

Registration number: 08699607

TIAA International Holdings 3 Limited

Annual Report and Financial Statements

for the Year Ended 31 December 2020

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TIAA International Holdings 3 Limited

Contents

	Page(s)
Company Information	1
Directors' Report	2 to 4
Independent Auditors' Report	5 to 7
Statement of Comprehensive Income	8
Statement of Financial Position	9
Statement of Changes in Equity	10
Notes to the Financial Statements	11 to 26

TIAA International Holdings 3 Limited

Company Information

Directors	D. D. Morton O. Salami M. J. L. Sales
Company secretary	Cornhill Secretaries Limited
Registered office	5 Market Yard Mews 194-204 Bermondsey Street London, England SE1 3TQ
Bankers	Citibank London NA CCG Centre Canary Wharf London E14 5LB
Independent Auditors	PricewaterhouseCoopers LLP 7 More London Riverside London SE1 2RT

TIAA International Holdings 3 Limited

Directors' Report for the Year Ended 31 December 2020

The Directors present their report and the audited financial statements for the year ended 31 December 2020.

Business Review

TIAA International Holdings 3 Limited (the "Company") is a holding company for Nuveen Real Estate Limited ("NRE" or "Nuveen Group").

The Company applies FRS 101 - Reduced Disclosure Framework and has taken advantage of certain exemptions allowed under this standard. Further details are provided in note 2 of the financial statements. The Company's immediate parent undertaking has been notified and did not object to the disclosure exemptions.

Results and Dividends

The loss for the year ended 31 December 2020 amounted to £15,397 (2019: £14,981). The Directors do not recommend payment of a dividend (2019: £nil).

Directors

The Directors who held office during the year ended 31 December 2020 and up to the date of signing the financial statements were as follows:

D. D. Morton (appointed 24 March 2020)

O. Salami (appointed 15 October 2020)

G. E. Brightman (resigned 15 October 2020)

M. J. L. Sales

Directors' third party and pension scheme indemnity provisions

NRE on behalf of the Company has made qualifying third party indemnity provisions within the meaning given to the term by s.234 and s.235 of the Companies Act 2006 for the benefit of the respective Directors which were in place throughout the year and which remain in place at the date of this report.

NRE may indemnify the Directors to the extent permitted by United Kingdom law. NRE may indemnify the Directors against all costs, charges, losses, expenses and liabilities incurred:

- i) in the actual or purported execution and/or discharge of his duties, or in relation to them; and
- ii) in relation to the Company's (or any associated company's) activities as trustee of an occupational pension scheme (as defined in section 235(6) of the Companies Act 2006), including (in each case) any liability incurred by him in defending any civil or criminal proceedings, in which judgement is given in his favour or in which he is acquitted or the proceedings are otherwise disposed of without any finding or admission of any material breach of duty on his part or in connection with any application which grants him, in his capacity as a relevant officer, relief from liability for negligence, default, breach of duty or breach of trust in relation to the Company's (or any associated company's) affairs.

NRE may provide the Directors with funds to meet expenditure incurred or to be incurred by him in connection with any proceedings or application referred above.

Going concern

The Company meets its day-to-day working capital requirements through its cash reserves. The Directors consider that the Company has adequate financial resources to continue in operational existence in the foreseeable future. The Company therefore continues to adopt the going concern basis in preparing its financial statements.

TIAA International Holdings 3 Limited

Directors' Report for the Year Ended 31 December 2020 (continued)

Our response to the COVID-19 Pandemic

The COVID-19 virus has had a profound effect on societies, economies and markets across the world, and there remains significant uncertainty about its future impact. The Company's priorities during this period have been to continue to focus on delivering value for its stakeholders. While this crisis is unprecedented in recent memory, the Company's business model and culture have meant that it has responded effectively to the challenges and maintained its operational, investment and support activities as close to normal as possible.

Operational impact

Although the nature and impact of the COVID-19 pandemic was not predicted, the Company's Business Continuity Plan was deployed swiftly and delivered an effective response in the context of the rapid development of government guidance, policies and legislation in which it operates in.

Communications

The worldwide impact of the pandemic on working practices meant that the Company had to employ alternative ways of communicating with stakeholders. The Company significantly increased the use of video calling systems as well as communicating with stakeholders early in the crisis to provide a comprehensive update and reassurance on the Company's response to the developing situation.

Conclusion

With the COVID-19 crisis evolving, the Company remains in close contact with local health authorities, governmental agencies and other key stakeholders in its geographies, so that the Company can react and adapt to any changes in circumstances and minimise the risk to the Company, its customers and other stakeholders. There are a number of ongoing business reviews to evaluate different courses of action in response to the crisis.

Looking ahead, the Company will review the lessons learned during this crisis as part of future updates to its risk management framework, specifically when it comes to its approach to prepare for similar types of events.

Directors' confirmations

In the case of each Director in office at the date the Directors' Report is approved:

- so far as the Director is aware, there is no relevant audit information of which the Company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as a Director in order to make themselves aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

Statement of Directors' Responsibilities

The Directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 101 "Reduced Disclosure Framework", and applicable law).

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 period. In preparing the financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 101, have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and

TIAA International Holdings 3 Limited

Directors' Report for the Year Ended 31 December 2020 (continued)

- 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 safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Directors are also 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.

A strategic report has not been included in these audited financial statements as the Company qualifies for exemption under Section 414B of the Companies Act 2006 relating to small entities.

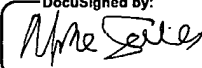
Independent Auditors

The auditors, PricewaterhouseCoopers LLP will be proposed for re-appointment in accordance with Section 485 of the Companies Act 2006. PricewaterhouseCoopers LLP have indicated their willingness to continue in office.

Small companies exemption

The Directors' Report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Approved by the Board of Directors on 15 April 2021 and signed on its behalf by:

DocuSigned by:

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M. J. L. Sales
Director



Independent auditors' report to the members of TIAA International Holdings 3 Limited

Report on the audit of the financial statements

Opinion

In our opinion, TIAA International Holdings 3 Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2020 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 101 "Reduced Disclosure Framework", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), which comprise: the Statement of Financial Position as at 31 December 2020; the Statement of Comprehensive Income and the Statement of Changes in Equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

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.

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.

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the company's ability to continue as a going concern.

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

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, 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 audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. 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 based on these responsibilities.

With respect to the Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on our work undertaken in the course of the audit, the Companies Act 2006 requires us also to report certain opinions and matters as described below.

Directors' Report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Directors' Report for the year ended 31 December 2020 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Directors' Report.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Statement of Directors' Responsibilities, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they 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.

Auditors' 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 auditors' 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.

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.

Based on our understanding of the company and industry, we identified the principal risks of non-compliance with laws and regulations, including those that have a direct impact on the preparation of the financial statements such as the Companies Act 2006, and considered the extent to which non-compliance might have a material effect on the financial statements. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and

determined that the principal risks were related to manipulation of financial data to present more favourable financial results. Audit procedures performed included:

- Discussions with management, including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Reviewing relevant Board meeting minutes;
- Identifying and testing journal entries, in particular any journal entries posted with unusual account combinations, entries posted containing unusual account descriptions, and entries posted with unusual amounts; and
- Designing audit procedures to incorporate unpredictability around the nature, timing or extent of our testing.

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.

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. This description forms part of our auditors' report.

Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Other required reporting

Companies Act 2006 exception reporting

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not obtained all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.

Entitlement to exemptions

Under the Companies Act 2006 we are required to report to you if, in our opinion, the directors were not entitled to: take advantage of the small companies exemption in preparing the Directors' Report; and take advantage of the small companies exemption from preparing a strategic report. We have no exceptions to report arising from this responsibility.



Thomas Norrie (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London
15 April 2021

TIAA International Holdings 3 Limited

Statement of Comprehensive Income for the Year Ended 31 December 2020

	Note	2020 £	2019 £
Administrative expenses	4	(14,741)	(14,306)
Operating loss		(14,741)	(14,306)
Finance costs	6	(656)	(675)
Loss for the financial year		(15,397)	(14,981)
Total comprehensive expense for the financial year		(15,397)	(14,981)

The above results were derived from continuing operations.

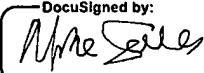
The notes on pages 11 to 26 are an integral part of these financial statements.

TIAA International Holdings 3 Limited**(Registration number: 08699607)****Statement of Financial Position as at 31 December 2020**

	Note	31 December 2020 £	31 December 2019 £
Fixed assets			
Investments	9	202,322,796	202,322,796
Current assets			
Trade and other receivables	10	201,178	201,178
Cash and cash equivalents		<u>2,089,137</u>	<u>2,100,941</u>
		2,290,315	2,302,119
Creditors: amounts falling due within one year			
Trade and other payables	11	<u>(13,300)</u>	<u>(9,707)</u>
Net current assets		<u>2,277,015</u>	<u>2,292,412</u>
Net assets		<u>204,599,811</u>	<u>204,615,208</u>
Equity			
Called up share capital	12	600	600
Share premium account		202,162,796	202,162,796
Retained earnings		<u>2,436,415</u>	<u>2,451,812</u>
Total shareholders' funds		<u>204,599,811</u>	<u>204,615,208</u>

The notes on pages 11 to 26 form an integral part of these financial statements.

The financial statements on pages 8 to 26 were approved by the Board of Directors on 15 April 2021 and signed on its behalf by:

DocuSigned by:

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 M. J. L. Sales
 Director

TIAA International Holdings 3 Limited

Statement of Changes in Equity for the Year Ended 31 December 2020

	Called up share capital £	Share premium £	Retained earnings £	Total shareholders' funds £
Balance at 1 January 2019	600	202,162,796	2,466,793	204,630,189
Loss and total comprehensive expense for the year	-	-	(14,981)	(14,981)
Balance as at 31 December 2019	<u>600</u>	<u>202,162,796</u>	<u>2,451,812</u>	<u>204,615,208</u>
Loss and total comprehensive expense for the year	-	-	(15,397)	(15,397)
Balance as at 31 December 2020	<u>600</u>	<u>202,162,796</u>	<u>2,436,415</u>	<u>204,599,811</u>

The notes on pages 11 to 26 form an integral part of these financial statements.

TIAA International Holdings 3 Limited

Notes to the Financial Statements for the Year Ended 31 December 2020

1 General information

TIAA International Holdings 3 Limited (the "Company") is a private company limited by shares incorporated and domiciled in the United Kingdom under the Companies Act 2006. The Company was established in the United Kingdom on 20 September 2013.

The address of its registered office is:

5 Market Yard Mews
194-204 Bermondsey Street
London, England
SE1 3TQ

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Basis of preparation

The financial statements of the Company have been prepared in accordance with Financial Reporting Standard 101, 'Reduced Disclosure Framework' ("FRS 101"). The financial statements have been prepared under the historical cost convention, and in accordance with the Companies Act 2006 as applicable to companies using FRS 101.

The preparation of financial statements in conformity with FRS 101 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 4.

The following exemptions from the requirements of IFRS have been applied in the preparation of these financial statements, in accordance with FRS 101:

- Paragraphs 91 to 99 of IFRS 13, 'Fair value measurement' (disclosure of valuation techniques and inputs used for fair value measurement of assets and liabilities);
- Paragraph 38 of IAS 1, 'Presentation of financial statements' comparative information requirements in respect of paragraph 79(a)(iv) of IAS 1 (share capital);
- The following paragraphs of IAS 1, 'Presentation of financial statements':
 - 10(d) (statement of cash flows),
 - 16 (statement of compliance with all IFRS),
 - 38A (requirement for minimum of two primary statements, including cash flow statements),
 - 38B-D (additional comparative information),
 - 111 (cash flow statement information), and
 - 134-136 (capital management disclosures) if not a financial position.
- IAS 7, 'Statement of cash flows' exemption from preparing statement of cash flows and related notes;
- Paragraph 17 of IAS 24 'Related party disclosures' (key management compensation); and

TIAA International Holdings 3 Limited

Notes to the Financial Statements for the Year Ended 31 December 2020 (continued)

2 Accounting policies (continued)

- The requirements in IAS 24, 'Related party disclosures', to disclose related party transactions entered into between two or more members of a group.
- IFRS 7, 'Financial instruments: Disclosures'.

Strategic report

A strategic report has not been included in these audited financial statements as the Company qualifies for exemption under Section 414B of the Companies Act 2006 relating to small entities.

Going concern

The Company meets its day-to-day working capital requirements through its cash reserves. The Directors consider that the Company has adequate financial resources to continue in operational existence in the foreseeable future. The Company therefore continues to adopt the going concern basis in preparing its financial statements.

New standards, amendments and IFRIC interpretations not yet effective

There are no amendments to accounting standards, or IFRIC interpretations that are effective for the year ended 31 December 2020 that have a material impact on the Company's financial statements.

Changes in accounting policies

The accounting policies set out in these financial statements have been applied consistently to all years presented. A number of new standards, amendments to standards and interpretations are effective for annual periods beginning on or after 1 January 2020, but do not have a material effect on these financial statements.

Consolidation

The Company is a wholly owned subsidiary of TIAA International Holdings 2 Limited. It is included in the consolidated financial statements of TIAA International Holdings 2 Limited which are publicly available upon request from 5 Market Yard Mews, 194-204 Bermondsey Street, London, England, SE1 3TQ. Therefore the Company is exempt by virtue of section 400 of the Companies Act 2006 from the requirement to prepare consolidated financial statements.

Foreign currency transactions and balances

(a) Functional and presentation currency

Items included in the financial statements of the Company are measured using the currency of the primary economic environment in which the Company operates ('the functional currency'). The financial statements are presented in 'Pounds Sterling' (£), which is also the Company's functional currency.

(b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions or valuation where items are re-measured. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the Statement of Comprehensive Income. All other foreign exchange gains and losses are presented in the Statement of Comprehensive Income within 'Administrative expenses'.

TIAA International Holdings 3 Limited

Notes to the Financial Statements for the Year Ended 31 December 2020 (continued)

2 Accounting policies (continued)

Financial instruments

• Recognition and initial measurement

Financial assets and financial liabilities are recognised on the Statement of Financial Position when the Company has become a party to the contractual obligations of the financial instrument. The Company determines the classification of its financial instruments at initial recognition in accordance with the categories outlined below and re-evaluates this designation at each reporting period end. When financial instruments are recognised initially, they are measured at fair value, being the transaction price plus, in the case of financial assets and financial liabilities not at fair value through the Statement of Comprehensive Income, directly attributable transaction costs.

• Financial assets

All financial assets are subject to review for impairment at least at each reporting date to identify whether there is any objective evidence that a financial asset is impaired. Different criteria to determine impairment are applied for each category of financial assets, which are described below. All income and expenses relating to financial assets that are recognised in Statement of Comprehensive Income are presented within finance costs, finance income or other financial items, except for impairment of trade receivables which is presented within expenses.

• Financial liabilities

The Company's financial liabilities include trade and other payables. Financial liabilities are measured subsequently at amortised cost using the effective interest method, except for financial liabilities held for trading or designated at fair value through the Profit and Loss account, that are carried subsequently at fair value with gains or losses recognised in the Statement of Comprehensive Income.

• Derecognition

The Company derecognises a financial asset when the contractual rights to the cash flow from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. Any interest in transferred financial assets that is created or retained by the Company is recognised as a separate asset or liability. The Company derecognises a financial liability when its contractual obligations are extinguished, discharged or cancelled or have expired.

• Provisions

Provisions are recognised when the Company has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will be required to settle the obligation, and a reliable estimate can be made of the obligation. Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risk specific to the obligation. The increase in the provision due to the passage of time is recognised as interest expense.

Investment in subsidiaries

Investments in subsidiaries are held at cost less accumulated impairment loss.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and at banks.

TIAA International Holdings 3 Limited

Notes to the Financial Statements for the Year Ended 31 December 2020 (continued)

2 Accounting policies (continued)

Called up share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

Current and deferred tax

The tax expense for the period comprises current tax. Tax is recognised in the Statement of Comprehensive Income, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

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 taxable income.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the date of the Statement of Financial Position and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred income tax is provided on temporary differences arising on investments in subsidiaries, except where the timing of the reversal of the temporary difference is controlled by the Company and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred income tax is provided on temporary differences arising on investments in subsidiaries, except where the timing of the reversal of the temporary difference is controlled by the Company and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

Finance income and expense policy

Interest income and expense are recognised within finance income and finance costs in the Statement of Comprehensive Income using the effective interest rate method.

TIAA International Holdings 3 Limited

Notes to the Financial Statements for the Year Ended 31 December 2020 (continued)

2 Accounting policies (continued)

Administrative expenses

Expenses include legal, accounting, auditing and other fees. They are recognised in the Statement of Comprehensive Income in the period in which they are incurred (on an accruals basis).

Trade receivables

Trade receivables are amounts due from customers for services performed in the ordinary course of business. If collection is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If not, they are presented as non-current assets.

Trade receivables are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade receivables is established when there is objective evidence that the Company will not be able to collect all amounts due according to the original terms of the receivables.

The Company applies the IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables. To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due.

Trade payables

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

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

3 Critical accounting estimates

Estimates are continually evaluated and are based on historical experience as adjusted for current market conditions and other factors.

Critical accounting estimates and assumptions

Management makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. Estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below:

Impairment of investment in subsidiaries

Management tests investments held for impairment annually. An impairment is recognised in the statement of comprehensive income immediately when the carrying value of the investment is greater than the enterprise value. The enterprise value is determined by multiplying earnings before interest, taxation, depreciation and amortisation by 8.6 times, plus the net assets. The Group takes the approach that so long as the principal activity of the Company has not changed, the carrying value transfers to other similar investments held on the Statement of Financial Position as long as the other similar investments' enterprise value supports the transfer and the transfer does not take any individual investment's carrying value above its cost. At 31 December 2020 it has been determined that the carrying value of the investment is less than the enterprise value and therefore no impairment is required.

TIAA International Holdings 3 Limited

Notes to the Financial Statements for the Year Ended 31 December 2020 (continued)

4 Administrative expenses

Operating loss is stated after charging:

	2020 £	2019 £
Legal and professional fees	7,559	7,560
Auditors' remuneration	5,985	5,540
Other expenses	1,197	1,206
	<u>14,741</u>	<u>14,306</u>

All fees payable to the Company's auditors is for the audit of the Company's financial statements, so no split for non-audit services is required.

Other expenses includes the write off of irrecoverable VAT on the audit fee for these financial statements.

5 Employees and Directors

The emoluments of D. Morton and M. Sales are paid by Nuveen Administration Limited which makes no recharge to the Company (2019: £nil). The emoluments of O. Salami are paid by the parent with no recharge being made to the Company. The Directors are directors of a number of fellow subsidiaries and their total emoluments are included in the aggregate of directors emoluments disclosed in those financial statements.

The Company has no employees (2019: nil).

6 Finance costs

	2020 £	2019 £
Bank charges	656	675
	<u>656</u>	<u>675</u>

TIAA International Holdings 3 Limited

Notes to the Financial Statements for the Year Ended 31 December 2020 (continued)

7 Income tax expense

Factors affecting tax charge for the year

The difference between the total current tax charge shown above and the amount calculated applying the standard rate of UK corporation tax to the loss before tax is as follows:

	2020 £	2019 £
Loss before tax	<u>(15,397)</u>	<u>(14,981)</u>
Tax on loss at standard corporation tax rate of 19% (2019: 19%)	(2,925)	(2,846)
Tax effect of:		
Effects of group relief	<u>2,925</u>	<u>2,846</u>
Total tax charge for the year	<u>-</u>	<u>-</u>

At the year end, the Company had accumulated tax losses amounting to £21,508 (2019: £21,508) giving rise to a potential deferred tax asset of £4,087 (2019: £3,656) when calculated using the 2020 substantively enacted UK Corporation Tax rate of 19% (2019: calculated at the substantively enacted tax rate of 17%, being the furthest point in time that has a substantively enacted tax rate).

There is no tax payable or receivable in the year (2019: £nil).

The deferred tax asset has not been recognised in the financial statements due to uncertainty regarding the timing and level of future profits.

TIAA International Holdings 3 Limited

Notes to the Financial Statements for the Year Ended 31 December 2020 (continued)

8 Financial assets and financial liabilities

Financial assets

The Company holds the following financial assets:

	Carrying value		Fair value	
	31 December 2020 £	31 December 2019 £	31 December 2020 £	31 December 2019 £
Cash and cash equivalents	2,089,137	2,100,941	2,089,137	2,100,941
Trade and other receivables	201,178	201,178	201,178	201,178
	<u>2,290,315</u>	<u>2,302,119</u>	<u>2,290,315</u>	<u>2,302,119</u>

Financial liabilities

The Company holds the following financial liabilities:

	Carrying value		Fair value	
	31 December 2020 £	31 December 2019 £	31 December 2020 £	31 December 2019 £
Trade and other payables	<u>13,300</u>	<u>9,707</u>	<u>13,300</u>	<u>9,707</u>

9 Investment in subsidiaries

	£
Cost	
At 1 January 2019	<u>202,322,796</u>
At 31 December 2019	<u>202,322,796</u>
At 1 January 2020	<u>202,322,796</u>
At 31 December 2020	<u>202,322,796</u>
Carrying value	
As at 1 January 2020	<u>202,322,796</u>
As at 31 December 2020	<u>202,322,796</u>

TIAA International Holdings 3 Limited

Notes to the Financial Statements for the Year Ended 31 December 2020 (continued)

9 Investment in subsidiaries (continued)

Management tests investments held for impairment annually. An impairment is recognised in the Statement of Comprehensive Income immediately when the carrying value of the investment is greater than the enterprise value. The enterprise value is determined by multiplying earnings before interest, taxation, depreciation and amortisation by 8.6 times, plus the net assets. The Group takes the approach that so long as the principal activity of the Company has not changed, the carrying value transfers to other similar investments held on the Statement of Financial Position as long as the other similar investments' enterprise value supports the transfer and the transfer does not take any individual investment's carrying value above its cost. At 31 December 2020 it has been determined that the carrying value of the investment is less than the enterprise value and therefore no impairment is required.

TIAA International Holdings 3 Limited

Notes to the Financial Statements for the Year Ended 31 December 2020 (continued)

9 Investment in subsidiaries (continued)

Details of the subsidiaries as at 31 December 2020 are as follows:

Name of subsidiary	Principal activity	Registered office	Proportion of ownership interest and voting rights held	
			2020	2019
Nuveen Real Estate Limited	Holding company	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
Nuveen FCACO Limited	Holding company	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
Nuveen Europe Holdings Limited	Holding company	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
Nuveen Group Holdings Limited	Holding company	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
Nuveen Administration Limited	Administration company	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
Nuveen Real Estate Management Limited	Operating company	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
Nuveen Management AIFM Limited	Operating company	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
TIAA-CREF Asset Management UK Limited	Operating company	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
Henderson European Retail Property Fund Management S.à.r.l	Operating company	4a rue Henri M Schnadt, L-2530 Gasperich, Luxembourg	93%	93%
Nuveen Management Company (Luxembourg) No. 1 S.à r.l	Operating company	4a rue Henri M Schnadt, L-2530 Gasperich, Luxembourg	93%	93%

TIAA International Holdings 3 Limited

Notes to the Financial Statements for the Year Ended 31 December 2020 (continued)

9 Investment in subsidiaries (continued)

Name of subsidiary	Principal activity	Registered office	Proportion of ownership interest and voting rights held	
			2020	2019
Nuveen Fund Management S.à r.l	Operating company	4a rue Henri M Schnadt, L-2530 Gasperich, Luxembourg	99%	99%
Nuveen Property Management (Jersey) Limited	Operating company	11-15 Seaton Place, St Helier, Jersey, JE4 0QH	99%	99%
Nuveen Fund Management (Jersey) Limited	Operating company	11-15 Seaton Place, St Helier, Jersey, JE4 0QH	99%	99%
Nuveen Shopping Centre Verwaltungs GmbH	Dormant	Bockenheimer Landstr. 24, 60323, Frankfurt, Germany	99%	99%
Nuveen Singapore Private Limited	Operating company	50 Raffles Place, #06-00 Singapore, Land Tower, 048623, Singapore	99%	99%
Nuveen (France) SAS	Operating company	7, rue Scribe - 75009 Paris, France	99%	99%
CLOF II (No1 GP) Limited	Related to CLOF fund	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
CLOF II (No1 Nominee) Limited	Related to CLOF fund	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
CLOF II (No2 GP) Limited	Related to CLOF fund	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
CLOF II (No3 GP) Limited	Related to CLOF fund	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
CLOF II (GP) Limited	Related to CLOF fund	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
Matador General Partner Limited	LP Dormant	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%

TIAA International Holdings 3 Limited

Notes to the Financial Statements for the Year Ended 31 December 2020 (continued)

9 Investment in subsidiaries (continued)

Name of subsidiary	Principal activity	Registered office	Proportion of ownership interest and voting rights held	
			2020	2019
Nuveen Beteiligung Verwaltungs GmbH	Dormant	Bockenheimer Landstr. 24, 60323, Frankfurt, Germany	0%	99%
Nuveen Corporate Secretarial Services Limited	Dormant	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
Nuveen Estate (Australia) Limited	Real Operating company	44 Martin Place, Sydney, NSW 2000, Australia	99%	99%
Nuveen Operations Limited	Dormant	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
Nuveen Estate Nominees Limited	Real Dormant	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
OMP Limited	(GP) Related to OMP fund	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
UK OM (LP1) (GP) Limited	Related to OMP fund	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
UK OM (LP1) Limited	Related to OMP fund	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
UK OM (LP2) (GP) Limited	Related to OMP fund	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
UK OM (LP2) Limited	Related to OMP fund	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
UK OM (LP3) (GP) Limited	Related to OMP fund	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
UK OM (LP3) Limited	Related to OMP fund	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
TIAA-CREF Luxembourg S.à r.l	Operating company	4a rue Henri M Schnadt, L-2530 Gasperich, Luxembourg	99%	99%

TIAA International Holdings 3 Limited

Notes to the Financial Statements for the Year Ended 31 December 2020 (continued)

9 Investment in subsidiaries (continued)

Name of subsidiary	Principal activity	Registered office	Proportion of ownership interest and voting rights held	
			2020	2019
Nuveen Italy S.à r.l	Operating company	Piazza Pio XI, 1, 20123 Milan, Italy	99%	99%
Islazul General Partner S.à r.l	Operating company	4a rue Henri M Schnadt, L-2530 Gasperich, Luxembourg	99%	99%
Anglo-Sino Henderson Investment Consultancy (Beijing) Co Limited	Operating company	Unit 22/23B, 36/F, China World Tower, No.1 Jianguomenwai Avenue, Chaoyang District, 100004 Beijing, China	99%	99%
Nuveen Consulting (Shanghai) Co Ltd	Operating company	Suite 965,9/F, Eco City, No.1788,Nanjing West Road, Jing 'An District, Shanghai, China	99%	99%
Nuveen Real Estate Partners S.à r.l	Operating company (GP)	4a rue Henri M Schnadt, L-2530 Gasperich, Luxembourg	99%	99%
T-C Investments GP S.à r.l	Operating company	4a rue Henri M Schnadt, L-2530 Gasperich, Luxembourg	99%	99%
Enhanced Debt Carry (GP) S.à r.l	Operating company	4a rue Henri M Schnadt, L-2530 Gasperich, Luxembourg	99%	99%
European Cities Partnership (GP) S.à r.l	Operating company	4a rue Henri M Schnadt, L-2530 Gasperich, Luxembourg	99%	99%
Nuveen Management Austria GmbH	Operating company	Falkestraße 1, A-1010 Vienna, Austria	99%	99%
Nuveen Management Finland Oy	Operating company	Y-tunnus 2847548-9, Mannerheimintie 20, 00100, Helsinki, Finland	99%	99%
ERES APAC II (GP) S.à r.l	Operating company	4a rue Henri M Schnadt, L-2530 Gasperich, Luxembourg	99%	99%

TIAA International Holdings 3 Limited

Notes to the Financial Statements for the Year Ended 31 December 2020 (continued)

9 Investment in subsidiaries (continued)

Name of subsidiary	Principal activity	Registered office	Proportion of ownership interest and voting rights held	
			2020	2019
Nuveen Real Estate Partners II (GP) S.à r.l	Operating company	4a rue Henri M Schnadt, L-2530 Gasperich, Luxembourg	99%	99%
CLOF Vanquish Limited	II	11-15 Seaton Place, St Helier, Jersey, JE4 0QH	99%	99%
Nuveen Alternatives Europe S.à r.l	Asset management	4a rue Henri M Schnadt, L-2530 Gasperich, Luxembourg	99%	99%
Nuveen Asset Management Europe S.à r.l	Asset management	4a rue Henri M Schnadt, L-2530 Gasperich, Luxembourg	99%	99%
Tokyo Multifamily GP Pte Ltd	Related to Tokyo Multifamily fund	8 Robinson Road #14-00 ASO Buiding, Singapore	99%	99%
Asia Pacific Cities Management S.à r.l	Asset management	4a rue Henri M Schnadt, L-2530 Gasperich, Luxembourg	99%	99%
TH Real Estate Limited	Dormant	201 Bishopsgate, London, United Kingdom, EC2M 3BN	99%	99%
ERES Europe II (GP) S.à r.l	Operating company	4A, rue Henri Schnadt, L-2530 Luxembourg	99%	99%
Nuveen Real Estate Partners III (GP) S.à r.l	Operating company	8 rue Lou Hemmer, L-1748 Senningerberg, Luxembourg	99%	0%

10 Trade and other receivables

	31 December 2020	31 December 2019
	£	£
Amounts receivable from related parties	201,178	201,178
	<u>201,178</u>	<u>201,178</u>

TIAA International Holdings 3 Limited

Notes to the Financial Statements for the Year Ended 31 December 2020 (continued)

10 Trade and other receivables (continued)

The fair value of those trade and other receivables classified as financial assets held at amortised cost are disclosed in the financial instruments note.

Amounts owed to related parties are unsecured, interest free, have no fixed date of repayment and are repayable on demand.

11 Trade and other payables

The amounts listed below were outstanding at the Statement of Financial Position date:

	31 December 2020 £	31 December 2019 £
Amounts falling due within one year		
Accrued expenses	13,300	9,707

12 Called up share capital

	31 December 2020 £	31 December 2019 £
<u>Allotted and fully paid</u>		
600 Ordinary shares of £1 each	600	600

13 Related party transactions

The Company has taken advantage of the exemption in FRS 101 by not disclosing related party transactions entered into between two or more parties of a group.

The amounts listed below were outstanding at the Statement of Financial Position date:

Receivables from related parties:

	31 December 2020 £	31 December 2019 £
TIAA International Holdings 1 Limited	201,178	201,178
	201,178	201,178

TIAA International Holdings 1 Limited is a subsidiary of Nuveen Real Estate Global LLC, the immediate parent company of TIAA International Holdings 2 Limited.

The amounts outstanding are unsecured, carry no interest and will be settled in cash. No guarantees have been given or received. No provisions have been made for doubtful debts in respect of the amounts owed by related parties.

TIAA International Holdings 3 Limited

Notes to the Financial Statements for the Year Ended 31 December 2020 (continued)

14 Events after the reporting period

No events occurred after the Statement of Financial Position date that have a material impact on the financial statements. The Directors have not received any further information as at the approval date which has not been reflected in the financial statements presented.

15 Parent and ultimate parent undertaking

The Company's immediate parent is TIAA International Holdings 2 Limited, a limited company incorporated in the United Kingdom.

The ultimate undertaking and controlling party and largest group to consolidate these financial statements is Teachers Insurance and Annuity Association. These financial statements are available upon request from 730 Third Avenue, New York, NY 10017. TIAA International Holdings 2 Limited is the parent undertaking of the smallest group to consolidate these financial statements in the United Kingdom. The consolidated financial statements of TIAA International Holdings 2 Limited can be obtained from 5 Market Yard Mews, 194-204 Bermondsey Street, London, SE1 3TQ.