

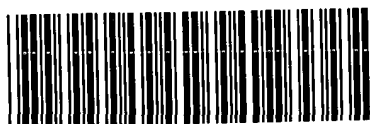
Registered number: 05319904

PATRIZIA EUROPE LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

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COMPANIES HOUSE

PATRIZIA EUROPE LIMITED

COMPANY INFORMATION

DIRECTORS

F Casero
P J Hampton
S R Reid
M J Pryer
C N Tarriere
M J Davis

COMPANY SECRETARY

Brodies Secretarial Service Limited

REGISTERED NUMBER

05319904

REGISTERED OFFICE

166 Sloane Street
London
SW1X 9QF

INDEPENDENT AUDITOR

Moore Kingston Smith
9 Appold St
London
EC2A 2AP

PATRIZIA EUROPE LIMITED

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PATRIZIA EUROPE LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

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

PRINCIPAL ACTIVITY

The Company is an intermediate parent company within the group whose ultimate parent company is we holding GmbH & Co. KG, a company incorporated in Germany. The principal activity of the Company is to provide certain supporting services to its affiliates in relation to the affiliates' sales activities of certain fund products to Korean investors through licensed local distributors in Korea.

DIRECTORS' RESPONSIBILITIES STATEMENT

The directors are responsible for preparing the Director's 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 102 Section 1A 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 year.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting 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; 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.

PATRIZIA EUROPE LIMITED

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

RESULTS

The loss for the year, after taxation, amounted to £30,345 (31 December 2020: £55,515, profit).

DIRECTORS

The directors who served during the year and up to the date of signing were:

F Casero
E Craston (resigned October 20, 2021)
P J Hampton
S R Reid
M J Pryer
C J Warren (resigned June 30, 2021)
C N Tarriere
L Nicolas (resigned January 27, 2021)
M Davis

DIRECTORS' QUALIFYING THIRD PARTY INDEMNITY PROVISIONS

The Company has granted an indemnity to its directors against liability in respect of proceedings brought by third parties, subject to the conditions set out in the Companies Act 2006. Such a qualifying third party indemnity provision remains in force as at the date of approving the directors' report. The Company has also granted an indemnity to directors of its parent entity, subsidiaries and associated undertakings.

GOING CONCERN

The directors have reviewed performance and forecasts of the Company and conclude the Company has adequate resources to continue as a going concern. The Company has received a letter of financial support by PATRIZIA SE (formerly PATRIZIA AG) which is deemed adequate to enable the Company to meet its liabilities in the foreseeable future being at least a year from the date of the signing of the financial statements dated 31 December 2021. The Company has a net liabilities position of £542,084 (31 Dec 2020: £500,183) and made a loss before tax of £30,345 (31 Dec 2020: £ 55,515, profit). As most of the liabilities are inter-group transactions, with financial support from PATRIZIA SE (formerly PATRIZIA AG), we don't see any threat for the Company to continue as a going concern.

In 2021, there was a significant economic upswing, but growth was repeatedly slowed down by the Covid-19 pandemic. For 2022, the management expects the pandemic effects will weaken. The directors therefore expect robust growth in gross domestic products in Europe. As the economic recovery progresses, the labour market should also continue its positive development.

At the time of the publication of this report, there is no possibility for a reliable and confident evaluation of the geopolitical risks that are raising by the Russian invasion in Ukraine and neither its impact on the relevant markets of PATRIZIA, nor its impact on the general economic development.

The market environment is facing with uncertainties caused by inflation and rising interest rates. However, the structural demand for attractive long-term investment opportunities in real estate and infrastructure continues to grow. PATRIZIA group confirms its FY 2022 guidance, assuming a stabilization scenario for the geopolitical environment and a decline in market uncertainties in the second half of 2022.

PATRIZIA EUROPE LIMITED

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

PRICIPAL RISKS AND UNCERTAINTIES

Credit risk

Credit risk is the risk of financial loss to the Company if a debtor or counterparty to a financial instrument fails to meet its contractual obligations. The Company has a significant balance owed to it by group companies. The Company is exposed to the usual credit risk and cash flow risk associated with having intercompany debts. The Company manages this through monitoring and assessing the results and forecasts of the group entities from which the Company is owed money.

Market risk

The Company isn't exposed to market risk due to holding no assets.

At the time of the publication of this report, there is no possibility for a reliable and confident evaluation of the geopolitical risks that are raising by the Russian invasion in Ukraine and neither its impact on the relevant markets of PATRIZIA, nor its impact on the general economic development.

Currency risk

A large amount of transactions are denominated in South Korean won. As a result, the Company is subject to foreign currency movements. It is the group's policy to monitor this risk and take the necessary steps to minimize the adverse effects.

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.

SUBSEQUENT EVENTS

No subsequent events were identified.

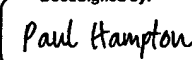
AUDITOR

Moore Kingston Smith were appointed as auditor for the year 2021. Having expressed their willingness to continue in office as auditor, the firm will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

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

This report was approved by the board on 26th of September 2022 and signed on its behalf.

DocuSigned by:


500B7C667AA453...
Paul Hampton
Director

PATRIZIA EUROPE LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF PATRIZIA EUROPE LIMITED FOR THE YEAR ENDED 31 DECEMBER 2021

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

OPINION

We have audited the financial statements of Patrizia Europe Limited (the 'company') for the year ended 31 December 2021 which comprise of the Statement of Comprehensive Income, the statement of financial position, the statement of changes in equity and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including 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 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;
- 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. 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

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.

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 there is a 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.

PATRIZIA EUROPE LIMITED

We have nothing to report in this regard.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF PATRIZIA EUROPE LIMITED FOR THE YEAR ENDED 31 DECEMBER 2021 (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 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.

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 directors' report.

We have nothing to report in respect of the following matters where 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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 1, 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

PATRIZIA EUROPE LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF PATRIZIA EUROPE LIMITED (CONTINUED)

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Explanation as to what extent 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.

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the company and considered that the most significant are [the Companies Act 2006, UK financial reporting standards as issued by the Financial Reporting Council and UK taxation legislation.
- We obtained an understanding of how the company complies with these requirements by discussions with management and those charged with governance.

PATRIZIA EUROPE LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF PATRIZIA EUROPE LIMITED (CONTINUED)

- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

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 for no purpose other than to draw to the attention of the company's members those matters which we are required to include in an auditor's report addressed to them. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the company and company's members as a body, for our work, for this report, or for the opinions we have formed.

[Signature]



[Date]

26/09/2022

Ryan Day (Senior Statutory Auditor)
for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

9 Appold Street
London
EC2A 2AP

PATRIZIA EUROPE LIMITED

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2021

	Note	Year ended 31 December 2021 £	Year ended 31 December 2020 £
Turnover	2	(13,695)	1,049,843
Cost of sales	3	(109,535)	(942,557)
Gross profit		(123,230)	107,286
Administrative expenses		(44,544)	(12,234)
Loss from investments	7	(2)	-
Operating profit	4	(167,776)	95,052
Foreign exchange (losses)/gains		137,431	(39,537)
Profit / (loss) before taxation		(30,345)	55,515
Taxation on profit	6	-	-
Profit / (loss) for the year		(30,345)	55,515

The notes on pages 11 to 18 form part of these financial statements.

There was no other comprehensive income for the year ended 31 December 2021 (31 Dec 2020: £nil).

All results were derived from continuing operations.

PATRIZIA EUROPE LIMITED

STATEMENT OF FINANCIAL POSITION

FOR THE YEAR ENDED 31 DECEMBER 2021


	Note	31 December 2021 £	31 December 2020 £
FIXED ASSETS			
Investments	7	6	8
		6	8
CURRENT ASSETS			
Debtors: amounts falling due within one year	8	494,441	1,719,420
Cash at bank and in hand		1,699,543	565,508
		<u>2,193,984</u>	<u>2,284,929</u>
Creditors: amounts falling due within one year	9	<u>(2,736,068)</u>	<u>(2,785,112)</u>
NET CURRENT LIABILITIES		<u>(542,084)</u>	<u>(500,183)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>(542,078)</u>	<u>(500,175)</u>
NET LIABILITIES		<u>(542,078)</u>	<u>(500,175)</u>
CAPITAL AND RESERVES			
Called up share capital	10	1	1
Profit and loss account		<u>(542,079)</u>	<u>(500,176)</u>
		<u>(542,078)</u>	<u>(500,175)</u>

The notes on pages 11 to 18 form part of these financial statements.

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

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

26th of September 2022

DocuSigned by:

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 Paul Hampton
 Director

PATRIZIA EUROPE LIMITED

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

	Called up share capital £	Profit and loss account £	Total equity £
At 1 January 2020	1	(567,249)	(567,248)
Profit / (loss) and total comprehensive income for the year		55,515	55,515
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	-	55,515	55,515
At 31 December 2020	1	(511,734)	(511,733)
Profit / (loss) and total comprehensive income for the year	-	(30,345)	(30,345)
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	-	(30,345)	(30,345)
At 31 December 2021	1	(542,079)	(542,078)

The notes on pages 11 to 18 form part of these financial statements.

PATRIZIA EUROPE LIMITED

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

1. Accounting policies

1.1 Basis of preparation of financial statements

PATRIZIA Europe Limited is a company incorporated in England and Wales under the Companies Act. The Company is a private company limited by shares. The address of the registered office is given on the Company information page and the Company's principal activities are set out in the Directors' report. Due to the nature of the Company, the Directors do not consider there to be any key assumptions concerning the future or any further key sources of estimation uncertainty at the reporting date that may have a significant risk of causing material adjustment to the carrying amounts of assets and liabilities within the next financial year.

The financial statements have been prepared in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, except as disclosed in the accounting policies below.

The Company meets the definition of a qualifying entity under FRS 102 and has therefore taken advantage of the disclosure exemptions available to it under Section 1 paragraph 12. Exemptions have been taken in relation to financial instruments, presentation of a cash flow statement and intra-group transactions. The parent of the group in whose consolidated financial statements the Company's financial statements are included is PATRIZIA SE (formerly PATRIZIA AG) and its financial statements are readily available as set out in note 11.

1.2 Going concern

The financial statements have been prepared using the going concern basis of accounting.

The directors have received confirmation of support from the ultimate parent entity that in case of any obligation in the absence of cash, the company will be supported company for a period of 12 months from the date the financial statements are authorised for issue.

The market environment is facing with uncertainties caused by inflation and rising interest rates. However, the structural demand for attractive long-term investment opportunities in real estate and infrastructure continues to grow. PATRIZIA group confirms its FY 2022 guidance, assuming a stabilization scenario for the geopolitical environment and a decline in market uncertainties in the second half of 2022.

At the time of the publication of this report, there is no possibility for a reliable and confident evaluation of the geopolitical risks that are raising by the Russian invasion in Ukraine and neither its impact on the relevant markets of PATRIZIA, nor its impact on the general economic development.

1.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

PATRIZIA EUROPE LIMITED

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

1. Accounting policies (continued)

1.3 Revenue (continued)

Revenue is recognised to the extent that the company obtains the right to consideration in exchange for its performance. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, VAT and other sales taxes or duty.

The company recognises management fee income, exclusive of VAT, in the period in which the services are performed.

1.4 Taxation

The tax expenses for the period comprises current taxes. The Taxes are recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive incomes 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 reporting date in the countries where the Company operates and generates income.

Deferred balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits;
- Any deferred tax balances are reversed if, and when all conditions for retaining associated tax allowances have been met; and
- Where timing differences relate to investments in subsidiaries, associates, branches and joint ventures and the group can control their reversal, and such reversal is not considered probable in the foreseeable future.
- Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

1.5 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

PATRIZIA EUROPE LIMITED

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

1. Accounting policies (continued)

1.6 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

1.7 Financial instruments

The company enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable.

Financial assets and financial liabilities are recognised in the Company's balance sheet when the Company becomes a party to the contractual provisions of the instrument. Financial assets and financial liabilities are measured initially at fair value, except for trade receivables and payables that do not have a significant financing component which are measured at transaction price.

1.8 Foreign currency translation

The Company's functional and presentational currency is GBP.

Transactions and balances

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are converted using the closing rate. Non- monetary items measured at historical cost are converted using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

1.9 Critical accounting judgements and key areas of estimation uncertainty

The preparation of financial statements requires management to consider judgements, estimates and assumptions that affect the application of accounting policies and the reported assets, liabilities, income and expenses. The directors do not consider there to be any critical accounting judgements or key sources of estimation uncertainty.

PATRIZIA EUROPE LIMITED

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

2. Analysis of turnover

	Year ended 31 December 2021 £	Year ended 31 December 2020 £
Management fees	<u>(13,695)</u>	<u>1,049,843</u>
	<u>(13,695)</u>	<u>1,049,843</u>

Analysis of turnover by country of destination:

	Year ended 31 December 2021 £	Year ended 31 December 2020 £
United Kingdom	<u>(13,695)</u>	<u>1,049,843</u>
	<u>(13,695)</u>	<u>1,049,843</u>

3. Cost of sales

	Year ended 31 December 2021 £	Year ended 31 December 2020 £
Management fees	<u>109,535</u>	<u>942,557</u>
	<u>109,535</u>	<u>942,557</u>

4. Operating profit

The operating profit is stated after charging:

	Year ended 31 December 2021 £	Year ended 31 December 2020 £
- The audit of the Company's statutory accounts	<u>7,188</u>	<u>8,122</u>

PATRIZIA EUROPE LIMITED

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

5. Employees

The Company has no employees other than the directors, who did not receive any remuneration (31 December 2020 - £NIL). Directors are remunerated at group level and the amount cannot be apportioned for the Company.

6. Taxation

The tax on profit for the year is £Nil (31 December 2020 - £NIL).

Factors affecting tax charge for the year

In the March 2021 Budget, it was announced that legislation will be introduced in the Finance Act 2021 to increase the main rate of UK corporation tax from 19%, effective 1 April 2023. As substantive enactment is after the statement of financial position date, all UK tax balances as at 31 December 2021 continue to be measured at the prevailing rate of 19%. The differences are explained below:

	Year ended 31 December 2021 £	Year ended 31 December 2020 £
Profit / (loss) before tax	(30,345)	55,515
Profit / (loss) on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2020 - 19%)	(5,766)	10,548
Effects of:		
Expenses not deductible for tax purposes	285	-
Group relief (claimed)	5,481	(10,548)
Remeasurement of deferred tax for changes in tax rates	33,683	11,228
Deferred tax not recognised	(33,683)	(11,228)
Total tax charge for the year	-	-

PATRIZIA EUROPE LIMITED

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

6. Fixed asset investments

	Investments in subsidiary companies	Unlisted investments	Loans to subsidiaries	Total
Cost	£	£	£	£
At 31 December 2020	5	2	1	8
Addition	-	-	-	-
Disposal	-	2	0	2
At 31 December 2021	5	0	1	6
Net book value				
At 31 December 2021	5	0	1	6
At 31 December 2020	5	2	1	8

Subsidiary undertakings

Name	Registered office	Principal activity	Class of shares	Holding
PATRIZIA European Property III LP	15 Atholl Crescent, Edinburgh, United Kingdom, EH3 8HA	Carry Vehicle	1 GBP ordinary shares	100%
PATRIZIA European Property II LP	15 Atholl Crescent, Edinburgh, United Kingdom, EH3 8HA	Carry Vehicle	1 GBP ordinary shares	7.7%
Transeuropean Properties (Scots) VI LP	15 Atholl Crescent, Edinburgh, United Kingdom, EH3 8HA	Carry Vehicle	1 GBP ordinary shares	5.61%
PATRIZIA Peripheral Europe (Scotland) LP	15 Atholl Crescent, Edinburgh, United Kingdom, EH3 8HA	Carry Vehicle	1 GBP ordinary shares	14%
PATRIZIA UK Value 2 (Scotland) LP	15 Atholl Crescent, Edinburgh, United Kingdom, EH3 8HA	Carry Vehicle	1 GBP ordinary shares	32.2%
PATRIZIA RIMBAUD (Scotland) LP	15 Atholl Crescent, Edinburgh, United Kingdom, EH3 8HA	Carry Vehicle	1 GBP ordinary shares	18.8%
PATRIZIA Montclair (Scotland) LP	15 Atholl Crescent, Edinburgh, United Kingdom, EH3 8HA	Carry Vehicle	1 GBP ordinary shares	100%
PATRIZIA UK Value (Scotland) LP	15 Atholl Crescent, Edinburgh, United Kingdom, EH3 8HA	Carry Vehicle	1 GBP ordinary shares	100%
Transeuropean Properties (Scots) V LP	15 Atholl Crescent, Edinburgh, United Kingdom, EH3 8HA	Carry Vehicle	1 GBP ordinary shares	3.454%

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7. Fixed asset investments (Continued)

Unlisted investments

The investment in Julienne Holdings S.à r.l., registered in 1, rue Jean Piret L-2350 Luxembourg was disposed during the year.

Loans to subsidiaries

Name	Registered office	Class of shares	Holding
PATRIZIA Property Asset Management	166 Sloane Street, London, SW1X 9QF	1 GBP ordinary shares	100%

7. Debtors

	31 December 2021	31 December 2020
	£	£
Amounts owed by group undertakings	494,441	1,719,420
	494,441	1,719,420

Amounts owed by group undertakings are unsecured, payable upon demand and interest free.

9. Creditors: Amounts falling due within one year

	31 December 2021	31 December 2020
	£	£
Amounts owed to group undertakings	2,724,348	2,770,600
Other taxation and social security	445	445
Accruals and deferred income	11,275	-
Other creditors	-	14,067
	2,736,068	2,785,112

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10. Share capital

	31 December 2021	31 December 2020
	£	£
Allotted, called up and fully paid		
1 (2020 - 1) Ordinary share of £1.00	<u>1</u>	<u>1</u>

Ordinary shares have full rights with respect to voting, dividends, distributions and repayment of capital

11. Ultimate Parent Undertaking and Controlling Party

The intermediate parent company is PATRIZIA SE (formerly PATRIZIA AG), a company incorporated in Germany, following its acquisition of the PATRIZIA Property Holdings Limited group on 23 March 2019. Its registered office is Fuggerstrasse 26, Augsburg, Germany. The parent undertaking of the largest and smallest group which includes the Company and for which Group accounts are prepared is PATRIZIA SE.

The ultimate parent company is we holding GmbH & Co. KG, a company incorporated in Germany.

The ultimate controlling party is Wolfgang Egger who holds a total interest of 51.548% in PATRIZIA SE, through First Capital Partner GmbH, a German company, in which he directly and indirectly holds a 100% interest through we holding GmbH & Co. KG, a German company.

The consolidated accounts of PATRIZIA SE are available to the public and are available from PATRIZIA SE, Fuggerstrasse 26, Augsburg, Germany.

12. Subsequent events note

No subsequent events were identified.