

Registered number: 03855591

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# **LIVERPOOL PROPERTY INVESTMENTS LIMITED**

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## **ANNUAL REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

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**LIVERPOOL PROPERTY INVESTMENTS LIMITED**

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## **LIVERPOOL PROPERTY INVESTMENTS LIMITED**

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### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021**

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#### **INTRODUCTION**

The directors present their annual report and the financial statements for the year ended 31 December 2021.

#### **BUSINESS REVIEW**

The principal activity of Liverpool Property Investments Limited (the 'Company') during the year was property investment through its investment in Grosvenor Liverpool Fund. The Company is a subsidiary of Grosvenor Limited (together with its subsidiaries the 'Group'). The Company is in a net assets position of £20,249,600 (2020: £20,241,600), and a net current liabilities position of £40,523,782 (2020: £15,000).

#### **RESULTS AND DIVIDENDS**

The profit for the year, after taxation, amounted to £8,000 (2020 - loss of £11,589,227).

The directors did not recommended or pay a dividend in the year under review (2020 - £4,559,700).

#### **DIRECTORS**

The directors who served during the year and to the date of this report, except as noted below, were:

J G Raynor (appointed 1 January 2021)  
A Insall (appointed 1 January 2021, resigned 7 June 2021)  
S F Ball (appointed 7 June 2021, resigned 31 December 2021)  
R F C Blundell (appointed 1 January 2021, resigned 26 January 2021)  
M J Conway (appointed 4 January 2022)

#### **GOING CONCERN**

The intermediate holding company, Grosvenor Limited, has provided the directors of the Company with a letter of support confirming that it intends to support the Company for a period of not less than twelve months from the date of signing the accounts, provided that the Company remains a wholly owned subsidiary of Grosvenor Limited. Grosvenor Limited intends to enable it to meet its liabilities as they fall due.

The Company as part of the wider Grosvenor Limited Group is continuing to monitor developments associated with the Covid-19 virus and the associated near-term uncertainty for the global economy to understand the ongoing impact for the underlying property business and its tenants.

A Group-level assessment of the Group's cash flow forecasts for the period ending 31 December 2023 has been completed. In particular, these forecasts consider the impact of Covid-19 on the Group's rental income and stressed assumptions on the availability of finance and property valuations. Having considered the economic factor outlined above, and on the basis of the Group's continued forecast liquidity and ongoing support for the Company, the directors have a reasonable expectation that the Company has adequate resources for the foreseeable future. As such the directors continue to consider preparation of the accounts on the going concern basis to be appropriate.

The Company is a private company limited by shares and incorporated in the England and Wales. Its registered office is 70 Grosvenor Street, London, W1K 3JP.

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**LIVERPOOL PROPERTY INVESTMENTS LIMITED**

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**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 DECEMBER 2021**

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**DISCLOSURE OF INFORMATION TO AUDITOR**

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

- so far as the director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- the 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 auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.


**AUDITOR**

The auditor, Deloitte LLP, has indicated its willingness to be reappointed for another term and is deemed to be reappointed accordingly, in accordance with section 485 of the Companies Act 2006.

**SMALL COMPANIES NOTE**

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

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

DocuSigned by:  
  
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**M J Conway**  
Director

Date: 24 March 2022

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**LIVERPOOL PROPERTY INVESTMENTS LIMITED**

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**DIRECTORS' RESPONSIBILITIES STATEMENT  
FOR THE YEAR ENDED 31 DECEMBER 2021**

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The directors are responsible for preparing the Annual 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 FRS 101 "Reduced Disclosure Framework". Under Company law the directors must not approve the financial statements unless they are satisfied that they 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;
- 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.

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## **LIVERPOOL PROPERTY INVESTMENTS LIMITED**

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### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LIVERPOOL PROPERTY INVESTMENTS LIMITED**

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#### **OPINION**

In our opinion the financial statements of Liverpool Property Investments Limited (the 'Company'):

- 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 United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 101 "Reduced Disclosure Framework"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the income statement;
- the balance sheet;
- the statement of changes in equity; and
- the related notes 1 to 12.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 101 "Reduced Disclosure Framework" (United Kingdom Generally Accepted Accounting Practice).

#### **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 Auditors' responsibilities for the audit of the financial statements section of our report.

We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's (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**

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

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

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## **LIVERPOOL PROPERTY INVESTMENTS LIMITED**

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### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LIVERPOOL PROPERTY INVESTMENTS LIMITED**

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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 course of 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 this gives rise to material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### **RESPONSIBILITIES OF DIRECTORS**

As explained more fully in the directors' responsibilities statement, 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 FRC's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

#### **EXTENT TO WHICH THE AUDIT WAS CONSIDERED CAPABLE OF DETECTING IRREGULARITIES, INCLUDING FRAUD**

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

We considered the nature of the company's industry and its control environment, and reviewed the company's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management about their own identification and assessment of the risks of irregularities.

We obtained an understanding of the legal and regulatory framework that the company operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements. These included UK Companies Act and tax legislation; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the company's ability to operate or to avoid a material penalty.

We discussed among the audit engagement team including relevant internal specialists such as tax and IT specialists regarding the opportunities and incentives that may exist within the organisation for fraud and how

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**LIVERPOOL PROPERTY INVESTMENTS LIMITED**

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**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LIVERPOOL PROPERTY INVESTMENTS LIMITED**

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and where fraud might occur in the financial statements.

As a result of performing the above, we identified the greatest potential for fraud in the recoverability of investments. Our specific procedures performed to address this are described below:

- we obtained and documented an understanding of relevant controls in the investment impairment analysis process;
- we challenged management to determine the existence of any indicators of impairment for each investment held;
- we confirmed the arithmetic accuracy of all impairments recognised as at the balance sheet date;
- we agreed the net asset value of each investment to the underlying management accounts; and
- we concluded whether investments were held at an appropriate value as at 31 December 2020.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments; assessed whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management and legal counsel concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance.

**REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS**

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

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 any material misstatements in the directors' report.

**MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION**

Under the Companies Act 2006 we are required to report in respect of the following matters 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; or
- the directors were not entitled to take advantage of the small companies' exemption from the requirement to prepare a strategic report.



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**LIVERPOOL PROPERTY INVESTMENTS LIMITED**

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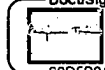
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LIVERPOOL PROPERTY INVESTMENTS LIMITED**

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We have nothing to report in respect of these matters.

**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.

DocuSigned by:  


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Parizan Trewin FCA (Senior statutory auditor)

For and on behalf of

Deloitte LLP

London  
United Kingdom  
24 March 2022

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**LIVERPOOL PROPERTY INVESTMENTS LIMITED**


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**INCOME STATEMENT**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**


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	Note	2021 £	2020 £
Administrative expenses		8,000	(8,000)
<b>OPERATING PROFIT/(LOSS)</b>		<b>8,000</b>	<b>(8,000)</b>
Income from shares in group undertakings	6	-	745,100
Amounts written off investments		-	(12,326,327)
<b>PROFIT/(LOSS) BEFORE TAX</b>		<b>8,000</b>	<b>(11,589,227)</b>
Tax on profit/(loss)	7	-	-
<b>PROFIT/(LOSS) FOR THE FINANCIAL YEAR</b>		<b>8,000</b>	<b>(11,589,227)</b>

The notes on pages 11 to 19 form part of these financial statements.

All activities in the current year and prior year are derived from continuing operations.

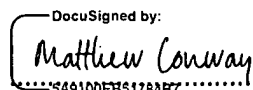
There was no other comprehensive income for 2021 and 2020 and, as a result, no statement of comprehensive income has been presented.

**LIVERPOOL PROPERTY INVESTMENTS LIMITED**  
**REGISTERED NUMBER: 03855591**

**BALANCE SHEET**  
**AS AT 31 DECEMBER 2021**

	Note	2021 £	2020 £
<b>FIXED ASSETS</b>			
Investments	8	60,773,382	20,256,600
		<u>60,773,382</u>	<u>20,256,600</u>
Creditors: amounts falling due within one year	9	(40,523,782)	(15,000)
<b>NET CURRENT LIABILITIES</b>		<u>(40,523,782)</u>	<u>(15,000)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>20,249,600</u>	<u>20,241,600</u>
<b>NET ASSETS</b>		<u>20,249,600</u>	<u>20,241,600</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	11	100	100
Capital contribution reserve	10	7,204,351	7,204,351
Retained earnings	10	13,045,149	13,037,149
<b>TOTAL EQUITY</b>		<u>20,249,600</u>	<u>20,241,600</u>

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

DocuSigned by:  
  
 .....SA9100E35178AB7.....  
**M J Conway**  
 Director

Date: 24 March 2022

The notes on pages 11 to 19 form part of these financial statements.

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**LIVERPOOL PROPERTY INVESTMENTS LIMITED**


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**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 DECEMBER 2021**


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	Called up share capital	Capital contribution reserve	Retained earnings	Total equity
	£	£	£	£
At 1 January 2021	100	7,204,351	13,037,149	20,241,600
Profit for the year	-	-	8,000	8,000
<b>At 31 December 2021</b>	<b>100</b>	<b>7,204,351</b>	<b>13,045,149</b>	<b>20,249,600</b>

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 DECEMBER 2020**


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	Called up share capital	Capital contribution reserve	Retained earnings	Total equity
	£	£	£	£
At 1 January 2020	100	7,204,351	29,186,076	36,390,527
Loss for the year	-	-	(11,589,227)	(11,589,227)
Dividends	-	-	(4,559,700)	(4,559,700)
<b>At 31 December 2020</b>	<b>100</b>	<b>7,204,351</b>	<b>13,037,149</b>	<b>20,241,600</b>

The notes on pages 11 to 19 form part of these financial statements.

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## **LIVERPOOL PROPERTY INVESTMENTS LIMITED**

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

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#### **1. GENERAL INFORMATION**

Liverpool Property Investments Limited ('the Company') is a private company limited by shares incorporated in the United Kingdom under the Companies Act 2006 and is registered in England and Wales. The address of the Company's registered at 70 Grosvenor Street, London, W1K 3JP.

The financial statements have been presented in Pound Sterling as this is the currency of the primary economic environment in which the Company operates and is rounded to the nearest pound.

#### **2. ACCOUNTING POLICIES**

##### **2.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS**

The financial statements have been prepared in accordance with the Financial Reporting Standard 101 'Reduced Disclosure Framework' ("FRS 101") and the Companies Act 2006.

The financial statements have been prepared under the historical cost basis, unless fair value is more appropriate.

Historic cost is generally based on the value of the consideration given in exchange for the assets.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement purposes in these financial statements is determined on such a basis, except for leasing transactions that are within the scope of IAS 17, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in IAS 2 or value in use in IAS 36. In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The preparation of financial statements in compliance with FRS 101 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies (see note 3).

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**LIVERPOOL PROPERTY INVESTMENTS LIMITED**

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

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**2. ACCOUNTING POLICIES (CONTINUED)**

**2.2 FINANCIAL REPORTING STANDARD 101 - REDUCED DISCLOSURE EXEMPTIONS**

The Company has taken advantage of the following disclosure exemptions under FRS 101:

- the requirements of IFRS 7 Financial Instruments: Disclosures
- the requirements of paragraphs 91-99 of IFRS 13 Fair Value Measurement
- the requirement in paragraph 38 of IAS 1 'Presentation of Financial Statements' to present comparative information in respect of:
  - paragraph 79(a)(iv) of IAS 1;
- the requirements of paragraphs 10(d), 10(f), 16, 38A, 38B, 38C, 38D, 40A, 40B, 40C, 40D, 111 and 134-136 of IAS 1 Presentation of Financial Statements
- the requirements of IAS 7 Statement of Cash Flows
- the requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors
- the requirements of paragraph 17 and 18A of IAS 24 Related Party Disclosures
- the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member
- the requirements of paragraphs 130(f)(ii), 130(f)(iii), 134(d)-134(f) and 135(c)-135(e) of IAS 36 Impairment of Assets.

Where required, equivalent disclosures are given in the group accounts of Grosvenor Limited. The group accounts of Grosvenor Limited are available to the public and can be obtained as set out in note 12.

**2.3 GOING CONCERN**

The intermediate holding company, Grosvenor Limited, has provided the directors of the Company with a letter of support confirming that it intends to support the Company for a period of not less than twelve months from the date of signing the accounts, provided that the Company remains a wholly owned subsidiary of Grosvenor Limited. Grosvenor Limited intends to enable it to meet its liabilities as they fall due.

The Company as part of the wider Grosvenor Limited Group is continuing to monitor developments associated with the Covid-19 virus and the associated near-term uncertainty for the global economy to understand the ongoing impact for the underlying property business and its tenants.

A Group-level assessment of the Group's cash flow forecasts for the period ending 31 December 2023 has been completed. In particular, these forecasts consider the impact of Covid-19 on the Group's rental income and stressed assumptions on the availability of finance and property valuations. Having considered the economic factor outlined above, and on the basis of the Group's continued forecast liquidity and ongoing support for the Company, the directors have a reasonable expectation that the Company has adequate resources for the foreseeable future. As such the directors continue to consider preparation of the accounts on the going concern basis to be appropriate.

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**LIVERPOOL PROPERTY INVESTMENTS LIMITED**

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

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**2. ACCOUNTING POLICIES (CONTINUED)****2.4 VALUATION OF INVESTMENTS**

Investments in unlisted company shares, which have been classified as fixed asset investments as the Company intends to hold them on a continuing basis, are measured as cost less accumulated impairment.

**2.5 INVESTMENT IMPAIRMENT**

Investments in subsidiaries are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

**2.6 FINANCIAL INSTRUMENTS**

The Company recognises financial instruments when it becomes a party to the contractual arrangements of the instrument. Financial instruments are de-recognised when they are discharged or when the contractual terms expire. The Company's accounting policies in respect of financial instruments transactions are explained below:

Financial assets and financial liabilities are initially measured at fair value.

**Financial assets**

The Company classifies all of its financial assets as loans and receivables.

**Loans and receivables**

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They arise principally through the provision of goods and services to customers (e.g. trade receivables), but also incorporate other types of contractual monetary asset. They are initially recognised at fair value plus transaction costs that are directly attributable to their acquisition or issue, and are subsequently carried at amortised cost using the effective interest rate method, less provision for impairment.

Impairment provisions are recognised when there is objective evidence (such as significant financial difficulties on the part of the counterparty or default or significant delay in payment) that the Company will be unable to collect all of the amounts due under the terms receivable, the amount of such a provision being the difference between the net carrying amount and the present value of the future expected cash flows associated with the impaired receivable. For trade receivables, which are reported net, such provisions are recorded in a separate allowance account with the loss being recognised within administrative expenses in the income statement. On confirmation that the trade receivable will not be collected, the gross carrying value of the asset is written off against the associated provision.

**Financial liabilities**

The Company classifies all of its financial liabilities as liabilities at amortised cost.

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**LIVERPOOL PROPERTY INVESTMENTS LIMITED**

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

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**2. ACCOUNTING POLICIES (CONTINUED)**

**2.6 FINANCIAL INSTRUMENTS (continued)**

**At amortised cost**

Financial liabilities at amortised cost are initially recognised at fair value net of any transaction costs directly attributable to the issue of the instrument. Such interest bearing liabilities are subsequently measured at amortised cost using the effective interest rate method, which ensures that any interest expense over the period to repayment is at a constant rate on the balance of the liability carried into the balance sheet.

**2.7 CREDITORS**

Creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers.

Creditors are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

**2.8 DIVIDENDS**

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

**2.9 CURRENT TAXATION**

Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.



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**LIVERPOOL PROPERTY INVESTMENTS LIMITED**

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

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**3. JUDGEMENTS IN APPLYING ACCOUNTING POLICIES AND KEY SOURCES OF ESTIMATION UNCERTAINTY**

In applying the Company's accounting policies, the directors are required to make judgements, estimates and assumptions in determining the carrying amounts of assets and liabilities. The directors' judgements, estimates and assumptions are based on the best and most reliable evidence available at the time when the decisions are made, and are based on historical experience and other factors that are considered to be applicable. Due to the inherent subjectivity involved in making such judgements, estimates and assumptions, the actual results and outcomes may differ.

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, if the revision affects only that period, or in the period of the revision and future periods, if the revision affects both current and future periods.

**3.1 Critical judgements in applying the Company's accounting policies**

The directors do not consider there to any key sources of estimation uncertainty..

**3.2 Key sources of estimation uncertainty**

**(i) Impairment of investment in subsidiaries and intercompany loans**

A key source of estimation uncertainty relates to the recoverability of investments and intercompany debtors or creditors that are held at cost less accumulated impairment. The underlying net asset value of investments is predominantly affected by the value of property held in the investments as these require specialist knowledge to value appropriately. The recoverability of intercompany debtors with these entities is thus similarly affected by property valuations.

The underlying properties within these investments have been individually valued by appropriately qualified valuers with suitable experience. The Market Value is based upon the Scope of Work and Valuation Assumption, and has been primarily derived using comparable recent market transactions on arm's length terms. No account has been taken of any discount or premium that may be negotiated in the market if all or part of the portfolio of properties were to be marketed simultaneously, either in lots or as a whole. The directors note that COVID-19 and the associated near-term economic uncertainty creates greater uncertainty in the estimation of these investment values and the underlying properties held in these investment vehicles.

Recoverability of this balance is assessed primarily by comparing the Net Asset Value of the company, largely derived from property valuations, to the carrying value of the company in the Grosvenor Management Limited accounts. This acts as an impairment indicator and is assessed by management. If management do not consider an impairment to be necessary, they produce cashflow forecasts to support this position.

**4. AUDITOR'S REMUNERATION**

Auditors' remuneration for the audit of the financial statements of the company for the year ended 31 December 2021 is £8,000 (2020 - £8,000) and is borne by Grosvenor Estate Management Limited, a fellow subsidiary undertaking.

No fees were payable to Deloitte LLP and its associates for non-audit services to the company during the current or preceding year.

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**LIVERPOOL PROPERTY INVESTMENTS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
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**5. PARTICULARS OF EMPLOYEES**

The Company has no employees other than the directors, who did not receive any remuneration from the Company (2019: none).

No fees or other emoluments were paid to the directors of the Company during either the current or the preceding year in respect of their services to the Company.

**6. INCOME FROM SHARES IN GROUP UNDERTAKINGS**

	2021 £	2020 £
Dividends received from shares in group undertakings	-	745,100
	<u>-</u>	<u>745,100</u>
	<u><u>-</u></u>	<u><u>745,100</u></u>

**7. TAXATION**

	2021 £	2020 £
Current tax on profit/ (loss) for the year	-	-
	<u>-</u>	<u>-</u>
<b>Total current tax charge</b>	<u><u>-</u></u>	<u><u>-</u></u>

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**7. TAXATION (CONTINUED)****FACTORS AFFECTING TAX RESULT FOR THE YEAR**

The tax assessed for the year is lower than (2020 - lower than) the standard rate of corporation tax in the UK of 19% (2020 - 19%). The differences are explained below:

	2021 £	2020 £
Profit/ (loss) before tax	<b>8,000</b>	<b>(11,589,227)</b>
Profit/ (loss) multiplied by standard rate of corporation tax in the UK of 19% (2019: 19%).	<b>1,520</b>	<b>(2,201,953)</b>
<b>Effects of:</b>		
Expenses not deductible for tax purposes	-	2,342,002
Group relief received for no consideration	<b>(199,169)</b>	<b>(180,622)</b>
Non-taxable income	-	(141,569)
Share of results of partnership interests	<b>197,649</b>	<b>182,142</b>
<b>Total tax charge for the year</b>	<b>-</b>	<b>-</b>

**FACTORS THAT MAY AFFECT FUTURE TAX CHARGES**

A current tax rate of 19%, being the UK corporation tax rate throughout the period, has been applied to the year ended 31 December 2021. From 1 April 2023, the UK corporation tax rate will increase to 25% (Finance Act 2021).

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**LIVERPOOL PROPERTY INVESTMENTS LIMITED**


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


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**8. FIXED ASSET INVESTMENTS**

	Investments £
<b>COST OR VALUATION</b>	
At 1 January 2021	20,256,600
Additions	40,516,782
At 31 December 2021	<u>60,773,382</u>
<b>NET BOOK VALUE</b>	
At 31 December 2021	<u>60,773,382</u>
At 31 December 2020	<u>20,256,600</u>

**Investments**

The following was an investment of the Company:

Name	Registered office	Principal activity	Class of shares	Holding
Grosvenor Liverpool Fund	70 Grosvenor Street, London, W1K 3JP	Property investment within the United Kingdom	Ordinary	23%

During the year, the Company increased its share in the Grosvenor Liverpool Fund from 10% to 23%.

**9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2021 £	2020 £
Amounts owed to group undertakings	40,507,422	-
Accruals	<u>16,360</u>	<u>15,000</u>

There are no interest-bearing amounts owed to Group undertakings at 31 December 2021 (2020: nil).

Amounts owed to Group undertakings are repayable on demand.

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**10. RESERVES****Retained earnings**

The reserve contains the balance of retained earnings to carry forward. Dividends are paid from this reserve.

**Capital contribution reserve**

This reserve contains the amount owed to group undertakings that were waived in previous years.

**11. CALLED UP SHARE CAPITAL**

	2021 £	2020 £
<b>Authorised, allotted, called up and fully paid</b>		
100 (2020 - 100) Ordinary shares of £1.00 each	<b>100</b>	<b>100</b>

The Company's shares have attached to them full voting, dividend and capital distribution (including on winding up rights), see note 10 for reserves.

**12. CONTROLLING PARTY**

The Company's ultimate parent undertaking and controlling party is Grosvenor Group Limited a company incorporated in the United Kingdom and registered in England and Wales which is wholly owned by trusts on behalf of the Grosvenor family, headed by the Duke of Westminster.

On 1st January 2021, the Company was sold by its parent, Grosvenor Europe Investments Limited, to Grosvenor Limited, a fellow subsidiary of the Grosvenor Group. There was no change in the ultimate parent company as a result of this event.

The ultimate parent undertaking heads the largest and smallest group of undertakings of which the Company is a member and for which group accounts are prepared. Grosvenor Limited, the intermediate holding company, heads the smallest group of companies of which the Company is a member and for which group accounts are prepared.

Copies of the consolidated financial statements of Grosvenor Limited and Grosvenor Group Limited can be obtained from Companies House, 3 Crown Way, Maindy, Cardiff, CF14 3UZ.

The address of the registered address of Grosvenor Group Limited and Grosvenor Limited is 70 Grosvenor Street, London, W1K 3JP.