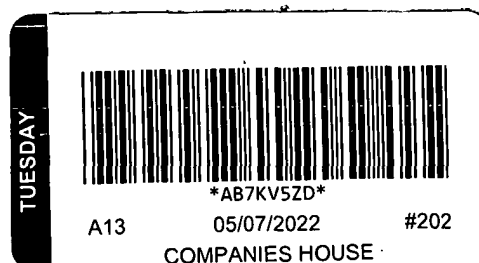


Company Registration No. 01606054 (England and Wales)

C. I. PROPERTY & INVESTMENTS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021



C. I. PROPERTY & INVESTMENTS LIMITED

COMPANY INFORMATION

Directors	R Patient T J Norman A C Falconer G Maddison	(Appointed 8 December 2021)
Secretary	A Efthimiou	
Company number	01606054	
Registered office	8, King Street St. James's London SW1Y 6QT	
Auditor	KPMG LLP 15 Canada Square London E14 5GL	

C. I. PROPERTY & INVESTMENTS LIMITED

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C. I. PROPERTY & INVESTMENTS LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2021

The Directors present the annual report and the audited financial statements for the year ended 31 December 2021.

Principal activities

The principal activities of C. I. Property & Investments Limited ("the Company") are holding and renting properties within the Christie's Group and the rental of certain properties to third parties. All activities are in the United Kingdom.

Business review

The results of the Company are set out on page 8. In 2021, turnover was £7.2m (2020: £6.5m). The Company made a loss after taxation of £4.2m (2020: £8.9m loss). This relates to property revaluation losses of £4.98m for group occupied offices (2020: £2.24m loss) and the provision of £1m for the surrender of the lease at 42 Portland Place, taken as guarantor for Christie's Education Ltd.

During the year no dividend was declared by the Directors (2020: £nil).

The Directors are satisfied with the net asset position of the Company of £107.2m (2020: £111.4m).

Covid-19

On 11 March 2020, the World Health Organisation (WHO) declared the Coronavirus (Covid-19) outbreak to be a pandemic in recognition of its rapid spread across the globe, resulting in enforced lockdowns and social distancing measures by governments across the world.

The Company assessed the impact of Covid-19 on its operations and financial resources and concluded that it was appropriate to continue to prepare the financial statements on a going concern basis. Going concern is further discussed at Note 1.2 to the financial statements.

Principal risks and uncertainties

The principal risks that the Company faces are that the carrying value of its tangible fixed assets and its investments could be diminished. An annual review of investment properties and investments is carried out and appropriate provisions are made against them if necessary. The Company's investment properties were revalued at 30 September 2021, on the basis of open market value for existing use, by external surveyors. The Directors have assessed whether any material change in value occurred between 30 September 2021 and 31 December 2021. This review was performed by Angermann, Goddard and Loyd.

Due to the nature of the business, in the opinion of the Directors there are no key performance indicators whose disclosure is necessary for an understanding of the development, performance or position of the business.

Directors

The Directors who held office during the year and up to the date of signature of the financial statements were as follows:

R Patient

T J Norman

A C Falconer

G Maddison

(Appointed 8 December 2021)

Political donations

The Company made no political or charitable donations during 2021 (2020: nil).

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.

C. I. PROPERTY & INVESTMENTS LIMITED

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

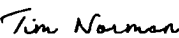
Strategic report

The Company is defined as small as per the requirements of the Companies Act 2006 and therefore has applied the exemption to prepare a Strategic Report.

Statement of disclosure to auditor

The Directors who held office at the date of approval of this Directors' Report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditor is unaware and each Director has taken all the steps that they ought to have taken as a Director to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

On behalf of the board

DocuSigned by:

C9B29857B8B99405.....

Tim Norman

Date: 28 June 2022 | 11:54 BST

8 King Street
St James's
London
SW1Y 6QT

Company Registration No. 01606054

C. I. PROPERTY & INVESTMENTS LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2021

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 they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

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 judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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.

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.

C. I. PROPERTY & INVESTMENTS LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF C. I. PROPERTY & INVESTMENTS LIMITED

Opinion

We have audited the financial statements of C. I. Property & Investments Limited ("the Company") for the year ended 31 December 2021 which comprise the Statement of comprehensive income, Balance sheet, Statement of changes in equity and related notes, including the accounting policies in note 1.

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 loss for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*; 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 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.

C. I. PROPERTY & INVESTMENTS LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF C. I. PROPERTY & INVESTMENTS LIMITED

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 as to the Company's high-level policies and procedures to prevent and detect fraud, and the Company's channel for "whistleblowing", as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Reading the C. I. Property & Investments Limited board minutes.

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, and taking into account possible pressures to meet profit targets and our overall knowledge of the control environment, we perform procedures to address the risk of management override of controls and the risk of fraudulent revenue recognition. On this audit we do not believe there is a risk related to revenue recognition because the nature of the Company's business is mainly renting of properties within the Christie's Group and the rental of certain properties to third parties. The rental income from third parties is not a material revenue stream, and the only material revenue stream is intercompany income from the Christie's Group, involving simple, non-complex, consistent transactions.

We did not identify any additional fraud risks.

We also performed procedures including:

- Identifying journal entries and other adjustments to test based on risk criteria and comparing the identified entries to supporting documentation. These included those posted by senior finance management and those posted to unrelated accounts.

Identifying and responding to risks of material misstatement related to 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, through discussion with the directors (as required by auditing standards), and discussed with the 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 and 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. Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the directors and inspection of regulatory and legal correspondence, if any. Therefore, if a breach of operational regulations is not disclosed to us or evident from relevant correspondence, an audit will not detect that breach.

C. I. PROPERTY & INVESTMENTS LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF C. I. PROPERTY & INVESTMENTS LIMITED

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 reports have 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.

Directors' responsibilities

As explained more fully in their statement set out on page 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.

C. I. PROPERTY & INVESTMENTS LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF C. I. PROPERTY & INVESTMENTS LIMITED

Auditor's responsibilities

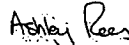
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not guarantee that an audit 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.

Ashley Rees (Senior Statutory Auditor)
for and on behalf of KPMG LLP

DocuSigned by:

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Chartered Accountants

Date: 29 June 2022 | 15:37 BST

15 Canada Square
London
E14 5GL

C. I. PROPERTY & INVESTMENTS LIMITED**STATEMENT OF COMPREHENSIVE INCOME****FOR THE YEAR ENDED 31 DECEMBER 2021**

		2021	2020
	Notes	£'000	Restated* £'000
Turnover	3	7,244	6,482
Cost of sales		(3,827)	(3,975)
Gross profit		<u>3,417</u>	<u>2,507</u>
Administrative expenses		(26)	(146)
Movements in fair value of investment properties		(4,851)	(12,201)
Other operating income		-	364
Loss before taxation		<u>(1,460)</u>	<u>(9,476)</u>
Taxation	7	(2,699)	581
Loss for the financial year		<u><u>(4,159)</u></u>	<u><u>(8,895)</u></u>

The notes to the accounts on pages 11 - 20 form part of these financial statements.

The statement of comprehensive income has been prepared on the basis that all operations are continuing operations.

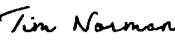
* In prior years, changes in the fair value of investment property have been included within turnover. The prior year has been restated to present these movements as their own line item so that users can better understand the performance of the Company in the year. This restatement is a presentational change and has only affected amounts previously disclosed in Turnover and Gross Profit and has no other impact on the financial statements.

C. I. PROPERTY & INVESTMENTS LIMITED**BALANCE SHEET****AS AT 31 DECEMBER 2021**

		2021		2020	
	Notes	£'000	£'000	£'000	£'000
Fixed assets					
Tangible assets	8		2,704		2,550
Investment properties	8		125,750		130,700
Investments	9		3,334		3,334
			<u>131,788</u>		<u>136,584</u>
Current assets					
Debtors	10	4,124		3,404	
Cash at bank and in hand		9,686		10,153	
		<u>13,810</u>		<u>13,557</u>	
Creditors: amounts falling due within one year	11	(25,807)		(27,933)	
Net current liabilities			(11,997)		(14,376)
Total assets less current liabilities			<u>119,791</u>		<u>122,208</u>
Provisions for liabilities	12		(12,558)		(10,816)
Net assets			<u>107,233</u>		<u>111,392</u>
Capital and reserves					
Called up share capital (£100)	13		-		-
Profit and loss reserves			107,233		111,392
Total equity			<u>107,233</u>		<u>111,392</u>

The notes to the accounts on pages 11 - 20 form part of these financial statements.

The financial statements were approved by the board of directors and authorised for issue on 27 June 2022 and are signed on its behalf by:

DocuSigned by:

 C9B298578BD3409.....

Timothy Norman

Director

Company Registration No. 01606054

C. I. PROPERTY & INVESTMENTS LIMITED**STATEMENT OF CHANGES IN EQUITY****FOR THE YEAR ENDED 31 DECEMBER 2021**

	Share capital (£100) £'000	Profit and loss reserves £'000	Total £'000
Balance at 1 January 2020	-	120,287	120,287
Year ended 31 December 2020:			
Loss and total comprehensive income for the year	-	(8,895)	(8,895)
Balance at 31 December 2020	-	111,392	111,392
Year ended 31 December 2021:			
Loss and total comprehensive income for the year	-	(4,159)	(4,159)
Balance at 31 December 2021	-	107,233	107,233

The notes to the accounts on pages 11 - 20 form part of these financial statements.

C. I. PROPERTY & INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Principal accounting policies

The following policies have been applied consistently in dealing with items which are considered material in relation to the accounts.

Company information

C. I. Property & Investments Limited is a private company limited by shares incorporated in England and Wales. The registered office is 8, King Street, St. James's, London, SW1Y 6QT.

1.1 Basis of preparation

These financial statements have been prepared in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102") and the Companies Act 2006.

The Company's ultimate parent undertaking, Financière Pinault SCA includes the Company in its consolidated financial statements. The consolidated financial statements of Financière Pinault SCA are prepared in accordance with International Financial Reporting Standards as adopted by the EU. In these financial statements, the company is considered to be a qualifying entity (for the purposes of this FRS) and has applied the exemptions available under FRS 102 in respect of the following disclosures:

- Reconciliation of the number of shares outstanding from the beginning to end of the period;
- Cash Flow Statement and related notes; and
- Key Management Personnel compensation.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £'000.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include changes in investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

These financial statements have been prepared on a going concern basis which the directors consider to be appropriate for the following reasons.

The Directors have performed a going concern assessment for a period of 12 months from the date of approval of these financial statements which indicate that, taking account of reasonably possible downsides, the Company will have sufficient funds, through funding from its immediate parent company, Christie's International plc, to meet its liabilities as they fall due during the going concern assessment period.

That assessment is dependent on Christie's International plc providing additional financial support during the going concern assessment period. The Company participates in the centralised treasury arrangements of Christie's International plc ("the Group") and so shares banking arrangements with its fellow group undertakings. These arrangements ensure adequate management of cash flows around the Group. The Group has sufficient cash reserves and Christie's International plc has indicated its intention to continue to make available such funds as are needed by the Company during the going concern assessment period.

As with any company placing reliance on other group entities for financial support, the Directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

Consequently, the directors are confident that the company will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and therefore have prepared the financial statements on a going concern basis.

C. I. PROPERTY & INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Principal accounting policies

(Continued)

1.3 Tangible fixed assets

Tangible assets are stated at cost less accumulated depreciation and accumulated impairment losses.

The Company assesses at each reporting date whether tangible assets are impaired.

Depreciation and residual values

Depreciation is calculated, using the straight-line method, to allocate the depreciable amount to their residual values over their estimated useful lives, as follows:

Category of Asset	Annual Rate
Leasehold Improvements	Shorter of period of lease or useful economic life
Equipment, fixtures and fittings	10-25%

No depreciation is provided on freehold land and investment properties, or assets in the course of construction.

Depreciation methods, useful lives and residual values are reviewed if there is an indication of a significant change since the last annual reporting date in the pattern by which the company expects to consume an asset's future economic benefits.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

1.4 Investment properties

Investment properties are properties held either to earn rental income, for capital appreciation or for both. Investment properties are initially recognised at cost.

Subsequent to initial recognition:

- i. investment properties whose fair value can be measured reliably without undue cost or effort are held at fair value. Any gains or losses arising from changes in the fair value are recognised in profit or loss in the period that they arise; and
- ii. no depreciation is provided in respect of investment properties applying the fair value model.

Investment property fair value is based on a valuation by an external, independent valuer, having an appropriate recognised professional qualification and recent experience in the location and class of property being valued.

The gain or loss on the disposal of investment property is determined as the difference of the sale proceeds and the carrying value of the investment property, and is charged as Other Operating (expenses)/income under the Statement of Comprehensive Income.

1.5 Investments

Fixed assets investments are shown at historical cost less provision for impairment in value. Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

C. I. PROPERTY & INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Principal accounting policies

(Continued)

1.6 Basic financial instruments

Trade and other debtors / creditors

Trade and other debtors are recognised initially at transaction price less attributable transaction costs. They are subsequently measured at amortised cost using the effective interest method, less any impairment losses in the case of trade debtors. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of instrument for a similar debt instrument.

1.7 Taxation

Tax on the profit and loss for the year comprises current and deferred tax. Tax is recognised in the profit and loss account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax

Deferred tax is provided on timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements. The following timing differences are not provided for: differences between accumulated depreciation and tax allowances for the cost of a fixed asset if and when all conditions for retaining the tax allowances have been met; and differences relating to investments in subsidiaries to the extent that it is not probable that they will reverse in the foreseeable future and the reporting entity is able to control the reversal of the timing difference. Deferred tax is not recognised on permanent differences arising because certain types of income or expense are non-taxable or are disallowable for tax or because certain tax charges or allowances are greater or smaller than the corresponding income or expense.

Deferred tax is measured at the tax rate that is expected to apply to the reversal of the related difference, using tax rates enacted or substantively enacted at the balance sheet date. For non-depreciable assets that are measured using the revaluation model, or investment property that is measured at fair value, deferred tax is provided at the rates and allowances applicable to the sale of the asset/property. Deferred tax balances are not discounted.

Unrealised tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

1.8 Provisions

A provision is recognised in the balance sheet when C.I. Property & Investments Limited has a present legal or constructive obligation as a result of a past event, that can be measured reliably and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are recognised at the best estimate of the amount required to settle the obligation at the reporting date.

Where the parent company enters into financial guarantee contracts to guarantee the indebtedness of other companies within the group, the company and group treats the guarantee contract as a contingent liability until such time as it becomes probable that there is a requirement to make a payment under the guarantee.

1.9 Operating Leases

The rental charges on operating leases are charged to the profit and loss account on a straight line basis.

C. I. PROPERTY & INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Principal accounting policies

(Continued)

1.10 Other operating (expenses)/income

Other operating expense/income relates to loss/gain on the sale of fixed assets and investment properties.

1.11 Dividends paid

The determination of the quantum of any dividend declared by the Company remains at the absolute discretion of the Directors of the Company and any decisions in that regard will be taken by those Directors in light of the circumstances which exist at that time. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the Company.

2 Judgements and key sources of estimation uncertainty

In the application of the Company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

The Company considers the following areas which involve judgements and estimations:

Provisions

Provisions are estimates and the actual cost and timing of future cash flows are dependent on future events. The Company exercises judgement in recognising provisions. Judgements are necessary to assess the likelihood that a liability will arise and estimation is required to quantify the possible amount of any financial settlement.

Investment Properties

The Company's investment properties are recorded at fair value through profit and loss subsequent to initial recognition. The valuations are based on market conditions in the location and usage of property. Further details are set out in note 8.

3 Turnover

All turnover relates to property activities and comprises rental income. Rental income is recognised on a straight line basis adjusted for incentives, ie. rent free period, over the period of the lease (net of any sales tax).

4 (Loss)/Profit before tax

	2021	2020
	£'000	£'000
(Loss)/Profit before tax for the year is stated after charging:		
Depreciation	481	481
Rentals payable under operating leases on properties	2,760	3,153
<i>Auditor's remuneration:</i>		
Audit of these financial statements.	7	6

C. I. PROPERTY & INVESTMENTS LIMITED**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 DECEMBER 2021****5 Employees**

The average monthly number of persons employed by the Company (excluding directors) during the year was nil (2020: nil).

6 Directors

The Directors did not receive any emoluments in their capacity as Directors during the year (2020: £nil).

7 Taxation

	2021	2020
	£'000	£'000
Current tax		
UK corporation tax on profits for the current period	629	451
Adjustments in respect of prior periods	19	(78)
	<u>648</u>	<u>373</u>
Deferred tax		
Origination and reversal of timing differences	(1,169)	(2,221)
Adjustment in respect of prior periods	3,220	1,267
	<u>2,051</u>	<u>(954)</u>
Total deferred tax	<u>2,051</u>	<u>(954)</u>
Total tax charge/(credit)	<u>2,699</u>	<u>(581)</u>

C. I. PROPERTY & INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

7 Taxation

(Continued)

The charge/(credit) for the year can be reconciled to the expected credit for the year based on the profit or loss and the standard rate of tax as follows:

	2021 £'000	2020 £'000
Loss before taxation	(1,460)	(9,476)
Expected tax credit based on the standard rate of corporation tax in the UK of 19.00% (2020: 19.00%)	(277)	(1,800)
Tax effect of expenses that are not deductible in determining taxable profit	18	23
Losses on discontinued operations not recognised	-	(69)
Adjustments in respect of prior years	3,239	1,189
Tax rate difference on current year timing differences	(281)	-
Depreciation on assets not qualifying for tax allowances	-	23
Use of tax losses recognised in deferred tax	-	53
Taxation charge/(credit) for the year	2,699	(581)

Analysis of charge in period

The rate of UK corporation tax that was in effect at the balance sheet date was 19%. The UK corporation tax rate enacted at 31 December 2021 was 25% and this will become effective on 1 April 2023. Deferred tax assets and liabilities on timing differences and tax losses have been calculated at the rate at which they are expected to reverse.

8 Tangible fixed assets

(including Investment properties)

	Long leasehold £'000	Assets under construction £'000	Equipment £'000	Leasehold Improvements £'000	Total £'000
Cost or valuation					
At 1 January 2021	130,700	383	493	5,637	137,213
Revaluation	(4,950)	636	-	-	(4,314)
At 31 December 2021	125,750	1,019	493	5,637	132,899
Depreciation					
At 1 January 2021	-	-	481	3,482	3,963
Charge for the year	-	-	6	475	481
Other changes	-	-	1	-	1
At 31 December 2021	-	-	488	3,957	4,445
Carrying amount					
At 31 December 2021	125,750	1,019	5	1,680	128,454
At 31 December 2020	130,700	383	12	2,155	133,250

C. I. PROPERTY & INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

8 Tangible fixed assets (Continued)

Long leasehold are held as investment properties and as such are revalued at the balance sheet date. Investment properties and assets under construction are not depreciated. Assets under construction relate to the refurbishment of properties.

The last full valuation of investment properties was performed at 30 September 2021 by Angermann, Goddard and Loyd, an external firm of commercial surveyors and property consultants, who valued the properties in accordance with the RICS Statements of Asset Valuation Practice and Guidance Notes. The Directors have assessed whether any material change in value occurred between 30 September 2021 and 31 December 2021 and concluded that no such change occurred.

9 Fixed asset investments

The Company's investments are included below at cost less provision for impairment.

	Shares in group undertakings £'000
At 1 January 2021 & 31 December 2021	3,334

In the opinion of the Directors, the investments in and amounts due from the Company's fellow subsidiary undertakings are worth at least the amounts at which they are stated in the balance sheet.

10 Debtors

	2021 £'000	2020 £'000
Amounts falling due within one year:		
Trade debtors	886	15
Amounts due from group undertakings	1,443	1,840
Other debtors	1,251	955
Prepayments and accrued income	380	594
Other taxation	164	-
	<u>4,124</u>	<u>3,404</u>

C. I. PROPERTY & INVESTMENTS LIMITED**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 DECEMBER 2021****11 Creditors**

	2021	2020
	£'000	£'000
Amounts falling due within one year:		
Amounts due to group undertakings	20,859	22,812
Corporation tax	629	451
Other taxation	-	144
Accruals and deferred income	4,319	4,526
	<u>25,807</u>	<u>27,933</u>

12 Provisions for liabilities

	2021	2020
	£'000	£'000
Deferred income tax	11,913	9,862
Other provision	645	954
	<u>12,558</u>	<u>10,816</u>

The analysis of the amount provided is as follows:

	Deferred tax	Other provision
	£'000	£'000
At the beginning of the year	9,862	954
Origination of timing differences through profit & loss	(1,169)	-
Prior years deferred tax adjustments	3,220	-
Release to the profit and loss	-	(309)
At the end of the year	<u>11,913</u>	<u>645</u>

Other provisions relate to onerous lease provisions on investment properties.

13 Share capital

	2021	2020
	£'000	£'000
Allotted, called up and fully paid		
100 Ordinary shares of £1 each (£100)	-	-
	<u>-</u>	<u>-</u>

C. I. PROPERTY & INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

14 Operating lease commitments

The Company's future minimum operating lease commitments in respect of land and buildings under non-cancellable operating leases are as follows:

	2021 £'000	2020 £'000
Within one year	2,234	2,242
Greater than one year and less than five years	8,936	8,969
Over five years	94,744	98,950
	<u>105,914</u>	<u>110,161</u>

The investment properties are let under operating leases. The Company's future minimum operating lease payments receivable under non-cancellable leases are as follows:

	2021 £'000	2020 £'000
Within one year	1,136	1,405
Greater than one year and less than five years	4,184	2,581
Over five years	2,035	1,285
	<u>7,355</u>	<u>5,271</u>

15 Contingent liabilities

The Company, C.I Property & Investments Ltd., Christie, Manson & Woods Limited., Christies Overseas Holdings Limited., Christie's Inc., and Christie's Hong Kong Limited. has provided guarantees to a number of Banks that provide the Christie's Group with credit facilities and to the holders of the USD 50m 4.34% Senior Notes due 15 May 2026, the USD 75m 4.54% Senior Notes due 15 May 2029 and the USD 150m 3.31% Senior Notes due 31 March 2031 issued by Christie Manson & Woods Ltd.

The Company participates in a cross guarantee in respect of the overdrafts of fellow U.K. group companies. In addition, the Company has acknowledged an omnibus letter of set-off with the sterling and foreign currency bank balances of fellow U.K. subsidiary undertakings with bank accounts held at Lloyds Bank plc.

16 Immediate and ultimate parent undertaking

The smallest and largest group in which the results of the Company are included is Financière Pinault SCA, a company incorporated in France and also the ultimate parent company of C. I. Property & Investments Limited. The immediate parent undertaking is Christie's International plc which is incorporated in England and Wales and the registered office is 8 King Street, St James's, London, SW1Y 6QT.

The consolidated accounts of Financière Pinault SCA are available on request from its registered address, 12 rue François 1er, Paris 8, 75008, France.

C. I. PROPERTY & INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

17 Related undertakings

The Company has the following subsidiary undertakings at 31 December 2021 and operated mainly in their country of registration or incorporation. All shares held by or on behalf of subsidiaries are treated as if held by the Company.

Name of undertaking	Registered	Nature of business	Registered office address	Percentage of equity or share capital owned
First Property and Investment Management Limited	England	Serviced flats	8, King Street, St. James's London. SW1Y 6QT, England	100%
Christie's Fine Art Storage Services Limited	England	Security warehouse	8, King Street, St. James's London. SW1Y 6QT, England	100%