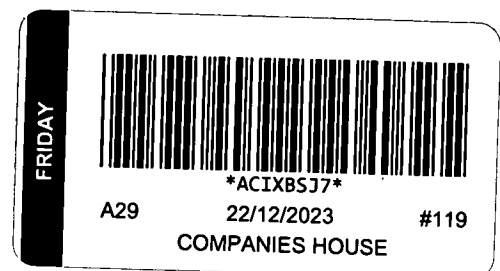


Registered number
OC322884

Euro Real Estate Investments LLP

Financial Statements

31 December 2022



Euro Real Estate Investments LLP
Report and accounts
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Euro Real Estate Investments LLP
LLP Information

Designated members

10 UBS Nominees (No 1) Limited
Euro Real Estate Funding Limited
Marcol International Asset Management Limited
M N Steinberg
T S Cole
S R Collins

Registered office

10 Upper Berkeley Street
London
W1H 7PE

Registered number

OC322884

Euro Real Estate Investments LLP

Members' Report

The members present their report and accounts for the year ended 31 December 2022.

Principal activities

The LLP's principal activity during the year continued to be investing in companies or other corporate vehicles which undertake the business of property investment, trading, management, refurbishment and development.

Designated members

The following persons served as designated members during the year:

10 UBS Nominees (No 1) Limited, - "A Member"
Euro Real Estate Funding Limited, - "C Member"
Marcol International Asset Management Limited, - "D Member"
M N Steinberg
T S Cole
S R Collins

Members' capital and interests

Details of changes in members' capital in the year ended 31 December 2021 are set out in the Reconciliation of Members' Interests.

Members are remunerated from the profits of the LLP and required to make their own provision for pensions and other benefits. Profits are allocated and divided between members after finalisation of the financial statements. Members draw a proportion of their profit shares monthly during the year in which it is made, with the balance of profits being distributed after the year end, subject to the cash requirements of the business.

Members' drawings and subscription and repayment of members' capital

The members drawing policy allows each member to draw a proportion of their profit share up to an amount that has accrued in their current account, subject to the cash requirements of the business. Repayment of the "C member" capital shall be made first priority from any proceeds that the company receives. Capital contributed by each member is divided into "LLP shares" of €1 each.

This report was approved by the members on 01.12.2023 and signed on their behalf by:



Mark Steinberg
Designated member

Euro Real Estate Investments LLP
Profit and Loss Account
for the year ended 31 December 2022

	2022 €	2021 €
Administrative expenses	(542)	(893)
Operating loss	<u>(542)</u>	<u>(893)</u>
Loss before members' remuneration and profit share	<u>(542)</u>	<u>(893)</u>
Loss for the financial year available for discretionary division among members	<u>(542)</u>	<u>(893)</u>

There was no other comprehensive income for 2022 (2021:€Nil).

The notes on pages 6 to 7 from part of these financial statements

Euro Real Estate Investments LLP
Registered number:
Balance Sheet
as at 31 December 2022

OC322884


	Notes	2022 €	2021 €
Creditors: amounts falling due within one year	3	(20,537)	(19,995)
Net current liabilities		<u>(20,537)</u>	<u>(19,995)</u>
Total assets less current liabilities		(20,537)	(19,995)
Net liabilities attributable to members		<u>(20,537)</u>	<u>(19,995)</u>
Represented by:			
Loans and other debts due to members	4	<u>2,890,504</u>	<u>2,890,504</u>
Members' other interests			
Members' capital classified as equity		71,518	71,518
Other reserves		<u>(2,982,559)</u>	<u>(2,982,017)</u>
		<u>(2,911,041)</u>	<u>(2,910,499)</u>
		<u>(20,537)</u>	<u>(19,995)</u>
Total members' interests			
Loans and other debts due to members	4	2,890,504	2,890,504
Members' other interests		<u>(2,911,041)</u>	<u>(2,910,499)</u>
		<u>(20,537)</u>	<u>(19,995)</u>

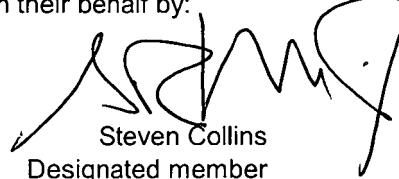
For the year ended 31 December 2022 the LLP was entitled to exemption from audit under section 477 of the Companies Act 2006 (as applied to LLPs).

The members acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 (as applied to LLPs) with respect to accounting records and the preparation of accounts.

The accounts have been prepared and delivered in accordance with the provisions applicable to LLPs subject to the small LLPs regime.

These accounts were approved by the members on 01.12.2023 and signed on their behalf by:


Mark Steinberg
Designated member


Steven Collins
Designated member

The notes on pages 6 to 7 from part of these financial statements

Euro Real Estate Investments LLP
Reconciliation of Members' Interests
for the year ended 31 December 2022
€

	EQUITY			DEBT		TOTAL
	Members' other interests			Loans and other debts due to members less any amounts due from members in debtors		
	Members' capital (classified as equity)	Other reserves	Total	Other amounts	Total	Total members' interests
Balance at 1 January 2022	71,518	(2,982,017)	(2,910,499)	2,890,504	2,890,504	(19,995)
Members' interests after profit for the year	71,518	(2,982,559)	(2,911,041)	2,890,504	2,890,504	(20,537)
Balance at 31 December 2022	71,518	(2,982,559)	(2,911,041)	2,890,504	2,890,504	(20,537)

The notes on pages 6 to 7 from part of these financial statements

There are no existing restrictions or limitations which impact the ability of the members of the LLP to reduce the amount of Members' other interests.

Euro Real Estate Investments LLP
Notes to the Accounts
for the year ended 31 December 2022

1 Accounting policies

Basis of preparation

The accounts have been prepared under the historical cost convention and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (as applied to small entities by section 1A of the standard) and the Statement of Recommended Practice (SORP), Accounting by Limited Liability Partnerships.

Exemption from preparing consolidated financial statements

The LLP, and the Group headed by it, qualify as small as set out in section 383 of the Companies Act 2006 and the parent and Group are considered eligible for the exemption to prepare consolidated accounts.

Going concern

The members have reviewed the performance of the LLP and its group, and have forecast its trading for future periods. They have also assessed and considered relevant risks and uncertainties that could potentially affect the LLP, including credit risk, liquidity risk and market risk (the wider economic climate and state of the local markets in which the group operates). Having completed these reviews the members are satisfied that the LLP, as part of the wider group, will generate sufficient cash to meet its liabilities as and when they fall due for a period of at least twelve months from signing these financial statements.

The members have also received assurances from those members that are due sums from the LLP that it is currently their intention to continue to provide financial support to the group for the next twelve months from the date of approval of the financial statements.

Investments

Investments in subsidiaries, associates are measured at cost less any accumulated impairment.

Debtors

Short term debtors are measured at transaction price (which is usually the invoice price), less any impairment losses for bad and doubtful debts. Loans and other financial assets are initially recognised at transaction price including any transaction costs and subsequently measured at amortised cost determined using the effective interest method, less any impairment losses for bad and doubtful debts.

Creditors

Short term creditors are measured at transaction price (which is usually the invoice price).

Foreign currency translation

Functional and presentation currency

The LLP's functional and presentational currency is Euros.

Transactions and balances

Transactions in foreign currencies are initially recognised at the rate of exchange ruling at the date of the transaction. At the end of each reporting period foreign currency monetary items are translated at the closing rate of exchange. Non-monetary items that are measured at historical cost are translated at the rate ruling at the date of the transaction. All differences are charged to profit or loss.

Euro Real Estate Investments LLP
Notes to the Accounts
for the year ended 31 December 2022

2 Employees

The average monthly number of members, during the year was 6 (2021 - 6). There are no other employees of the LLP.

2 Fixed asset investments

	Investments in subsidiary undertakings €
Cost	
At 1 January 2022	77,025
Impairment	(77,025)
	<hr/>
At 31 December 2022	<hr/> -

3 Creditors: amounts falling due within one year

	2022 €	2021 €
Amounts owed to related undertakings	<hr/> 20,537	<hr/> 19,995

4 Loans and other debts due to members

	2022 €	2021 €
Amounts due to members	<hr/> 2,890,504	<hr/> 2,890,504
	<hr/> 2,890,504	<hr/> 2,890,504
Amounts falling due within one year	<hr/> 2,890,504	<hr/> 2,890,504

Loans and other debts due to members rank equally with debts due to ordinary creditors in a winding up.

5 Related party transactions

A balance of €20,537 (2021: €19,995) is due to a group undertaking, incorporated in the United Kingdom which is under common control.

6 Other information

Euro Real Estate Investments LLP is a limited liability partnership incorporated in England. Its registered office is:
10 Upper Berkeley Street
London
W1H 7PE