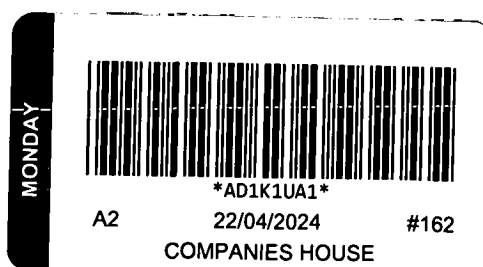


**TRANSEUROPEAN PROPERTIES (GENERAL PARTNER) IV LIMITED**

**UNAUDITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE PERIOD ENDED 31 DECEMBER 2023**



**TRANSEUROPEAN PROPERTIES (GENERAL PARTNER) IV LIMITED**

**COMPANY INFORMATION**

**DIRECTORS**

F Casero  
C Wright  
M Pryer  
M Davis

**COMPANY SECRETARY**

Brodies Secretarial Services Limited

**REGISTERED NUMBER**

06252552

**REGISTERED OFFICE**

24 Endell Street  
London  
United Kingdom  
WC2H 9HQ

**TRANSEUROPEAN PROPERTIES (GENERAL PARTNER) IV LIMITED**

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TRANSEUROPEAN PROPERTIES (GENERAL PARTNER) IV LIMITED

**DIRECTORS' REPORT**  
**FOR THE PERIOD ENDED 31 DECEMBER 2023**

The directors present their report and the financial statements for the period ended 31 December 2023.

**DIRECTORS**

The directors who served during the period were:

C N Tarrière	Date of termination 13/10/2023
C Wright	Date of appointment 13/10/2023
F Casero	
M Pryer	
M Davis	
P Hampton	Date of termination 13/10/2023
S Reid	Date of termination 31/12/2023

**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 16 April 2024 and signed on its behalf by:

DocuSigned by:

*Flavio Casero* 16 April 2024

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Flavio Casero

**TRANSEUROPEAN PROPERTIES (GENERAL PARTNER) IV LIMITED**

**INCOME STATEMENT  
FOR THE PERIOD ENDED 31 DECEMBER 2023**

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 2023**

	Notes	31 December 2023 £	31 December 2022 £
<b>CURRENT ASSETS</b>			
Debtors: amounts falling due within one year	2	<u>1</u>	<u>1</u>
		<u>1</u>	<u>1</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			
		<u>1</u>	<u>1</u>
<b>NET ASSETS</b>			
		<u>1</u>	<u>1</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		<u>1</u>	<u>1</u>
		<u>1</u>	<u>1</u>


For the period ended 31 December 2023 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 16 April 2024 by:

DocuSigned by:  
  
 16 April 2024  
 Flavio Casero

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

**TRANSEUROPEAN PROPERTIES (GENERAL PARTNER) IV LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 DECEMBER 2023**

**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 2023	December 2022
	£	£
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 PIM Limited.

**4. CONTROLLING PARTY**

The intermediate parent company is PATRIZIA SE, a company incorporated in Germany. 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 52.60% in PATRIZIA SE, through First Capital Partner GmbH, a company incorporated in Germany, in which he directly and indirectly holds a 100% interest through WE Holding GmbH & Co. KG, a company incorporated in Germany.

The consolidated accounts of PATRIZIA SE are published on the electronic Federal Gazette website ([www.bundesanzeiger.de](http://www.bundesanzeiger.de)) and are also available on the company's website of PATRIZIA SE.