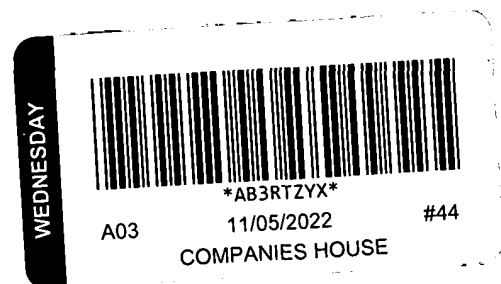


PATRIZIA PROPERTY INVESTMENT MANAGERS LLP
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021



PATRIZIA PROPERTY INVESTMENT MANAGERS LLP
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INFORMATION

Corporate Members

PATRIZIA PIM Limited

PATRIZIA P.I.M. (Regulated) Limited

LLP registered number OC331498

Registered office

166 Sloane Street, London, SW1X 9QF

Independent auditor

Moore Kingston Smith
Devonshire House
60 Goswell Road
London
EC1M 7AD

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

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PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

MEMBERS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

The members present their annual report together with the audited financial statements of PATRIZIA Property Investment Managers LLP ('the LLP') for the year ended 31 December 2021.

PATRIZIA Property Investment Managers LLP is a Limited Liability Partnership under the Limited Liability Partnerships Act 2000 registered in 166 Sloane Street, London, SW1X 9QF.

PRINCIPAL ACTIVITIES

The principal objective of the LLP is to manage and operate collective investment schemes domiciled in the United Kingdom and continental Europe and invest in commercial property. There have been no changes in the objectives since the last annual report.

PATRIZIA Property Investment Managers LLP, is authorised by the FCA as an AIFM, and appointed as such, with effect from 22 July 2014. Remuneration disclosures required under AIFM can be found on our website at <https://www.patrizia.ag>.

The financial statements have been prepared in accordance with Financial Reporting Standard 102 (FRS102), the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland, and the Companies Act 2006 as applied to limited liability partnerships and the requirements of the Statement of Recommended Practice 2018 "Accounting by Limited Liability Partnerships".

DESIGNATED MEMBERS

All of the corporate members are designated members. These are PATRIZIA PIM Limited and PATRIZIA P.I.M. (Regulated) Limited.

PRINCIPAL RISKS AND UNCERTAINTIES

The LLP's business risk is managed by the senior management team. Senior management at PATRIZIA Property Investment Managers LLP are responsible for both internal and external risk management and monitor global economic changes which impact the real estate industry. The business strategy is prepared and monitored by the group senior management in the context of these external factors.

Due to the Covid-19 pandemic, which has been worsening strongly since the end of February 2020, PATRIZIA has activated the existing business continuity plans and, in this context, has set up a group-wide task force to continuously monitor developments, adopt internal measures and communicate and implement them. The measures taken include the establishment of the possibility for all employees of the company to work off-site from home. For the UK entities, all employees started working from home since 16 March 2020.

At the time of publication of this report, it is not possible to conclusively assess the impact that the further development of the Covid-19 pandemic would have on the general economic situation as well as on the markets relevant for PATRIZIA. Management believes that the pandemic will not impact the entities' ability to continue as a going concern.

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 AG which is deemed adequate to enable the company liabilities to be met in the foreseeable future being at least a year from the date of the signing of the financial statements dated 31st December 2021.

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

**MEMBERS' REPORT (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021**

In 2021, there was a significant economic upswing, but growth was repeatedly slowed down by the Covid-19 pandemic. For 2022, 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.

Management has considered the impact of the Covid-19 pandemic on the group's business. The directors have prepared forecasts and projections taking account of declines in revenue and scenarios of a return to pre-pandemic level of 12 months. These show that the company would be able to operate with sufficient cash reserves and be able to meet its liabilities as they fall due. Thus, they continue to adopt the going concern basis of accounting in preparing the financial statements and are confident the company will be well-placed when market conditions improve.

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

Subsequent events

No subsequent events were identified.

Currency risk

A large amount of transactions within the group are denominated in Euros. As a result, the LLP is subject to foreign currency movements. It is the Group's policy to monitor this risk and to take necessary steps to minimise the adverse effects.

Liquidity risk

The LLP is financed by liquid resources within the PATRIZIA group. The liquidity position of the LLP is continually monitored, taking steps where necessary, to ensure that the financial obligations and commitments are met as and when they fall due.

Credit risk

Credit risk is monitored at different levels within the organisation and wider group, with cash requirements being reviewed on a weekly basis.

BRANCHES OUTSIDE THE UK

The LLP has no branches outside the UK.

AUDITOR

Moore Kingston Smith LLP were appointed as auditor to the limited liability partnership in accordance with section 485 of the Companies Act 2006 (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008), a resolution proposing that they be re-appointed will be put at a General Meeting.

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

**MEMBER'S REPORT (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021**

MEMBERS' CAPITAL AND INTERESTS

Policies for members' drawings, profit allocation, subscriptions and repayment of members' capital are governed by the Partnership Agreement dated 23 March 2018.

The amount of profits and losses in respect of any Financial Year shall be determined from the audited accounts of the LLP. All such profits and losses shall, unless the Members otherwise agree, be allocated to the Members in proportion to their Members' Shares and shall be respectively credited or debited to current accounts of the Members.

The Members may withdraw amounts credited to their current accounts in cash pro rata, if the Board determines that such cash is available and surplus to the requirements of the LLP.

PATRIZIA PIM Limited and PATRIZIA P.I.M. (Regulated) Limited, who are both corporate members of the LLP are to receive an allocation of profits of £2,911,179 (31 December 2020: £1,352,452) and £8,467,191 (31 December 2020: £3,933,620) respectively.

ENERGY AND CARBON REPORT

UK Streamlined Energy Carbon Reporting (SECR)

For the year ended 31 December 2021, the UK law requires the LLP to report certain greenhouse gas emissions from UK operations under the SECR (see table below).

Compliance information summary	Year ended 31 December 2021
Purchased grid electricity MWh	230.04
Natural gas MWh	Not applicable
Transport fuels	35.07 ton CO ₂ e
Scope 2 emissions (from electricity)	0.31 ton CO ₂ e
Scope 3 emissions (from business travel)	34.76 ton CO ₂ e

Intensity ratios	Year ended 31 December 2021
Tonnes CO₂e per £million turnover	
Scope 2	0.01
Scope 3	0.85
Tonnes CO₂e per £million profit	
Scope 2	0.03
Scope 3	2.94

Total office electricity consumption for the LLP between January - December 2020 was 311,686 kWh and this decreased to 230,042 kWh for January – December 2021 (-26%). However, all the electricity has been sourced from contracts on 100% renewable energy and there is no gas or fuel consumption at the site.

Transport fuels are LLP employee travel consumptions excluding commutes. In which, fuels CO₂ emission is approximately 34.76 ton (Scope 3) and electricity CO₂ emission is 0.31 ton (Scope 2).

In determining UK energy use, the LLP calculated CO₂ emissions from travel (the only source of CO₂ emissions as all electricity is sourced from 100% renewable supplies) by calculating the total miles travelled and by each mode of transport and using the CO₂ emissions according to the European Environment Agency to obtain the total CO₂ emitted.

As this is the second time this report was conducted, data quality may include estimates that we will seek to improve in subsequent reviews.

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

**MEMBERS' REPORT (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021**

ENERGY AND CARBON REPORT (continued)

Measures taken to improve energy efficiency

The LLP is fully committed to the reduction of its environmental footprint to help mitigate the challenges posed by climate change.

We are now:

- Actively monitoring our carbon footprint with reduction in mind
- Purchasing renewable energy for day-to-day operation
- Implementing environmentally friendly practices across our global offices
- Encouraging digital product usage
- Ensuring all suppliers of paper and print services adhere to one or more of the following internationally recognised environmental standards: ISO 14001, FSC and PEFC

MEMBERS' RESPONSIBILITIES STATEMENT

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

The Limited Liability Partnerships (Accounts & Audit) (Application of Companies Act 2006) Regulations 2008 require the members to prepare financial statements for each financial year. Under that law the members 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 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The financial statements are required by law to give a true and fair view of the state of affairs of the firm and of the profit or loss of the firm for that period. In preparing these financial statements, the members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and 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 firm will continue in business.

The members are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the firm and enable them to ensure that the financial statements comply with the Companies Act 2006, as applicable to limited liability partnerships. They are also responsible for safeguarding the assets of the firm and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The members are responsible for the maintenance and integrity of the corporate and financial information included on the firm's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

These responsibilities are exercised by the members on 27 April 2022 and signed on their behalf by:



**Paul Hampton, on behalf of
PATRIZIA P.I.M (Regulated) Limited Designated Member**

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP
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**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
PATRIZIA PROPERTY INVESTMENT MANAGERS LLP**

Opinion

We have audited the financial statements of Patrizia Property Investment Managers LLP for the year ended 31 December 2021 which comprise the Income Statement, Statement of Financial Position, Statement of Changes in Members' Interests 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 Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the limited liability partnership's affairs as at 31 December 2021 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006 as applied to limited liability partnerships by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008.

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 limited liability partnership 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 members' 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 limited liability partnership'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 members 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 members are responsible for the other information contained in 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.

We have nothing to report in this regard.

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
PATRIZIA PROPERTY INVESTMENT MANAGERS LLP**

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 as applied to limited liability partnerships 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
- we have not received all the information and explanations we require for our audit.

Responsibilities of members

As explained more fully in the members' responsibilities statement, the members 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 members 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 members are responsible for assessing the limited liability partnership'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 members either intend to liquidate the limited liability partnership 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.

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 audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- 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 limited liability partnership's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the members.
- Conclude on the appropriateness of the members' 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 limited liability partnership'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 limited liability partnership to cease to continue as a going concern.

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP
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**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
PATRIZIA PROPERTY INVESTMENT MANAGERS LLP**

Auditor's responsibilities for the audit of the financial statements (continued)

- 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 limited liability partnership.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the limited liability partnership and considered that the most significant are [the Companies Act 2006 as applied to limited liability partnerships by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, the Limited Liability Partnerships SORP, and UK financial reporting standards as issued by the Financial Reporting Council]
- We obtained an understanding of how the limited liability partnership complies with these requirements by discussions with management and those charged with governance.
- 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.

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
PATRIZIA PROPERTY INVESTMENT MANAGERS LLP**

Use of our report

This report is made solely to the Limited Liability Partnership's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 (as applied by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008). Our audit work has been undertaken so that we might state to the Limited Liability Partnership's members those matters which we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the Limited Liability Partnership and the Limited Liability Partnership's members as a body, for our work, for this report, or for the opinions we have formed.

Moore Kingston Smith LLP

27 April 2022

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

Devonshire House
60 Goswell Road
London
EC1M 7AD

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

**INCOME STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2021**

	Note	31 December 2021 £	31 December 2020 £
Turnover	3	40,988,955	37,125,542
GROSS PROFIT		40,988,955	37,125,542
Administrative expenses		(29,027,447)	(31,401,347)
OPERATING PROFIT		11,961,508	5,724,195
Foreign exchange losses		(490,350)	(233,988)
Share-based payment expense	15	(68,487)	(99,252)
Interest payable and expenses	8	(24,300)	(104,883)
PROFIT BEFORE TAXATION		11,378,370	5,286,072
PROFIT FOR YEAR BEFORE MEMBER'S REMUNERATION AND PROFIT SHARES AVAILABLE FOR DISCRETIONARY DIVISION AMONG MEMBERS		11,378,370	5,286,072
Profit for the year before member's remuneration and profit shares		11,378,370	5,286,072
PROFIT FOR THE FINANCIAL YEAR AVAILABLE FOR DISCRETIONARY DIVISION AMONG MEMBERS		11,378,370	5,286,072
Other comprehensive income for the year		-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR AVAILABLE FOR DISCRETIONARY DIVISION AMONG MEMBERS		11,378,370	5,286,072

The results are from continuing operations.

A single statement of comprehensive income approach has been adopted this year.

The notes on pages 12 to 32 form part of these financial statements.

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

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

		31 December 2021 £	31 December 2020 £
FIXED ASSETS	Note 9		
Intangible assets		146,183	-
Tangible assets		706,345	907,729
		<u>852,528</u>	<u>907,729</u>
CURRENT ASSETS			
Debtors	10	55,049,455	53,763,997
Cash at bank and in hand	11	38,267,214	31,852,941
		<u>93,316,669</u>	<u>85,616,398</u>
Creditors: amounts falling due within one year	12	(52,987,196)	(56,789,523)
NET CURRENT ASSETS		<u>40,329,473</u>	<u>28,827,415</u>
NET ASSETS ATTRIBUTABLE TO MEMBERS		<u>41,182,001</u>	<u>29,735,144</u>
NET ASSETS		<u>41,182,001</u>	<u>29,735,144</u>
REPRESENTED BY:			
LOANS AND OTHER DEBTS DUE TO MEMBERS WITHIN ONE YEAR			
Members capital classified as a liability	13	29,014,262	17,635,892
		<u>29,014,262</u>	<u>17,635,892</u>
MEMBER'S OTHER INTERESTS			
Member's capital classified as equity		12,000,000	12,000,000
Capital reserve		167,739	99,252
		<u>12,167,739</u>	<u>12,099,252</u>
		<u>41,182,001</u>	<u>29,735,144</u>
TOTAL MEMBER'S INTERESTS			
Loans and other debts due to members	13	29,014,262	17,635,892
Member's other interests	14	12,167,739	12,099,252
		<u>41,182,001</u>	<u>29,735,144</u>

The financial statements (registered number OC331498) were approved and authorised for issue by the members and were signed on their behalf on 27 April 2022



**Paul Hampton, on behalf of PATRIZIA P.I.M. (Regulated) Limited
Designated Member**

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP
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STATEMENT OF CHANGES IN MEMBERS INTERESTS FOR THE YEAR ENDED 31 DECEMBER 2021
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	Note	Members capital (classified as equity) £	Other reserves £	Total equity £
Balance at 1 January 2020		5,000,000	-	5,000,000
Profit for year and total comprehensive income for discretionary division among members		-	5,286,072	5,286,072
Allocated profit		-	(5,286,072)	(5,286,072)
Conversion of member debt to capital		7,000,000	-	7,000,000
Share-based payments contribution		-	99,252	99,252
Balance at 31 December 2020		12,000,000	99,252	12,099,252
Profit for year and total comprehensive income for discretionary division among members		-	11,378,370	11,378,370
Allocated profit		-	(11,378,370)	(11,378,370)
Share-based payments contribution	15	-	68,487	68,487
Balance at 31 December 2021		12,000,000	167,739	12,167,739

The notes on pages 12 to 32 form part of these financial statements.

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

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

1. ACCOUNTING POLICIES

1.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

PATRIZIA Property Investment Managers LLP is a Limited Liability Partnership ('LLP') incorporated in England & Wales. The address of the registered office is given on the contents page and its principal activities are set out in the Member's report.

The financial statements have been prepared in accordance with Financial Reporting Standard 102 (FRS102), the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland, and the Companies Act 2006 as applied to limited liability partnerships and the requirements of the Statement of Recommended Practice 2018 "Accounting by Limited Liability Partnerships".

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the accounting policies (see note 2). The financial statements have been prepared under the historical cost convention, except as disclosed in the accounting policies below.

The financial statements have been prepared under the going concern basis. See members report for further details.

Divisible profits and members' remuneration

The amount of profits and losses in respect of any Financial Year shall be determined from the audited accounts of the LLP. All such profits and losses shall, unless the Members otherwise agree, be allocated to the Members in proportion to their Members' Shares and shall be respectively credited or debited to current accounts of the Members.

In the event of a winding up, and in accordance with the Limited Liability Partnership Deed, Loans and other debts due to members rank behind the rights of unsecured third party creditors. The LLP has to discharge all of its liabilities first before amounts are distributed to members.

Disclosure exemptions

In preparing the financial statements of the LLP, advantage has been taken of the following disclosure exemptions available in FRS 102 as the entity is a qualifying entity see note 19:

- No cash flow statement has been presented for the LLP;
- Disclosures in respect of the LLP's financial instruments have not been presented as equivalent disclosures have been provided in respect of the group as a whole; and
- No disclosure has been given for the aggregate remuneration of the key management personnel of the parent LLP as their remuneration is included in the totals for the group as a whole.

The financial statements contain information about the LLP as an individual LLP.

The following principal accounting policies have been applied:

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

1. ACCOUNTING POLICIES (CONTINUED)

1.2 FOREIGN CURRENCY TRANSLATION

Functional and presentation currency

The LLP'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 year end, foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated 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.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the Income statement except when deferred in other comprehensive income as qualifying cash flow hedges.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the Income statement within administrative expenses. All other foreign exchange gains and losses are presented in the Income statement within 'administrative expenses'.

1.3 SHARE-BASED PAYMENTS

For share-based commitments, the Group (Patrizia AG) provides for settlement through equity instruments or cash settlement. The fair value is determined at the grant date of the award and recognised as an expense with a corresponding capital contribution recognized in equity. The amount recognised as an expense is adjusted to reflect the number of awards for which the relevant service conditions and non-market performance conditions are expected to be met. For market performance conditions, the grant date fair value is determined using a simulation model, taking into account these conditions. For the market-based performance conditions, there is no adjustment between expected and actual outcomes.

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

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

1. ACCOUNTING POLICIES (CONTINUED)

1.4 TURNOVER

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

Rendering of services

Turnover from a contract to provide services is recognised in the year in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of turnover can be measured reliably;
- it is probable that the LLP will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

Interest income

Interest income is recognised on a time-proportion basis using the effective interest method.

Turnover represents management fees, performance fees and transaction fees received and receivable. Fees are calculated in accordance with the appropriate fund management agreements. Management and performance fees are recognised in the period for which the services are provided and the performance targets are met. Transaction fees are recognised when earned, which is normally on the date the transaction is completed.

1.5 OPERATING LEASES: THE LLP AS LESSEE

Rentals paid under operating leases are charged to the profit or loss on a straight-line basis over the year of the lease. Lease incentives received to enter into operating lease agreements are released to profit and loss over the term of the lease.

Rentals paid under operating leases are charged to the Income statement on a straight-line basis over the lease term.

1.6 TAXATION

The taxation payable on profits is the personal liability of the members. Accordingly, the LLP has no tax expense.

1.7 FINANCE COSTS

Finance costs are charged to the Income statement over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

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

1. ACCOUNTING POLICIES (CONTINUED)

1.8 PENSIONS

Defined contribution pension plan

The LLP operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the LLP pays fixed contributions into a separate entity. Once the contributions have been paid the LLP has no further payment obligations.

The contributions are recognised as an expense in the Income statement when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of financial position. The assets of the plan are held separately from the LLP in independently administered funds.

1.9 MEMBERS' INTEREST AND CAPITAL

Policies for members drawings, profit allocation, subscriptions and repayments of members capital are governed by the Partnership Agreement dated 23 March 2019.

The amount of profits and losses in respect of any Financial Year shall be determined from the audited accounts of the LLP. All such profits and losses shall, unless the Members otherwise agree, be allocated to the Members in proportion to their Members' Shares and shall be respectively credited or debited to current accounts of the Members.

The Members may withdraw amounts credited to their current accounts in cash pro rata, if the Board determines that such cash is available and surplus to the requirements of the LLP.

1.10 FIXED ASSETS

Tangible and intangible fixed assets are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

The LLP adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the LLP. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to profit or loss during the year in which they are incurred.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

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

1. ACCOUNTING POLICIES (CONTINUED)

1.10 FIXED ASSETS

TANGIBLE FIXED ASSETS

Depreciation is provided on the following basis:

Leasehold improvement	-10%	straight-line
Fixtures and fittings	-10%	straight-line
Computer equipment	-33%	straight-line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Income statement.

INTANGIBLE FIXED ASSETS

Intangible fixed assets relate to amounts paid to purchase software and are capitalised at cost and amortised over the useful life.

Depreciation is provided on the following basis:

Other rights and values	-20%	straight-line
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1.11 DEBTORS

Short-term debtors are measured at transaction price, less any impairment. Loans receivables 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.

1.12 CASH AND CASH EQUIVALENTS

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

1.13 CREDITORS

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

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

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

1. ACCOUNTING POLICIES (CONTINUED)

1.14 FINANCIAL INSTRUMENTS

The LLP enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, and loans to related parties.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each year for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Income statement.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate, which is an approximation of the amount that the LLP would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset, and the net amount reported in the Statement of financial position when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

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

2. JUDGEMENTS IN APPLYING ACCOUNTING POLICIES AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In preparing these financial statements, the members have made the following key judgements:

Turnover - Performance fees

Performance fee turnover is generated on certain contracts and recorded in the turnover at the performance measurement date, when the contractual performance criteria has been met and when the outcome of the transaction can be measured reliably in accordance with the LLP's turnover recognition policy. Given the uniqueness of each fund, performance fees are evaluated on an individual basis to determine if turnovers can and should be recognised and therefore require an element of judgement.

There are no sources of estimation uncertainty.

3. TURNOVER

Analysis of turnover by country of location of commercial property managed:

	31 December 2021 £	31 December 2020 £
United Kingdom	19,416,230	7,497,743
Rest of Europe	21,527,141	29,627,799
Other countries	45,584	-
	40,988,955	37,125,542

All revenue is from the rendering of services irrespective if it is transaction, performance, or reoccurring revenue.

4. OPERATING PROFIT

The operating profit is stated after charging/(crediting):

	31 December 2021 £	31 December 2020 £
Depreciation of intangible fixed assets	32,817	-
Depreciation of tangible fixed assets	201,384	201,669
Fees payable to the LLP's auditor and its associates for the audit of the LLP's annual financial statements	73,000	99,902
Share-based payments	68,487	99,252
Exchange differences	490,350	233,988
Other operating lease rentals	799,900	800,193
Defined contribution pension cost	578,590	632,768

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

5. AUDITOR'S REMUNERATION

	31 December 2021 £	31 December 2020 £
FEES PAYABLE TO THE LLP'S AUDITOR AND ITS ASSOCIATES IN RESPECT OF:		
The auditing of accounts of associates of the LLP pursuant to legislation	<u>73,000</u>	<u>99,902</u>

6. EMPLOYEES

Staff costs were as follows:

	31 December 2021 £	31 December 2020 £
Wages, salaries and bonuses	11,322,930	15,024,053
Social security costs	1,648,868	2,952,166
Pension costs	578,590	632,768
	<u>13,550,388</u>	<u>18,608,987</u>

The average monthly number of persons employed during the year was as follows:

	31 December 2021 No.	31 December 2020 No.
Professional	83	84
Administration	5	5
	<u>88</u>	<u>89</u>

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

7. INFORMATION IN RELATION TO MEMBERS

	31 December 2021 No.	31 December 2020 No.
The average number of members during the year was	<u>2</u>	<u>2</u>
	31 December 2021 £	31 December 2020 £
The amount of profit attributable to the member with the largest entitlement was	<u>8,467,192</u>	<u>3,933,620</u>

8. INTEREST PAYABLE AND SIMILAR EXPENSES

	31 December 2021 £	31 December 2020 £
Other interest payable to PATRIZIA AG	<u>24,300</u>	<u>104,883</u>
	<u>24,300</u>	<u>104,883</u>

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

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

9. ASSETS

INTANGIBLE FIXED ASSETS

	Other rights and values £	Total £
COST OR VALUATION		
At 1 January 2021	-	-
Additions	179,000	179,000
Disposals	-	-
At 31 December 2021	179,000	179,000
DEPRECIATION		
At 1 January 2021	-	-
Charge for the year on owned assets	32,817	32,817
Disposals	-	-
At 31 December 2021	32,817	32,817
NET BOOK VALUE		
At 31 December 2021	146,183	146,183
At 1 January 2021	-	-

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

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

9. ASSETS (continued)

TANGIBLE FIXED ASSETS

	Leasehold Improvements £	Fixtures and fittings £	Computer equipment £	Total £
COST OR VALUATION				
At 1 January 2021	1,629,410	278,752	9,143	1,917,305
Additions	-	-	-	-
Disposals	-	-	-	-
At 31 December 2021	1,629,410	278,752	9,143	1,917,305
DEPRECIATION				
At 1 January 2021	911,551	91,313	6,713	1,009,577
Charge for the year on owned assets	169,622	29,758	2,003	201,383
Disposals	-	-	-	-
At 31 December 2021	1,081,173	121,071	8,717	1,210,960
NET BOOK VALUE				
At 31 December 2021	548,237	157,681	426	706,345
At 1 January 2021	717,859	187,439	2,430	907,728

10. DEBTORS

	31 December 2021 £	31 December 2020 £
Trade debtors	11,578,235	10,829,492
Amounts owed by group undertakings	20,028,018	19,482,665
Other debtors	534,461	250,525
Prepayments and accrued income	22,908,740	23,201,315
	55,049,454	53,763,997

Amounts owed by group undertakings are interest-free and receivable on demand. Detailed related party transactions are disclosed in Note 18.

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

11. CASH AND CASH EQUIVALENTS

	31 December 2021 £	31 December 2020 £
Cash at bank and in hand	38,267,214	31,852,941
	38,267,214	31,852,941

12. CREDITORS: Amounts falling due within one year

	31 December 2021 £	31 December 2020 £
Trade creditors	684,987	53,452
Amounts owed to PATRIZIA AG	14,412,335	14,603,205
Amounts owed to group undertakings (other entities)	21,579,707	18,524,330
Other taxation and social security	291,549	1,255,791
Other creditors	1,577,688	1,996,023
Accruals and deferred income	14,440,930	20,356,721
	52,987,196	56,789,523

Interest on the amounts owed to intermediate parent company PATRIZIA AG is charged as following:

- beginning with 01. October 2020 at EURIBOR rate plus a margin of 139 basis points if the Cash Pool leader is the borrower and a margin of 81 basis points if the Cash Pool participant is the borrower.
- beginning with 01. October 2021 at EURIBOR rate plus a margin of 0,33 points if the Cash Pool leader is the borrower and a margin of 0,38 points if the Cash Pool participant is the borrower.

The amounts owed to intermediate parent company are unsecured, interest free and repayable upon demand. Detailed related party transactions are disclosed in Note 18.

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

13. LOANS AND OTHER DEBTS DUE TO MEMBERS

	31 December 2021 £	31 December 2020 £
Amounts due to members	<u>(29,014,262)</u>	<u>(17,635,892)</u>
	<u>(29,014,262)</u>	<u>(17,635,892)</u>

Loans and other debts due to members may be further analysed as follows:

	31 December 2021 £	31 December 2020 £
Falling due within one year	<u>(29,014,262)</u>	<u>(17,635,892)</u>
	<u>(29,014,262)</u>	<u>(17,635,892)</u>

During the year, PATRIZIA PIM Limited and PATRIZIA P.I.M. (Regulated) Limited, who are both corporate members of the LLP, are to receive an allocation of current year profits of £2,911,178 (31 December 2020: £1,352,452) and £8,467,191 (31 December 2020: £3,933,620) respectively.

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

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

14. RECONCILIATION OF MEMBERS' INTERESTS

	EQUITY Members' other interests			DEBT Loans and other debts due to members less any amounts due from members in debtors	Total member's interests
	Member's capital (classified as equity)	Other reserves	Total	Other amounts	Total
	£	£	£	£	£
BALANCE AT 31 DEC 2019	5,000,000	-	5,000,000	19,349,821	24,349,821
Profit for the year available for discretionary division among members	-	5,286,072	5,286,072	-	5,286,072
MEMBERS' INTERESTS AFTER PROFIT FOR THE YEAR	5,000,000	5,286,072	10,286,072	19,349,820	29,635,893
Other division of profits	-	(5,286,072)	(5,286,072)	5,286,072	-
Conversion of members' capital to debt	7,000,000	-	7,000,000	(7,000,000)	-
Share-based payment contribution	-	99,252	99,252	-	99,252
Amounts due to members	-	-	-	17,635,892	17,635,892
BALANCE AT 31 DEC 2020	12,000,000	99,252	12,099,252	17,635,892	29,735,144
Profit for the year available for discretionary division among members	-	11,378,370	11,378,370	-	11,378,370
MEMBERS' INTERESTS AFTER PROFIT FOR THE YEAR	12,000,000	11,477,622	23,477,622	17,635,892	41,113,514
Other division of profits	-	(11,378,370)	(11,378,370)	11,378,370	-
Share-based payment contribution	-	68,487	68,487	-	68,487
BALANCE AT 31 DEC 2021	12,000,000	167,739	12,167,739	29,014,263	41,182,003

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

14. RECONCILIATION OF MEMBERS' INTERESTS (CONTINUED)

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.

15. SHARE BASED PAYMENT

In January 2020, the Company's ultimate parent company, Patrizia AG, issued conditional share-based instruments to certain employees of the Company. The equity settled share-based payments are measured at fair value (excluding the effect of non-market based vesting conditions) at the date of the grant. The fair value determined at the date of the grant is expensed on a straight-line basis over the conditional period as a staff expense of the Company. The expense was based upon the estimate of the number of options that will ultimately vest. The vesting period for the conditional share-based instruments is three years from the date of commencement. Share based instruments are awarded without cost to the employee and recognized as a cost in the year the award is made with a corresponding entry in equity.

FRS 012 requires that equity-settled share-based payments issued to the Company's employees are measured at fair value and that this value is expensed over the vesting period, with an equivalent credit taken directly in equity as a capital contribution. On vesting of the shares, the Company will not be charged the intrinsic value of the shares by PATRIZIA AG. The cost of the award was expensed by the Company.

The share options have been treated as equity settled in this partnership reflecting nature of the award. A capital contribution has also been recognised for the value of the awards based upon the fact that PATRIZIA AG will settle the obligation on behalf of the partnership without charging the partnership. In the year ended 2021, 17,952 shares were granted (2020: 25,733). These remain outstanding at the balance sheet date. There were no modifications to the awards in the year.

The fair value of the shares was based on the unrestricted market value of the assigned shares at the grant date which was €20.50 per share (2020: €26.25).

In the current year PPIM LLP recognised total expenses of £68,487 (2020: £99,252) related to equity settled share-based payment transactions.

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

16. PENSION COMMITMENTS

The LLP operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the LLP in an independently administered fund. The pension charge represents contributions payable by the LLP to the fund and amounted to £578,590 (31 December 2020: £632,768). There was no remaining liability in respect of pension commitments at the yearend (31 December 2020: £Nil).

17. COMMITMENTS UNDER OPERATING LEASES

	31 December 2021 £	31 December 2020 £
Not later than 1 year	721,700	721,700
Later than 1 year and not later than 5 years	841,983	1,563,683
	1,563,683	2,285,383

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

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

18. RELATED PARTY TRANSACTIONS

Limited Partnerships and Trusts

The LLP receives income for managing Limited Partnerships and Trusts, in which PATRIZIA PIM Limited, a member of the LLP, holds a 100% share holding in the General Partners to these Limited Partnerships and Trusts. Detailed below is the income receivable by the LLP during the year, and the amounts due at the year end from these Limited Partnerships and Trusts.

	31 December 2021	31 December 2021	31 December 2020	31 December 2020
	Income	Amount outstanding	Income	Amount outstanding
	£	£	£	£
Cheshire Pension Fund	1,137,932	83,118	1,109,128	333,701
PATRIZIA Pan European Property Limited Partnership	3,717,673	3,789,540	3,122,647	553,861
PATRIZIA German Retail Box Fund Limited Partnership	2,595,004	1,655,549	2,491,764	-
PATRIZIA Hanover Property Unit Trust	3,109,235	725,133	3,412,783	791,780
NPS European Property Limited Partnership (2)	591,774	286,019	1,538,732	178,988
NPS Real Estate Projects Limited Partnership (Parinor)	133,156	-	441,051	-
NPS SP	668,319	477,494	670,538	636,579
HBOS FSPS European Property Limited Partnership	1,787,647	886,290	2,572,426	377,224
HBOS UK	292,611	229,197	779,664	-
Urban	118,428	-	-	-
TransEuropean Property V LP	516,405	951,343	977,508	50,838
PATRIZIA UK Value 2	1,406,174	318,489	1,588,630	211,895
Spitfire Carry LLP	154,319	3,251	230,144	230,144
TransEuropean Property VI LP	3,828,333	1,953,842	5,815,924	2,970,477
Castelo Branco	-	58,296	9,885	63,152
Project Spree	(3,497)	455,832	171,183	95,797
PATRIZIA Transeuropean Properties (General Partner) VII S.à r.l.	11,964,526	15,124,889	7,672,696	1,631,138
NPS III	1,788,846	1,584,541	167,346	48,784
Peripheral	-	-	47,812	73,295
NPSE	(42,716)	31	2,153	-
Eurolog	477,132	-	988,902	988,902
Fubon EuroTower	232,048	-	194,649	194,649
Crescentia Investments SL	-	3,516,527	-	-
SCI Logistique Bollene	-	31,747	-	-
Trans European V- Coinvestment Skylab	192,833	366,654	-	-
Others	2,114,770	(52,957)	-	-
	36,780,952	33,444,825	34,005,564	9,431,204

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

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

RELATED PARTY TRANSACTIONS (CONTINUED)

The amounts below are recoverable expenses outstanding as at the year end from the funds including Limited Partnerships managed by other group companies but charged through the LLP.

	31 December 2021	31 December 2020
	£	£
Cheshire Pension Fund	24,613	41,532
PATRIZIA PanEuropean Property Limited Partnership	212,780	287,585
PATRIZIA German Retail Box Fund Limited Partnership	68,941	67,137
PATRIZIA Hanover Property Unit Trust	23,875	27,422
NPS European Property Limited Partnership	18,027	18,027
PATRIZIA Single Client Fund II	12,708	17,375
NPS Real Estate Projects Limited Partnership	19,289	22,067
HBOS FSPS European Property Limited Partnership	70,830	104,749
HBOS Final Salary Trust Limited	-	6,616
TransEuropean Property Limited Partnership VII	164,533	1,320,978
TransEuropean Property Limited Partnership IV	1,765	-
PATRIZIA TransEuropean Property V Limited Partnership	74,220	51,172
PATRIZIA UK Value 2	2,198	82,593
Project Spree	31,150	106,986
PATRIZIA TransEuropean Property VI Limited Partnership	122,564	139,010
Spitfire	22,693	48,709
Peripheral	-	15,214
NPS3	161,904	161,904
Castelo Branco	2,094	2,094
Others	655,656	-
TOTAL	1,689,840	2,521,170

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

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

RELATED PARTY TRANSACTIONS (CONTINUED)

Group companies

As at the end of the year, the LLP held £4,163,405 owed from former Rockspring Partners and has been included as an amount owed from group undertakings within the financial statements.

A balance of £2,647,511 debtor (31 December 2020: £2,810,932) remains outstanding from PATRIZIA Property Asset Management, a fellow subsidiary. A total balance of £8,757,878 creditor (31 December 2020: £9,470,154 creditor) remains outstanding at the year end and has been included as an amount owed to group companies within the financial statements.

A total balance of £11,787,173 debtor (31 December 2020: £11,787,173 debtor) remains outstanding at the year end from PATRIZIA Property Holdings Limited and has been included as an amount owed by group companies within the financial statements. A total balance of £558,420 creditor (31 December 2020: £190,768 creditor) remains outstanding at the year end and has been included as an amount owed to group companies within the financial statements.

A balance of £287,136 creditor (31 December 2020: £1,719,000 creditor) remains outstanding to PATRIZIA Europe Limited, a fellow subsidiary to the LLP and has been included as an amount owed to group undertakings within the financial statements. A total balance of £1,500 debtor (31 December 2020: £0) remains outstanding at the year end from this subsidiary and has been included as an amount owed by group companies within the financial statements. The LLP was charged a management fee of £284,000 (31 December 2020: £1,719,000) by PATRIZIA Europe Limited.

A balance of £22,294 debtor (31 December 2020: £10,732) remains outstanding from PATRIZIA Peripheral Europe GP LLP, a fellow subsidiary to the LLP and has been included as an amount owed from group undertakings within the financial statements. A balance of £422 creditor (31 December 2020: £0 creditor) remains outstanding to this subsidiary and has been included as an amount owed to group undertakings within the financial statements.

A balance of £4,832 creditor (31 December 2020: £1,822) remains outstanding to PATRIZIA Poland sp z o.o.

A balance of £14,412,335 creditor (31 December 2020: £14,392,245 creditor) remains outstanding to PATRIZIA AG, the intermediate parent company to the LLP, and has been included as an amount owed to group undertakings within the financial statements. A balance of £9,590 debtor (31 December 2020: £442,939 debtor) remains outstanding from PATRIZIA AG.

During the year, PATRIZIA PIM Limited and PATRIZIA P.I.M. (Regulated) Limited, who are both corporate members of the LLP, received an allocation of profits of £2,911,179 (31 December 2020: £1,352,452) and £8,476,191 (31 December 2020: £3,933,620) respectively. In addition to the profit share received, there are balances owed to PATRIZIA PIM Limited and PATRIZIA P.I.M. (Regulated) Limited of £6,317,795 (31 December 2020: £2,905,629) and £22,713,568 (31 December 2020: £14,726,733) respectively. Both amounts have been included within loans and debts due to members. A balance of £594,241 debtor (31 December 2020: £19,030) respectively of £363 debtor (31 December 2020: £363) remains outstanding from PATRIZIA PIM Limited and PATRIZIA P.I.M. (Regulated) Limited and has been included as an amount owed from group undertakings within the financial statements.

During the year both PATRIZIA PIM Limited and PATRIZIA PIM (Regulated) Limited made capital contributions of £nil (31 December 2020: £1,790,964) and £nil (31 December 2020: £5,209,036) respectively.

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP

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

RELATED PARTY TRANSACTIONS (CONTINUED)
Other Group companies

Related Party	Owed by the LLP		Owed to the LLP	
	31 December 2021 £	31 December 2020 £	31 December 2021 £	31 December 2020 £
PAT Augsburg KVG mbH	158,333	62,933	-	-
PAT Inst. Clients & Advi.	48,636	13,537	-	-
PAT Hong Kong Ltd.	7,910	3,679	-	-
PATRIZIA Japan KK	18,455	10,638	-	-
PATRIZIA Property Inc.	-	20,867	-	-
PATRIZIA Immobilien Kapitalverwaltungsgesellschaft GmbH	31,172	333,065	127,191	29,136
PATRIZIA Sweden AB	38,855	-	7,348	-
PATRIZIA Denmark A/S	73,797	38,609	31,712	50,549
PATRIZIA Finland OY	4,356	-	-	-
PATRIZIA UK Ltd.	2,171,282	1,110,040	3,942,918	1,038,858
PATRIZIA France S.A.S.	-	35,058	-	-
PATRIZIA PIM France SAS	696,163	355,124	1,991,189	1,450,897
PATRIZIA Netherlands B.V.	78,675	134,892	1,134,806	264,163
Brickvest Markets LTD	4,509	-	-	-
PATRIZIA ESPAÑA S.L.	62,702	59,595	2,003,015	1,164,539
PATRIZIA Global Partners A/S	-	14,461	-	-
PATRIZIA Deutschland GmbH	600,656	636,172	2,658,966	2,930,731
PATRIZIA GrundInvest KVG mbH	81,091	36,972	-	-
PATRIZIA Investment Management S.à r.l	682,776	1,275,456	61,870	-
PATRIZIA Frankfurt KVG mbH	153,835	217,912	58,296	-
PATRIZIA Acquisition Holding delta GmbH	8,358	-	-	-
PATRIZIA Luxembourg S.à r.l.	-	3,025	-	-
PATRIZIA Alternative Investment	65,325	38,687	-	-
Total	4,986,886	4,400,722	12,017,311	6,928,873

PATRIZIA PROPERTY INVESTMENT MANAGERS LLP
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

19. ULTIMATE PARENT UNDERTAKING AND CONTROLLING PARTY

The intermediate parent company is 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 AG.

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 51.81% in PATRIZIA AG, 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 AG are available to the public and are available from PATRIZIA AG, Fuggerstrasse 26, Augsburg, Germany.

20. SUBSEQUENT EVENTS NOTE

No subsequent events were identified.