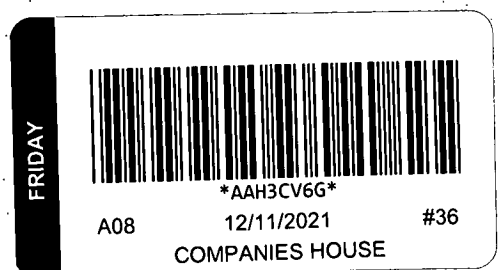


**Ansko Piazza Building 1 Limited**  
**Financial statements - Pages for filing with registrar**  
**for the year ended 31 December 2020**

Registered number: 04191260



## Company Information

Directors	S McGuigan A Hill P Reeve G Brind J Langford
Company number	04191260
Registered office	The O2 Peninsula Square London UK SE10 0DX
Auditor	KPMG LLP 15 Canada Square London E14 5GL

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## Balance Sheet

### At 31 December 2020

	Note	2020 £000	2019 £000
<b>Fixed assets</b>			
Tangible assets	3	10,239	8,172
		<u>10,239</u>	<u>8,172</u>
<b>Current assets</b>			
Debtors due within one year	4	38	38
Cash at bank		4	4
		<u>42</u>	<u>42</u>
<b>Creditors: Amounts falling due within one year</b>	5	(10,422)	(8,334)
<b>Net current liabilities</b>		<u>(10,380)</u>	<u>(8,292)</u>
<b>Total assets less current liabilities</b>		<u>(141)</u>	<u>(120)</u>
<b>Net liabilities</b>		<u>(141)</u>	<u>(120)</u>
<b>Capital and reserves</b>			
Called-up equity share capital	6	-	-
Profit and loss account		(141)	(120)
<b>Shareholder's deficit</b>		<u>(141)</u>	<u>(120)</u>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the directors and authorised for issue on 10 November 2021, and are signed on their behalf by:



**G Brind**  
Director

Company Registration Number: 04191260

The notes on pages 5 to 8 form part of these financial statements.

## Notes to the financial statements For the year ended 31 December 2020

### 1 Accounting policies

The principal accounting policies are summarised below. They have all been applied consistently throughout the year and to the preceding year.

#### a. General information and basis of accounting

AnSCO Piazza Building 1 Limited is a company incorporated in the United Kingdom under the Companies Act. The address of the registered office is given on page 2.

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102 (FRS 102), Section 1A issued by the Financial Reporting Council. 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:

- Cash Flow Statement and related notes; and
- Key Management Personnel compensation.

The functional currency of AnSCO Piazza Building 1 Limited is considered to be pounds sterling because that is the currency of the primary economic environment in which the Company operates. The financial statements are also presented in pounds sterling.

#### b. Going Concern

Notwithstanding net current liabilities of £10,380,000 as at 31 December 2020 and a loss for the year then ended of £21,000, the 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, in downside cases, through funding from its immediate parent company, Anschutz Entertainment Group Inc., to meet its liabilities as they fall due for that period.

That assessment is dependent on Anschutz Entertainment Group Inc. not seeking repayment of the amounts currently due to the group, which at 31st December 2020 amounted to £10,399,000, and providing additional financial support during that period. Anschutz Entertainment Group Inc. have indicated their intention to continue to make available funds as are needed by the Company, and that they do not intend to seek repayment of the amounts due at the balance sheet date, for the period of at least 12 months from the date of approval of these financial statements.

As with any company placing reliance on its parent 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.

## Notes (continued)

### 1 Accounting policies (continued)

#### c. Tangible fixed assets

Assets under construction are recorded within fixed assets and are not depreciated as these assets are not available for use in the business. Upon completion the assets are recorded within the appropriate fixed asset category and are depreciated over their useful economic lives.

The carrying amounts of the Company's assets are reviewed for impairment when events or changes in circumstances indicate that the carrying amount of the fixed asset may not be recoverable. If any such indications exist, the asset's recoverable amount is estimated.

An impairment loss is recognised whenever the carrying amount of an asset exceeds its recoverable amount. Impairment losses are recognised in the profit and loss account unless they arise on a previously revalued fixed asset. An impairment loss on a revalued fixed asset is recognised in the profit and loss account if it is caused by a clear consumption of economic benefits. Otherwise impairments are recognised in the statement of total recognised gains and losses until the carrying amount reaches the asset's depreciated historic cost.

#### d. Taxation

Current tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

#### e. Financial instruments

##### i) Financial assets and liabilities

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at transaction price (including transaction costs).

Financial assets and liabilities are only offset in the balance sheet when, and only when there is a legally enforceable right to set off the recognised amounts and the Company intends to either settle on a net basis, or to realise the asset and settle the liability simultaneously.

Debt instruments are subsequently measured at amortised cost using the effective interest method.

##### ii) Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits. Bank overdrafts that are repayable on demand are included as part of cash and cash equivalents for the purposes of the cash flow statement.

### 2 Staff numbers

The Company did not employ any staff in the year (2019: Nil).

## Notes (continued)

### 3 Tangible fixed assets

	Assets under construction £000	Land £000	Total £000
<b>COST</b>			
At 1 January 2020	7,981	191	8,172
Additions	2,067	-	2,067
<b>At 31 December 2020</b>	<b>10,048</b>	<b>191</b>	<b>10,239</b>
<b>NET BOOK VALUE</b>			
At 31 December 2020	10,048	191	10,239
At 31 December 2019	7,981	191	8,172

### 4 Debtors

	2020 £000	2019 £000
Amounts falling due within one year:		
Amounts owed by group undertakings	38	38
	<b>38</b>	<b>38</b>

Amounts owed by group undertakings are payable on demand with no interest charge.

### 5 Creditors - amounts falling due within one year

	2020 £000	2019 £000
Amounts owed to group undertakings	10,399	8,317
Accruals and deferred income	23	17
	<b>10,422</b>	<b>8,334</b>

Amounts owed to group undertakings are payable on demand with no interest charge.

## Notes (continued)

### 6 Called-up share capital

Allotted, called up and fully paid:

	2020		2019	
	No	£000	No	£000
1 Ordinary share of £1	1	-	1	-

The company has one class of ordinary shares which carry no right to fixed income.

### 7 Audit report information

As the income statement has been omitted from the filing copy of the financial statements the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Jonathan Downer.

The auditor was KPMG LLP.

### 8 Ultimate parent undertaking

The Company is a subsidiary of The Anschutz Corporation, incorporated in the United States of America. The registered address of the The Anschutz Corporation is 555 17th Street, Suite 2400, Denver, CO 80202-3941. The consolidated accounts of this group are not available to the public. The smallest group in which it is consolidated is that headed by The Anschutz Entertainment Group Inc. (the immediate parent), incorporated in the United States of America. The consolidated accounts of this group are not available to the public.