546% | (546%) |
| | 2020 £000 | 2020 £000 |
| | <u>+50 basis points</u> | <u>-50 basis points</u> |
| Change in net interest income | 3 | (3) |
| As a percentage of net interest income | 197% | (197%) |

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021****c) Market risk (continued)****Foreign currency risk (continued)**

The Company is not exposed to foreign currency risk.

Price risk

The Company is not exposed to price risk.

13. Related party transactions

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the party in making financial or operational decisions, or one other party controls both.

The definition of related parties includes parent company, ultimate parent company, subsidiary, associated and joint venture companies, as well as the Company's key management which includes its Directors.

During the year there have been no other transactions with related parties other than transactions disclosed in the notes to the financial statements.

The Company utilises banking facilities of Barclays PLC, a parent company, on arm's length terms available to external customers. Interest received and paid for the year are detailed in the table below and amounts on deposit / (short term borrowings) at year end are detailed in the table below as assets/ (liabilities) held with the parent company.

13.1 Other related party transactions

Other related party transactions are as follows:

| Related party relationship | Type of transaction | Transaction amount | | Balance outstanding | |
|----------------------------|---------------------------|--------------------|--------------|---------------------|--------------|
| | | 2021 £000 | 2020 £000 | 2021 £000 | 2020 £000 |
| Parent company | Interest received | 1 | 1 | - | - |
| Parent company | Cash and cash equivalents | - | - | 1,091 | 576 |
| Total | | 1 | 1 | 1,091 | 576 |

BARCLAYS INDUSTRIAL DEVELOPMENT LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021****14. Capital management**

The Company's objectives when managing capital are:

- To safeguard the Company's ability to continue as a going concern.
- To maintain an optimal capital structure in order to reduce the cost of capital.
- To generate sufficient capital to support asset growth.

The Board of Directors is responsible for capital management and has approved minimum control requirements for capital and liquidity risk management.

The Company regards capital as its equity, as shown in the Statement of Financial Position.

Total capital is as follows:

| | 2021 £000 | 2020 £000 |
|--------------------------------|--------------|--------------|
| Called up share capital | 1 | 1 |
| Retained earnings | 1,069 | 554 |
| Total capital resources | 1,070 | 555 |

In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

15. Parent undertaking and ultimate holding company

The Company is a subsidiary undertaking of Barclays Equity Holdings Limited which is the immediate parent company incorporated in the United Kingdom and registered in England.

The largest group in which the results of the Company are consolidated is that headed by Barclays PLC, 1 Churchill Place, London, E14 5HP. The smallest group in which they are consolidated is that headed by Barclays PLC, 1 Churchill Place, London, E14 5HP. No other Group financial statements include the results of the Company.

The consolidated financial statements of these groups are available to the public and may be obtained from Barclays Corporate Secretariat, 1 Churchill Place, London E14 5HP.