

**Colyzeo Investment Advisors Limited**

**Director's report and unaudited  
financial statements**

**Registered number 4765071**

**31 December 2022**



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## Director's report

The director presents the director's report and financial statements for the year ended 31 December 2022.

### Principal activities

The company provides property investment advice.

### Currency

The company has prepared its financial statements in Euros since the director consider this to be the functional currency.

### Proposed dividend

The director does not recommend the payment of a dividend.

### Directors and directors' interests

The directors who held office during the year and up to the date of this report are as follows:

Jacky Wu	
Nicolas Huet	(resigned on 22 March 2023)
Ronald Sanders	(resigned on 11 May 2023)
Haig George Bezan	(resigned on 30 June 2023)

None of the directors who held office at the end of the financial year had any disclosable interest in the shares of the company.

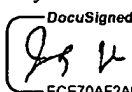
According to the register of directors' interests, no rights to subscribe for shares in or debentures of group companies were granted to any of the directors or their immediate families, or exercised by them, during the financial year.

### Auditors

For the year ending 31 December 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 director acknowledges the 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.

By order of the board

DocuSigned by:  
  
ECE70AF2A01D44C...  
Jacky Wu

Director

5<sup>th</sup> floor,

Verde Building, 10 Bressenden Place,

London,

SW1E 5DH

Registered number 4765071

15 September 2023

## **Statement of director's responsibilities in respect of the Director's Report and the unaudited financial statements**

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable law and regulations.

Company law requires the director to prepare financial statements for each financial year. Under that law the director has elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice).

The group and parent company financial statements are required by law to give a true and fair view of the state of affairs of the group and the parent company and of the profit or loss for that period.

In preparing these financial statements, the director is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group and the parent company will continue in business.

The director is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the parent company and enable them to ensure that its financial statements comply with the Companies Act 2006. The director has a general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the group and to prevent and detect fraud and other irregularities.

The director is responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

**Unaudited income statement**  
*for the year ended 31 December 2022*

	<i>Notes</i>	<b>2022</b> <b>Euros</b>	2021 Euros
Turnover	4	11,250	45,000
Other income		6,500	-
Administrative expenses		(15,013)	(11,941)
<b>Operating profit</b>		<u>2,737</u>	<u>33,059</u>
<b>Profit on ordinary activities before interest</b>		2,737	33,059
<b>Profit on ordinary activities before taxation</b>		2,737	33,059
Tax on profit on ordinary activities	5	(6,295)	(6,819)
<b>(Loss)/profit for the financial year</b>		<u><u>(3,558)</u></u>	<u><u>26,240</u></u>

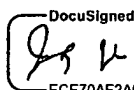
**Unaudited statement of financial position**  
*at 31 December 2022*

	<i>Note</i>	<b>2022</b> <b>Euros</b>	<b>2021</b> <b>Euros</b>
<b>Current assets</b>			
Debtors	6	268,178	256,927
Cash at bank and in hand		<u>77,670</u>	<u>93,784</u>
		<b>345,848</b>	<b>350,711</b>
 <b>Creditors: amounts falling due within one year</b>	7	<b>(38,028)</b>	<b>(39,333)</b>
 <b>Net current assets</b>		<u><b>307,820</b></u>	<u><b>311,378</b></u>
<b>Net assets</b>		<u><b>307,820</b></u>	<u><b>311,378</b></u>
 <b>Capital and reserves</b>			
Called up share capital	8	<b>1</b>	<b>1</b>
Profit and loss account	9	<u><b>307,819</b></u>	<u><b>311,377</b></u>
<b>Equity Shareholders' funds</b>	10	<u><b>307,820</b></u>	<u><b>311,378</b></u>

For the year ending 31 December 2022, the company was entitled to exemption from audit under section 477 of the Companies Act relating to 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 director acknowledges the 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 small companies' regime.

These financial statements were approved by the board of directors on 15 September 2023 and were signed on its behalf by:

DocuSigned by:  
  
 ECE70AF2A01D44C...  
**Jacky Wu**  
 Director

15 September 2023

### Unaudited statement of changes in equity for the year ended 31 December 2022

	Share capital	Retained earnings	Total
	Euros	Euros	Euros
Balance at 1 January 2021	1	285,137	285,138
Comprehensive income for the year	-	26,240	26,240
Balance at 1 January 2022	<b>1</b>	<b>311,377</b>	<b>311,378</b>
Comprehensive loss for the year	-	(3,558)	(3,558)
Balance at 31 December 2022	<b>1</b>	<b>307,819</b>	<b>307,820</b>

## Notes to the unaudited financial statements for the year ended 31 December 2022

### 1 Statutory information

Colyzeo Investment Advisors Limited is a private limited company, limited by shares, domiciled in England and Wales, registration number 4765071. The registered office has changed from 2<sup>nd</sup> floor, 35 Portman Square, Marylebone, London W1H 6LR to 5<sup>th</sup> floor, Verde Building, 10 Bressenden Place, London, SW1E 5DH on 13 May 2022.

### 2 Compliance with accounting standards

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A small entities. There are no material departures from that standard.

### 3 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

#### *Basis of preparation*

The financial statements have been prepared in accordance with applicable accounting standards under the historical cost accounting rules.

Further, the financial statements have been prepared on the going concern basis which the director believes to be appropriate for the following reasons. The company is dependant for its working capital on funds provided to it by Colony Capital LLC, its ultimate parent or other group entities. Colony Capital LLC, directly or indirectly, has provided the company with an undertaking that for at least 12 months from the date of approval of these financial statements, it will continue to make available such funds as are needed by the company and in particular will not seek repayment of the amounts currently made available. This should enable the company to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due for payment. As with any company placing reliance on other group entities for financial support, the director acknowledges that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

#### *Taxation*

The charge for taxation is based on the profit for the year.

#### *Currency*

The financial statements have been prepared in Euros since the director considers this to be the functional currency. The company's share capital has been translated at a rate of £1.00: Euros 1.13 (2021: £1.00: Euros 1.19).

### 4 Turnover

	2022 Euros	2021 Euros
United Kingdom – Advisory fees	11,250	45,000
Total turnover	<u>11,250</u>	<u>45,000</u>



**Notes to the unaudited financial statements  
at year ended 31 December 2022 continued****5 Tax on profit on ordinary activities***Analysis of charge in year*

	<b>2022</b> <b>Euros</b>	2021 Euros
Current tax on income for the year	<u>6,295</u>	<u>6,819</u>
Reconciliation of total tax charge		
	<b>2022</b> <b>Euros</b>	2021 Euros
(Loss)/profit on ordinary activities before tax	<u>(3,558)</u>	<u>33,059</u>
Tax on (loss)/profit on ordinary activities at 19% (2021 19%)	(676)	6,281
Adjustment in year	<u>6,971</u>	<u>538</u>
Current year tax charge	<u>6,295</u>	<u>6,819</u>

**6 Debtors**

	<b>2022</b> <b>Euros</b>	2021 Euros
Amounts owed by group undertakings	<u>268,178</u>	<u>256,927</u>
Total debtors	<u>268,178</u>	<u>256,927</u>

**7 Creditors: amounts falling due within one year**

	<b>2022</b> <b>Euros</b>	2021 Euros
Trade Creditors	1,468	1,468
Amounts owed to group undertakings	28,270	23,075
Other Creditors including tax and professional fees		
Tax	8,290	8,290
Other	-	6,500
	<u>38,028</u>	<u>39,333</u>

**Notes to the unaudited financial statements  
at year ended 31 December 2022 continued****8 Called up share capital**

	<b>2022</b> <b>Euros</b>	2021 Euros
<i>Allotted, called up and fully paid</i>		
1 Ordinary shares of £1 each	<u>1</u>	<u>1</u>

**9 Profit and loss account**

	<b>2022</b> <b>Euros</b>	2021 Euros
At beginning of year	311,377	285,137
(Loss)/profit for the year	<u>(3,558)</u>	<u>26,240</u>
At end of year	<u><b>307,819</b></u>	<u><b>311,377</b></u>

**10 Reconciliation of movements in equity shareholders' funds**

	<b>2022</b> <b>Euros</b>	2021 Euros
Opening equity shareholders' funds	311,378	285,138
Retained (loss)/profit for year	<u>(3,558)</u>	<u>26,240</u>
Closing equity shareholders' funds	<u><b>307,820</b></u>	<u><b>311,378</b></u>

**11 Related party transactions**

During the year the company charged €11,250 (2021: €45,000) to Colyzeo Investment Management Limited, of which €101,250 (2021: €90,000) remains outstanding at the year end. The Company and Colyzeo Investment Management Limited are both directly or indirectly owned or controlled by Colony Capital, LLC.

**12 Subsequent event**

There are no events subsequent to the balance sheet date that affected the financial statements of the company.