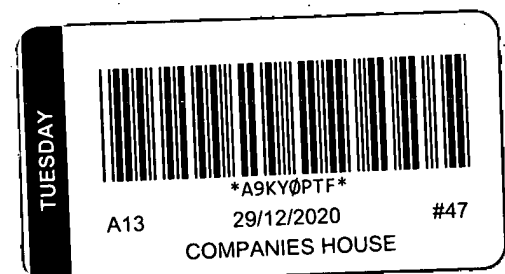


Registered number: 03794233

GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2019



GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

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GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

OFFICERS AND PROFESSIONAL ADVISORS

DIRECTORS

A Prince
F Boucherat
L Paternoster

COMPANY SECRETARY

J Carrothers

REGISTERED NUMBER

03794233

REGISTERED OFFICE

55 Mark Lane
London
EC3R 7NE

INDEPENDENT AUDITORS

Ernst & Young LLP
1 More London Place
London
SE1 2AF

BANKERS

The Royal Bank of Scotland Plc
49 Bishopsgate
London
EC2N 3AS

SOLICITORS

Clifford Chance LLP
10 Upper Bank Street
London
E14 5JJ

GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

**STRATEGIC REPORT
FOR THE YEAR ENDED 31 DECEMBER 2019**

The Directors present their Strategic Report for the year ended 31 December 2019.

PRINCIPAL ACTIVITIES

The Company is acting as development manager and asset manager for 10 Fenchurch Avenue London, on behalf of Saxon Land B.V., a fellow group undertaking. The Company is ultimately a wholly owned subsidiary of Assicurazioni Generali SpA which is incorporated in Italy.

REVIEW OF BUSINESS

The profit for the year, after taxation, amounted to £393,656 (31 December 2018 – loss £287,942). The Company was profitable in 2019 due to reduced employee costs incurred during the year compared to 2018. The result for the year is in accordance with the directors' expectations. The 10 Fenchurch Avenue redevelopment reached practical completion on 31 May 2018 and the company is now undertaking the role of asset manager for the property, under the terms of an asset management agreement with Saxon Land BV.

PRINCIPAL RISKS AND UNCERTAINTIES

The Company's financial risk management policy seeks to ensure that adequate financial resources are available to meet any liabilities as they fall due. The principal risks and uncertainties identified are as follows:

Liquidity risk

The Company actively manages its cash/ expenditure flows and the availability of funding so as to ensure that all funding needs are met. As part of its overall prudent liquidity management, the Company maintains sufficient levels of cash to meet its working capital requirements.

Credit risk

Credit risks are managed by the application of credit approvals and monitoring procedures.

Market risk

Market risk is that changes in market conditions may adversely impact the value of property assets negatively impacting earnings generated through asset management services. The Company manages this risk by asset managing only Grade A property in central London with long lease lettings to quality tenants.


COVID 19 Risk

In late 2019, the first reports of COVID-19 surfaced. While the situation is constantly changing, at the time these financial statements are published, the negative impact of this pandemic on individuals and world trade is more severe than originally expected. The Company's management closely monitors the situation and looks for ways to minimize the impact of this pandemic on the Company's operations, continuing to implement all possible risk mitigation measures. The Company promptly implemented a series of initiatives to ensure business continuity and to support the property owner, occupiers and key stakeholders for assets managed by the company.

GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

**STRATEGIC REPORT
FOR THE YEAR ENDED 31 DECEMBER 2019**

This report was approved by the board on 22 December 2020 and signed on its behalf by:



A Prince
Director

GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2019

The Directors present their report with the audited financial statements of the Company for the year ended 31 December 2019.

DIVIDENDS

The Directors do not recommend payment of a dividend for the year ended 31 December 2019 (31 December 2018: £NIL).

DIRECTORS

The directors who served during the year and up to the date of this report are:

A Prince
F Boucherat (appointed 29 November 2019)
L Paternoster (appointed 29 November 2019)
R Aluwihare (resigned 30 November 2019)

GOING CONCERN

The company exists to carry out the redevelopment and asset management of 10 Fenchurch Avenue, London, on behalf of Saxon Land BV ('SLBV'), a fellow wholly-owned undertaking within the Assicurazioni Generali SpA group.

The company has prepared cashflow forecasts which cover the period to 31 December 2021. Having reviewed the company's current financial position (2019 Cash reserves of £1.5m and 2019 Net Asset position of £1.2m), anticipated operational performance including the potential impact of COVID-19, and the associated future cash requirements and forecast receipts from SLBV and guarantee from another fellow group undertaking (GPN) detailed below, the Directors are satisfied that they have a reasonable expectation that the company will have access to adequate resources to continue in existence for the foreseeable future.

The Company has not seen a significant impact from COVID 19: as the disease continues to spread however, the resulting financial and economic market uncertainty could have a negative impact, the extent of which is highly uncertain and cannot be predicted. Whilst the full consequences of the pandemic cannot yet be known, the Company believes that its liquidity position, quality assets managed and financial support from SLBV and GPN offer a significant degree of protection and thus COVID 19 is not expected to have a material effect on the company in future periods.

The Company has a legal agreement with SLBV to provide Asset Management services and Development Management services. It has received a letter of continuing financial support from SLBV given that the Company's ability to meet its liabilities as they fall due is dependent upon the receipt of development management and asset management revenues from SLBV. The written confirmation from SLBV states that it will support the Company for a period of at least 12 months from the date the company's financial statements are approved.

In arriving at their conclusion that SLBV has adequate financial resources to meet its commitments to the Company, the Directors were mindful that SLBV has unrestricted cash of £12.3m, positive future rental cashflows generated from A grade tenants and it is in a net current asset and net asset position at 31 December 2019. The directors also note that a guarantee has been issued by another fellow group undertaking - Generali Participations Netherlands NV ('GPN') that it will meet future financial commitments under relevant Development Agreements if the Company is unable to do so. These commitments have been re-confirmed by GPN NV and having considered the latest financial position of GPN NV, including the potential impact of COVID-19, the directors consider that it has adequate financial resources to honour its guarantee to the extent that this is required.

Given the above, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the going concern period.

On this basis, the Board has continued to adopt the going concern basis in preparing the financial statements.

GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

**DIRECTORS' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2019**

SUBSEQUENT EVENTS

Subsequent to 31 December 2019, the World Health Organization declared a pandemic due to the global outbreak of the coronavirus disease (Covid-19). The impact on the public's health and the economy continues to evolve and has so far resulted in quarantines, restrictions on travel and business closures worldwide.

At the date of approval of the financial statements, the Company has not seen a significant impact from the virus but the effects of Covid-19 and the measures taken by the UK and other Governments continue to evolve and the resulting financial and economic market uncertainty could have a negative impact on the Company's financial position which may be of a material value, but the extent of this is highly uncertain and cannot be predicted. Whilst the full consequences of the pandemic cannot yet be known, the Directors believe that its impact on the Company should be limited due to the Company's liquidity position, its business model, and the letter of continuing financial support from Saxon Land B.V. (a fellow group undertaking) and the guarantee made by Generali Participations Netherlands NV (another fellow group undertaking) relating to development agreements entered into in connection with the redevelopment of the 10 Fenchurch Avenue, which offer a significant degree of protection.

DISCLOSURE OF INFORMATION TO THE AUDITORS

Each of the persons who are Directors at the time when this Directors' Report is approved has confirmed that:

- so far as that Director is aware, there is no relevant audit information of which the Company's auditors are unaware; and
- that Director has taken all the steps that ought to have been taken as a Director in order to be aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

DIRECTORS' RESPONSIBILITIES STATEMENT

The Directors are responsible for preparing the Strategic Report, the 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland.

GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

**DIRECTORS' REPORT CONTINUED
FOR THE YEAR ENDED 31 DECEMBER 2019**

DIRECTORS' RESPONSIBILITIES STATEMENT (continued)

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 accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards, including FRS 102 'Reduced Disclosure Framework', have been followed, subject to any material departures disclosed and explained in the financial statements;
- notify the shareholders in writing about the use of disclosure exemptions, if any, of FRS 102 used in preparation of financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

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 also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

AUDITORS

At a meeting of the Directors of the Company held on 13 November 2000 resolutions from the sole member of the Company were received to dispense with the requirements to hold annual general meetings of the Company and to reappoint auditors annually. Our auditors, Ernst & Young LLP, have indicated their willingness to continue in office.

This report was approved by the board on 22 December 2020 and signed on its behalf by:



A Prince
Director

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

Opinion

We have audited the financial statements of Generali Saxon Land Development Company Limited for the year ended 31 December 2019 which comprise Statement of Comprehensive Income, the Statement of Financial Position, Statement of Changes in Equity and the related notes 1 to 17. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the company's affairs as at 31 December 2019 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; 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 under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report below. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of the other information, we are required to report that fact.

We have nothing to report in this regard.

**INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF GENERALI SAXON LAND
DEVELOPMENT COMPANY LIMITED (continued)**

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and directors' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us 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.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on pages 5-6, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for 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 the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

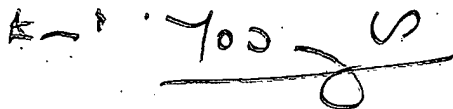
Auditor's responsibilities for the audit of the financial statements

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 an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a 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 the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

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



Adrian Mulea (Senior statutory auditor)
for and on behalf of Ernst & Young LLP, Statutory Auditor
London
Date 23 December 2020

GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

**STATEMENT OF TOTAL COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2019**

	Note	Year ended 31 December 2019 £	Year ended 31 December 2018 £
TURNOVER	2	6,064,423	9,065,655
Cost of sales		(5,010,777)	(8,014,532)
GROSS PROFIT		1,053,646	1,051,123
Administrative expenses		(634,954)	(1,339,367)
OPERATING PROFIT/(LOSS)	3	418,692	(288,244)
Interest receivable and similar income		889	302
PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION		419,581	(287,942)
Tax charge on profit on ordinary activities	6	(25,925)	-
PROFIT/(LOSS) ON ORDINARY ACTIVITIES AFTER TAXATION		393,656	(287,942)
OTHER COMPREHENSIVE INCOME		-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		393,656	(287,942)

All amounts relate to continuing activities.

The notes on pages 12 to 21 form part of these financial statements.

GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

**STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2019**

	Note	£	31 December 2019 £	£	31 December 2018 £
NON CURRENT ASSETS					
Development work in progress	7		-		6,000
CURRENT ASSETS					
Development work in progress	8	25,621,665		21,311,896	
Development costs to be recharged	9	36,794		97,771	
Other Debtors	10	364		5,310	
Cash at bank		1,491,147		1,903,474	
		<u>27,149,970</u>		<u>23,318,451</u>	
CREDITORS: amounts falling due within one year	11	<u>(25,955,371)</u>		<u>(22,517,543)</u>	
NET CURRENT ASSETS			<u>1,194,599</u>		<u>800,908</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>1,194,599</u>		<u>806,908</u>
CREDITORS: amounts falling due after more than one year	12		-		(6,000)
NET ASSETS			<u>1,194,599</u>		<u>800,908</u>
CAPITAL AND RESERVES					
Called up share capital	13		250,000		250,000
Other reserves	14		35		-
Retained Earnings	15		944,564		550,908
TOTAL EQUITY SHAREHOLDER'S FUNDS			<u>1,194,599</u>		<u>800,908</u>

The financial statements were approved and authorised for issue by the board on 22 December 2020 and were signed on its behalf by:

A Prince
Director



F Boucherat
Director



The notes on pages 12 to 21 form part of these financial statements.

GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

**STATEMENT OF CHANGES IN EQUITY
AS AT 31 DECEMBER 2019**

				31 December 2019 £	31, December 2018 £
Opening shareholders' funds				800,908	1,088,850
Other Reserves				35	-
Profit/(Loss) for the financial year				393,656	(287,942)
Closing shareholders' funds				<u>1,194,599</u>	<u>800,908</u>

GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

1. BASIS OF PREPARATION

Generali Saxon Land Development Company Limited (the "Company") is a private limited company limited by shares incorporated on 23 June 1999 in England and domiciled in the United Kingdom. The principle activities of the Company are described in the Directors' report.

The financial statements are presented in pounds sterling which is also the functional currency, because that is the currency of the primary economic environment in which the company operates. The company is incorporated in the UK.

The financial statements have been prepared in accordance with applicable United Kingdom accounting standards, including Financial Reporting Standard 102 Reduced Disclosure Framework and Companies Act 2006. The principal accounting policies are set out below.

The company has taken the following exemptions available by using the reduced disclosures framework. These exemptions are detailed below.

a) Cash flow statement

The Company has taken advantage of the exemption, under FRS 102 paragraph 1.12(b), from preparing a statement of cashflows, on the grounds that it is a qualifying entity and its cash flows are incorporated in the publicly available, consolidated financial statements of its ultimate parent Company (note 16).

b) Related party transactions

The Company has taken exemption from disclosure of intra-group transactions as permitted by FRS 102 on the grounds that it is a wholly owned subsidiary and that the financial statements of its ultimate parent Company in which such transactions are consolidated are publicly available (note 16).

c) Going concern

The company exists to carry out the redevelopment and asset management of 10 Fenchurch Avenue, London, on behalf of Saxon Land BV ('SLBV'), a fellow wholly-owned undertaking within the Assicurazioni Generali SpA group.

The company has prepared cashflow forecasts which cover the period to 31 December 2021. Having reviewed the company's current financial position (2019 Cash reserves of £1.5m and 2019 Net Asset position of £1.2m), anticipated operational performance including the potential impact of COVID-19, and the associated future cash requirements and forecast receipts from SLBV and guarantee from another fellow group undertaking (GPN) detailed below, the Directors are satisfied that they have a reasonable expectation that the company will have access to adequate resources to continue in existence for the foreseeable future.

The Company has not seen a significant impact from COVID 19: as the disease continues to spread however, the resulting financial and economic market uncertainty could have a negative impact, the extent of which is highly uncertain and cannot be predicted. Whilst the full consequences of the pandemic cannot yet be known, the Company believes that its liquidity position, quality assets managed and financial support from SLBV and GPN offer a significant degree of protection and thus COVID 19 is not expected to have a material effect on the company in future periods.

GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS FOR THE
YEAR ENDED 31 DECEMBER 2019**

The Company has a legal agreement with SLBV to provide Asset Management services and Development Management services. It has received a letter of continuing financial support from SLBV given that the Company's ability to meet its liabilities as they fall due is dependent upon the receipt of development management and asset management revenues from SLBV. The written confirmation from SLBV states that it will support the Company for a period of at least 12 months from the date the company's financial statements are approved.

In arriving at their conclusion that SLBV has adequate financial resources to meet its commitments to the Company, the Directors were mindful that SLBV has unrestricted cash of £12.3m, positive future rental cashflows generated from A grade tenants and it is in a net current asset and net asset position at 31 December 2019. The directors also note that a guarantee has been issued by another fellow group undertaking - Generali Participations Netherlands NV ('GPN') that it will meet future financial commitments under relevant Development Agreements if the Company is unable to do so. These commitments have been re-confirmed by GPN NV and having considered the latest financial position of GPN NV, including the potential impact of COVID-19, the directors consider that it has adequate financial resources to honour its guarantee to the extent that this is required.

Given the above, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the going concern period.

On this basis, the Board has continued to adopt the going concern basis in preparing the financial statements.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**Turnover**

The turnover in the year to 31 December 2019 represents amounts rechargeable, exclusive of Value Added Tax, together with fees earned on development costs and asset management. All turnover arose within the United Kingdom.

Work in Progress

The value of work in progress comprises the costs incurred on contracts but not recharged to a fellow group undertaking. The costs are only recharged once the invoice is received from the supplier and certified by an external agent. Provision is made for irrecoverable costs where appropriate.

Employee Benefits*(i) Employee Share Ownership Programme*

The company runs an Employee Share Ownership Programme (ESOP) for employees. The ESOP is recognised as an expense over the vesting period of the share plan.

(i) Short term benefits

Short term benefits, including holiday pay and other similar non-monetary benefits, are recognised as an expense in the period in which the service is received.

(ii) Defined contribution pension plans

The company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the company pays fixed contributions into separate, independently administered funds. Once the contributions have been paid the company has no further payment obligations. The contributions are recognised as an expense when they are due. Amounts not paid at the balance sheet date are shown in accruals in the balance sheet.

GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS FOR THE
YEAR ENDED 31 DECEMBER 2019**

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Taxation

The charge for taxation is based on the profit for the year and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes.

Deferred taxation is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or right to pay less or to receive more tax, except that deferred tax assets are recognised only to the extent that the Directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

Foreign currencies

Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the rate of exchange ruling at the balance sheet date.

All differences are recognised in the Statement of Comprehensive Income within operating profit.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions which affect the reported amounts of assets and liabilities at the date of the financial statements and revenue and expenses recognised for the period reported. By their nature, estimates are subject to measurement uncertainty and are reviewed periodically and adjustments, if necessary, are made in the period in which they are identified.

The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

Revenue and development costs

The company earns revenues based on the recharge of eligible expenditure in accordance with development agreements. Management may use judgement based on its interpretation of the agreement terms to determine which expenditure is recharged during the accounting period or accrued and recharged at the year end.

The following are the company's key sources of estimation uncertainty:

Development costs to be recharged

Estimates are made in respect of accruals for development costs incurred but not yet invoiced at the year-end. Similarly, where these costs represent eligible expenditure, amounts will be included in revenue/debtors reflecting the company's ability to recharge such expenditure. The actual amounts paid/recharged may differ from the amounts accrued.

GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE
YEAR ENDED 31 DECEMBER 2019

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial instruments

The company has no derivative instruments. The company has basic financial instruments as follows:

Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and in hand. They are short term, highly liquid investments that are readily convertible to known amounts of cash that are subject to an insignificant risk of changes in value.

Short term debtors and creditors

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the income statement in the year.

3. OPERATING PROFIT/(LOSS)

The operating profit/(loss) is stated after charging/(crediting):

	Year ended 31 December 2019 £	Year ended 31 December 2018 £
Auditors' remuneration - Audit of the financial statements of the company	30,486	28,768

No fees were paid to the auditors in respect of non-audit services (2018: £nil).

4. EMPLOYEES

Staff costs, including Directors' remuneration, were as follows:

	Year ended 31 December 2019 £	Year ended 31 December 2018 £
Wages and salaries	256,006	350,874
Social security costs	27,489	40,043
Other pension costs	23,642	27,921
	307,137	418,838

GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS FOR THE
YEAR ENDED 31 DECEMBER 2019**

4. EMPLOYEES (continued)

The average monthly number of employees during the year was as follows:

	Year ended 31 December 2019	Year ended 31 December 2018
Full time equivalent staff	2	3

5. DIRECTORS' REMUNERATION

	Year ended 31 December 2019 £	Year ended 31 December 2018 £
Remuneration received	-	-

Directors are remunerated by other Assicurazioni General SpA companies for their services to the group. The level of qualifying services of the directors of the company is considered negligible and incidental to the services provided to the group. There are no management charges to the Company from other group entities for these services. Consequently it determined that the remuneration for such qualifying services is £nil (2018: £nil).

6. TAXATION

	Year ended 31 December 2019 £	Year ended 31 December 2018 £
Analysis of tax charge in the year		
Current tax		
UK corporation tax charge on profit for the year	26,157	-
Prior Period Adjustment	(232)	-
Total current tax charge	25,925	-
Deferred tax	-	-
Total tax charge on profit on ordinary activities	25,925	-

GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

8. DEVELOPMENT WORK IN PROGRESS

	31 December 2019 £	31 December 2018 £
Development work in progress	25,621,665	21,311,896

Of the above amount, £2,166,096 relates to the WIP balance on the contract retention payable to the main contractor and not recharged as at 31 December 2019 (refer to note 11).

9. DEVELOPMENT COSTS TO BE RECHARGED

	31 December 2019 £	31 December 2018 £
Debtor at 1 January	97,771	67,193
Additions in the year	4,949,801	5,920,709
Recharged in the year	(5,010,777)	(8,014,532)
Retention due to main contractor	-	2,124,401
Debtor at 31 December	36,794	97,771

10. DEBTORS

	31 December 2019 £	31 December 2018 £
Other debtors	-	5,310
VAT Receivable	364	-
	364	5,310

GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS FOR THE
YEAR ENDED 31 DECEMBER 2019**

11. CREDITORS: amounts falling due within one year

Amounts falling due within one year:

	31 December 2019 £	31 December 2018 £
Creditors	-	26,808
Corporation tax	26,157	22,926
VAT payable	-	178,015
Accruals	23,667,164	19,501,837
Retention Payable	2,182,761	2,175,138
Amounts owed to group undertakings	79,289	612,819
	<u>25,955,371</u>	<u>22,517,543</u>

Accruals include estimates of amounts due to third parties relating to development agreements entered into in connection with the redevelopment of the 10 Fenchurch Avenue. Costs currently included in development costs will be offset by an equal payment to the company from Saxon Land BV, the Group undertaking to which the Company is providing development services, once settlement is finalised. The amounts due to third parties and other commitments under the development agreements are also the subject of a guarantee by another Group undertaking, Generali Participations Netherlands NV.

Amounts owed to group undertakings are unsecured, interest free, amounts have no fixed date of repayment and are thus considered repayable on demand.

12. CREDITORS: amounts falling due after more than one year

	31 December 2019 £	31 December 2018 £
Other Creditors	-	6,000
	<u>-</u>	<u>6,000</u>

GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS FOR THE
YEAR ENDED 31 DECEMBER 2019**

13. SHARE CAPITAL

	31 December 2019 £	31 December 2018 £
Allotted, called up and fully paid		
250,000 Ordinary Shares of £1 each	<u>250,000</u>	<u>250,000</u>

14. OTHER RESERVES

	31 December 2019 £	31 December 2018 £
Group Employee Share Plan	<u>35</u>	<u>-</u>

On 17 September 2019, the Board of Directors of Assicurazioni Generali SpA, the ultimate parent undertaking, introduced a Share Plan ('the Plan') for Generali Group employees (including the Company), as approved by the Annual General Meeting of Assicurazioni Generali SpA on 7 May 2019.

The Plan started in October 2019 and will last three years. Based on the amount of an eligible participant's contribution, they will receive the right ("options") to purchase Assicurazioni Generali SpA shares at the end of the Plan at the price set at the beginning of the plan ("initial price"). The number of options assigned to each participant will be equal to the ratio between the participant's contribution and the initial price. Participants in the Plan will also receive one free "matching share" for every three shares purchased and free "dividend-equivalent" shares, in proportion to the dividends distributed in the three year Plan period.

15. MOVEMENT IN RETAINED EARNINGS

	Retained earnings £
At 31 December 2018	550,908
Profit for the financial year	393,656
At 31 December 2019	<u>944,564</u>

GENERALI SAXON LAND DEVELOPMENT COMPANY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS FOR THE
YEAR ENDED 31 DECEMBER 2019**

16. ULTIMATE PARENT UNDERTAKING

The Company's ultimate parent undertaking and controlling party is Assicurazioni Generali SpA which is incorporated in Italy. This is also the smallest and largest undertaking which prepares consolidated financial statements, which include the company. Copies of its group financial statements, which include the Company, are available from Piazza Duca degli Abruzzi, Trieste, Italy.

17. SUBSEQUENT EVENTS

Subsequent to 31 December 2019, the World Health Organization declared a pandemic due to the global outbreak of the coronavirus disease (Covid-19). The impact on the public's health and the economy continues to evolve and has so far resulted in quarantines, restrictions on travel and business closures worldwide.

At the date of approval of the financial statements, the Company has not seen a significant impact from the virus but the effects of Covid-19 and the measures taken by the UK and other Governments continue to evolve and the resulting financial and economic market uncertainty could have a negative impact on the Company's financial position which may be of a material value, but the extent of this is highly uncertain and cannot be predicted. Whilst the full consequences of the pandemic cannot yet be known, the Directors believe that its impact on the Company should be limited due to the Company's liquidity position, its business model, and the letter of continuing financial support from Saxon Land B.V. (a fellow group undertaking) and the guarantee made by Generali Participations Netherlands NV (another fellow group undertaking) relating to development agreements entered into in connection with the redevelopment of the 10 Fenchurch Avenue, which offer a significant degree of protection.
