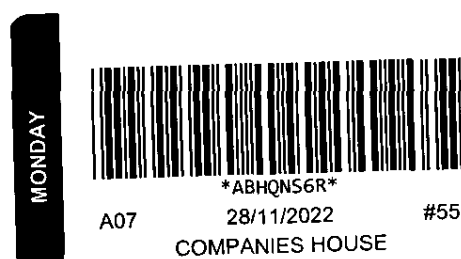


Company Registration Number: 02416017

TRUST UNION PROPERTY INVESTMENT TRUST LIMITED

Report and Accounts

31 March 2022



TRUST UNION PROPERTY INVESTMENT TRUST LIMITED

DIRECTORS' REPORT

Directors: J L Elliott
M A Phayre-Mudge

Secretary: Columbia Threadneedle Investment Business Limited

Registered Office: Exchange House, Primrose Street, London, United Kingdom,
EC2A 2HS

The directors present their Report and the Accounts for the year ended 31 March 2022.

Review of Business

The Company has been dormant throughout the financial year and has neither traded nor incurred any liabilities. Consequently, it has made neither a profit nor a loss.

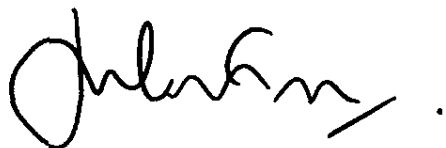
Directors

The individuals who served as directors of the Company during the year ended 31 March 2022 were those listed above.

No director had any interests in the share capital of the Company. The interests of the directors in the share capital of TR Property Investment Trust plc, the ultimate holding company, at the beginning and at the end of the year are shown below:

	31 March 2022	1 April 2021
	Ordinary Shares of 25p	Ordinary Shares of 25p
J L Elliott	23,140	23,140
M A Phayre-Mudge	388,557	388,557

By order of the Board



Mr J Latter
For and on behalf of
Columbia Threadneedle Investment Business Limited
Secretary

8 November 2022

TRUST UNION PROPERTY INVESTMENT TRUST LIMITED

BALANCE SHEET AT 31 MARCH 2022

	<u>Notes</u>	<u>2022</u> £	<u>2021</u> £
CURRENT ASSETS	3	<u>1,000</u>	<u>1,000</u>
Debtors			
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,000</u>	<u>1,000</u>
CAPITAL AND RESERVES	2	<u>1,000</u>	<u>1,000</u>
Called-up share capital			
TOTAL EQUITY SHAREHOLDERS' FUNDS		<u>1,000</u>	<u>1,000</u>

The Company has not traded during the year to 31 March 2022, or the previous year and no profit and loss account has therefore been prepared. There have been no recognised gains or losses in either year.

For the year ended 31 March 2022 the Company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the Company to obtain an audit of its accounts for the year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These accounts were approved by the Board on 8 November 2022.



J L Elliott – Director

The notes on page 3 form part of these accounts.

TRUST UNION PROPERTY INVESTMENT TRUST LIMITED

NOTES TO THE ACCOUNTS

1. Basis of Accounting

The accounts have been prepared under the historical cost basis of accounting and in accordance with applicable accounting standards.

2. Share Capital

	<u>2022</u> £	<u>2021</u> £
Authorised, issued, allotted and fully paid 1,000 Ordinary Shares of £1 each	<u>1,000</u>	<u>1,000</u>

3. Debtors

	<u>2022</u> £	<u>2021</u> £
Amounts due from parent undertaking	999	999
Amounts due from fellow subsidiary undertaking	<u>1</u>	<u>1</u>
	<u>1,000</u>	<u>1,000</u>

4. Parent Undertaking

The parent undertaking of the group undertakings for which group accounts are prepared and of which the Company is a member is TR Property Investment Trust PLC, which is registered in England and Wales. Copies of the accounts of TR Property Investment Trust PLC can be obtained from the Company Secretary, Columbia Threadneedle Investment Business Limited, 6th Floor Quartermile 4, 7a Nightingale Way, Edinburgh, Scotland, Scotland, EH3 9EG.