

TRANSEUROPEAN PROPERTIES (GENERAL PARTNER) IV LIMITED

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 DECEMBER 2021



TRANSEUROPEAN PROPERTIES (GENERAL PARTNER) IV LIMITED

COMPANY INFORMATION

DIRECTORS

C N Tarrière
C Warren
E Craston
F Casero
L Nicolas

COMPANY SECRETARY

Brodies Secretarial Services Limited

REGISTERED NUMBER

06252552

REGISTERED OFFICE

166 Sloane Street
London
SW1X 9QF

TRANSEUROPEAN PROPERTIES (GENERAL PARTNER) IV LIMITED

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TRANSEUROPEAN PROPERTIES (GENERAL PARTNER) IV LIMITED

**DIRECTORS' REPORT
FOR THE PERIOD ENDED 31 DECEMBER 2021**

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

DIRECTORS

The directors who served during the period were:

C N Tarrière

C Warren

E Craston


F Casero

L Nicolas

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 on 31 March 2022 and signed on its behalf by:

DocuSigned by:

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Flavio Casero

TRANSEUROPEAN PROPERTIES (GENERAL PARTNER) IV LIMITED
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**INCOME STATEMENT
FOR THE PERIOD ENDED 31 DECEMBER 2021**

The Company has not traded during the period or the preceding financial year. During these periods, the Company received no income and incurred no expenditure and therefore made neither profit or loss.

**STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2021**

		31 December 2021 £	31 December 2020 £
	Notes		
CURRENT ASSETS			
Debtors: amounts falling due within one year	2	<u>1</u>	<u>1</u>
		<u>1</u>	<u>1</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1</u>	<u>1</u>
NET ASSETS		<u><u>1</u></u>	<u><u>1</u></u>
CAPITAL AND RESERVES			
Called up share capital		<u>1</u>	<u>1</u>
		<u><u>1</u></u>	<u><u>1</u></u>

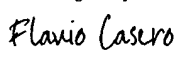
For the period ended 31 December 2021 the company was entitled to exemption from audit under section 480 of the Companies Act 2006.

Members have not required the companies to obtain an audit for the period in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The Company's financial statements have been prepared in accordance with the 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 31 March 2022 by:

DocuSigned by:

 417C3FC3FBD948A...
Flavio Casero

The notes on page 3 form part of these financial statements.

TRANSEUROPEAN PROPERTIES (GENERAL PARTNER) IV LIMITED
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2021**

1. ACCOUNTING POLICIES**1.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS**

The financial statements have been prepared under the historical cost convention and 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 preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies.

2. DEBTORS

	31 December 2021	31 December 2020
	£	£
Amounts owed by group undertakings	1	1
	<u>1</u>	<u>1</u>

3. RELATED PARTY TRANSACTIONS

The company has taken advantage of the exemption in paragraph 33.1A of Section 33 'Related Party Disclosures', whereby transactions with wholly owned subsidiaries need not be disclosed, given they are members of the same group. The company is 100% wholly owned by Patrizia Property Holdings Limited.

4. CONTROLLING PARTY

The intermediate parent company is Patrizia AG, a company incorporated in Germany, following its acquisition of Patrizia Property Holdings Limited group on 23 March 2018. Its registered office is Fuggerstrasse 26, Augsburg, Germany.

The ultimate parent company is WE Vermögensverwaltung GmbH & Co. KG a company incorporated in Germany

The ultimate controlling party is Wolfgang Egger who holds a total interest of 51.62% in Patrizia AG, through First Capital Partner GmbH, a German company, in which he directly and indirectly holds a 100% interest through WE Vermögensverwaltung GmbH & Co. KG, a German company.

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