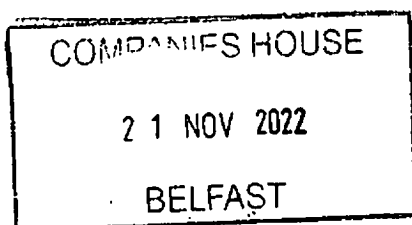


Regus Group Limited

Annual Report and Financial Statements
For the year ended 31 December 2021
Registered Number 04868977



Directors' report and financial statements

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Strategic report

For the year ended 31 December 2021

Business review

Principal activities

The principal activity of the Company is to hold investments.

Review of business

The profit for the financial year was £18,252,000 (2020: loss of £38,558,000).

Results

The results for the year are set out on page 9.

Key performance indicators

The directors have identified the following key performance indicators:

- Mature earnings per share
- Network location growth
- Total overheads per available workstation

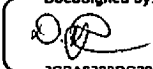
Further discussion of these key performance indicators, in the context of the IWG plc group as a whole, is provided in the group's annual report which does not form part of this report.

Principal risks and uncertainties

There are a number of risks and uncertainties which could have an impact on the Company's long term performance. The Company has a risk management structure in place designed to identify, manage and mitigate business risks. Risk assessment and evaluation is an essential part of the annual planning, budgeting and forecasting cycle.

The directors have identified that the principal risks and uncertainties affecting the Company are an economic downturn in the markets in which the Company's subsidiaries operate in, and exposure to movements in the property market in each country. Further discussion of these risks and uncertainties, in the context of the IWG plc group as a whole, is provided in the group's annual report which does not form part of this report.

By order of the board

DocuSigned by:

3CBA6388DC2040C...
N McIntyre
Director

Regus 6th Floor
2 Kingdom Street
London
W2 6BD
England
28 October 2022

Directors' report*For the year ended 31 December 2021*

The Directors present their Directors' report and the financial statements of the Company for the year ended 31 December 2021.

Dividends

The directors do not recommend the payment of a dividend (2020: £nil).

Directors

The directors shown below have held office during the period from 1 January 2021 to the date of this report

- SJ Wetherall
- N McIntyre

Political contributions

The Company made no political contributions in 2021 (2020: £nil).

Future Developments**COVID-19**

Towards the end of the 2021 financial year, the Company saw signs of business improvement, which has continued through the first quarter of 2022. The Company continues to maintain a continued focus on further new-product development to support home and remote working. Demand for more flexible space will continue to grow in the post-COVID-19 world, as more companies build increasingly distributed workforces with more satellite offices and more employees working at or close to home. The Group's decentralised portfolio of urban and suburban workspaces in UK towns and cities means that the business is uniquely placed to help companies adapt to new ways of working.

Going Concern

The Company has net current assets of £738,397,000 (2020: £706,382,000). Of the Company's current liabilities at 31 December 2021, £53,998,000 (2020: £32,565,000) are amounts due to fellow group or parent undertakings outside of the group that Regus Group Limited controls.

The Company has sufficient investments from which it can pull distributions or over which it could secure borrowings that it could repay from further distributions. The Company currently obtains its working capital by calling distributions from its wholly owned subsidiaries over which it has control. If needed, the Company can call upon further dividends to meet its working capital requirements and current liabilities. The directors consider that this should enable the Company to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due for payment.

Based on the above considerations, the directors believe that it remains appropriate to prepare the financial statements on a going concern basis.

Events since the end of the year

There were no other events since the balance sheet date that would require adjustment or disclosure in the financial statements.

Disclosure of information to auditor


The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditor is unaware; and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Directors' report *(continued)*

Auditor

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be re-appointed and KPMG LLP will therefore continue in office.

By order of the board:

DocuSigned by:

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N McIntyre
Director

Regus 6th Floor
2 Kingdom Street
London
W2 6BD
England

28 October 2022

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE STRATEGIC REPORT, THE DIRECTORS' REPORT AND THE FINANCIAL STATEMENTS

The directors are responsible for preparing the Directors' Report, Strategic Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with FRS 101 Reduced Disclosure Framework. 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 these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements 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;
- assess the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

The directors are 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. They are responsible for such internal controls as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities. The directors are also responsible for preparing a directors' report that complies with the requirements of the Companies Act 2006.

The directors are 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.

By Order of the Board

DocuSigned by:

3C8A63880C2040C...
N McIntyre
Director

Regus 6th Floor
2 Kingdom Street
London
W2 6BD

28 October 2022



KPMG
Audit
The Soloist Building
1 Lanyon Place
Belfast BT1 3LP
Northern Ireland

Independent auditor's report to the members of Regus Group Limited

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Regus Group Limited ('the Company') for the year ended 31 December 2021 set out on pages 8 to 29, which comprise the Profit and Loss Account and Other Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity and related notes, including the summary of significant accounting policies set out in note 1. The financial reporting framework that has been applied in their preparation is UK Law and *FRS 101 Reduced Disclosure Framework*.

In our opinion:

- the financial statements give a true and fair view of the state of the Company's affairs as at 31 December 2021 and of its profit for the year then ended;
- the financial statements have been properly prepared in accordance with *FRS 101 Reduced Disclosure Framework* issued by the UK's Financial Reporting Council; and
- the financial statements have been prepared in accordance with the requirements of the Companies Act 2006.

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 Company in accordance with ethical requirements that are relevant to our audit of financial statements in the UK, including the Financial Reporting Council (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

The directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the Company or to cease its operations, and as they have concluded that the Company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ('the going concern period').

In our evaluation of the directors' conclusions, we considered the inherent risks to the Company's business model and analysed how those risks might affect the Company's financial resources or ability to continue operations over the going concern period.

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.



Independent auditor's report to the members of Regus Group Limited *(continued)*

Conclusions relating to going concern (continued)

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 the date when the financial statements are authorised for issue.

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

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the absence of reference to a material uncertainty in this auditor's report is not a guarantee that the Company will continue in operation.

Detecting irregularities including fraud

We identified the areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements and risks of material misstatement due to fraud, using our understanding of the entity's industry, regulatory environment and other external factors and inquiry with the directors. In addition, our risk assessment procedures included: inquiring with the directors as to the Company's policies and procedures regarding compliance with laws and regulations and prevention and detection of fraud; inquiring whether the directors have knowledge of any actual or suspected non-compliance with laws or regulations or alleged fraud; inspecting the Company's regulatory and legal correspondence; and reading Board minutes.

We discussed identified laws and regulations, fraud risk factors and the need to remain alert among the audit team.

The Company is subject to laws and regulations that directly affect the financial statements including companies and financial reporting legislation, taxation legislation and distributable profits legislation. We assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items, including assessing the financial statement disclosures and agreeing them to supporting documentation when necessary.

The Company is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation. We identified the following areas as those most likely to have such an effect: health and safety, anti-bribery, employment law and environmental law.

Auditing standards limit the required audit procedures to identify non-compliance with these non-direct laws and regulations to inquiry of the directors and other management and inspection of regulatory and legal correspondence, if any. These limited procedures did not identify actual or suspected non-compliance.

We assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. As required by auditing standards, we performed procedures to address the risk of management override of controls. We did not identify any additional fraud risks.

In response to risk of fraud, we also performed procedures including: identifying journal entries to test based on risk criteria and comparing the identified entries to supporting documentation; evaluating the business purpose of significant unusual transactions; assessing significant accounting estimates for bias; and assessing the disclosures in the financial statements.



Independent auditor's report to the members of Regus Group Limited *(continued)*

Detecting irregularities including fraud *(continued)*

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remains a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

Other information

The directors are responsible for the other information presented in the Annual Report together with the financial statements. The other information comprises the information included in the strategic report and the directors' report. The financial statements and our auditor's report thereon do not comprise part of 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 as explicitly stated below, any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work we have not identified material misstatements in the other information.

Opinions on other matters prescribed by the Companies Act 2006

Based solely on our work on the other information undertaken during the course of the audit:

- we have not identified material misstatements in the directors' report or the strategic report;
- in our opinion, the information given in the directors' report and the strategic report is consistent with the financial statements;
- in our opinion, the directors' report and the strategic report have been prepared in accordance with the Companies Act 2006.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required 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
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in these respects.



Independent auditor's report to the members of Regus Group Limited *(continued)*

Respective responsibilities and restrictions on use

Responsibilities of directors for the financial statements

As explained more fully in the directors' responsibilities statement set out on page 4, the directors are responsible for: the preparation of the financial statements including being satisfied that they give a true and fair view; 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; 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 they either intend to liquidate the Company 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, other irregularities, or error, and to issue an opinion in an auditor's report. 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, other irregularities 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.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities

The purpose of our audit work and to whom we owe our responsibilities

Our report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters 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 anyone other than the Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Keith Watt (Senior Statutory Auditor)
for and on behalf of KPMG, Statutory Auditor
The Soloist Building
1 Lanyon Place
Belfast
BT1 3LP

28 October 2022

Profit and Loss Account and Other Comprehensive Income
For the year ended 31 December 2021

	<i>Note</i>	2021 £000	2020 £000
Administrative expenses		(803)	(2,109)
Other operating expenses		44	15
Recognition of impairment of investments	6	(25,041)	(41,729)
Profit/(Loss) on disposal of investments		32,373	(3,107)
Operating Profit/(Loss)	2	6,573	(46,930)
Interest receivable and similar income		717	1,917
Interest payable and similar charges	4	(1)	(2,264)
Dividends received from subsidiary undertakings		11,264	8,896
Profit/(Loss) before taxation		18,553	(38,381)
Tax on (loss)/profit	5	(301)	(177)
Profit/(Loss) after taxation		18,252	(38,558)
Other comprehensive income		-	-
Total comprehensive income/(expense) for the year		18,252	(38,558)

All amounts are derived from continuing operations.

There were no gains or losses during the year other than those shown above.

The notes on pages 12 to 30 form part of these financial statements.

Balance Sheet
at 31 December 2021

	<i>Note</i>	2021 £000	2021 £'000	2020 £000	2020 £'000
Fixed assets					
Investments	6		208,255		197,803
Current assets					
Debtors	7	792,395		738,947	
		<u>792,395</u>		<u>738,947</u>	
Creditors: amounts falling due within one year	8	<u>(53,998)</u>		<u>(32,565)</u>	
Net current assets			<u>738,397</u>		<u>706,382</u>
Total assets less current liabilities			<u>946,652</u>		<u>904,185</u>
Provisions for liabilities					
Other provisions	9		88		(566)
Net assets			<u>946,740</u>		<u>903,619</u>
Capital and reserves					
Called up share capital	10		467,757		443,599
Capital redemption reserve			50		50
Capital contribution reserve			19,562		18,851
Profit and loss account			<u>459,371</u>		<u>441,119</u>
Shareholder's funds			<u>946,740</u>		<u>903,619</u>

The notes on pages 12 to 30 form part of these financial statements.

These financial statements were approved by the board of directors on 28 October 2022 and were signed on its behalf by:

DocuSigned by:

 3CBA6388DC2040C...
N McIntyre
 Director

Registered Number 04868977

Statement of Changes in Equity
at 31 December 2021

	Called up Share capital £000	Capital redemption reserve £000	Capital contribution reserve £000	Profit and loss account £000	Shareholders' funds £000
Balance at 1 January 2020	443,599	50	18,389	479,677	941,715
Changes in equity					
Loss for the year	-	-	-	(38,558)	(38,558)
Total comprehensive loss for the period	-	-	-	(38,558)	(38,558)
Transactions with owners recorded directly in equity					
Equity settled share based payment	-	-	462	-	462
Balance at 31 December 2020	443,599	50	18,851	441,119	903,619
	Called up Share capital £000	Capital redemption reserve £000	Capital contribution reserve £000	Profit and loss account £000	Shareholders' funds £000
Balance at 1 January 2021	443,599	50	18,851	441,119	903,619
Changes in equity					
Profit for the year	-	-	-	18,252	18,252
Total comprehensive income for the period	-	-	-	18,252	18,252
Transactions with owners recorded directly in equity					
Equity settled share based payment	24,158	-	711	-	24,869
Balance at 31 December 2021	467,757	50	19,562	459,371	946,740

The notes on pages 12 to 30 form part of these financial statements.

Notes (forming part of the financial statements)**1 Accounting policies****Company information**

Regus Group Limited (the "Company") is a private company incorporated, domiciled and registered in the UK. The registered office is Regus 6th Floor, 2 Kingdom Street, London, England, W2 6BD and the company registration number is 04868977 (England and Wales).

Basis of preparation

These financial statements were prepared in accordance with Financial Reporting Standard 101 *Reduced Disclosure Framework* ("FRS 101").

The Company is exempt by virtue of s400 of the Companies Act 2006 from the requirement to prepare group accounts. These financial statements present information about the Company as an individual undertaking and not about its group.

In preparing these financial statements, the Company applies the recognition, measurement and disclosure requirements of International accounting standards in conformity with the requirements of the Companies Act 2006 ("UK-adopted IFRSs") but makes the amendment where necessary, in order to comply with the Companies Act 2006 and has set out below where advantage of the FRS 101 disclosure exemption has been taken.

The Company's ultimate parent undertaking, IWG plc includes the Company in its consolidated financial statements. The consolidated financial statements of IWG plc are prepared in accordance with International Financial Reporting Standards are publically available and may be obtained from the Company's website www.iwgplc.com or from IWG plc head office, Dammstrasse 19, Zug CH - 6300 – Switzerland.

In these financial statements, the company has applied the exemptions available under FRS 101 in respect of the following disclosures:

- A Cash Flow Statement and related notes;
- Comparative period reconciliations for share capital;
- Disclosures in respect of transactions with wholly owned subsidiaries;
- Disclosure in respect of capital management;
- Disclosure in respect of compensation of Key Management Personnel;
- Disclosure of transactions with a management entity that provides key management personnel services to the Company;
- Certain disclosures regarding revenue; and
- Certain disclosures regarding leases.

As the consolidated financial statements of IWG plc include the equivalent disclosures, the Company has also taken the exemptions under FRS 101 available in respect of the following disclosures:

- Certain disclosures required by IFRS 13 Fair value measurement and the disclosures required by IFRS 7 Financial Instrument Disclosures

Impact of key estimates and judgements

Impairment of investments- Management have made an assessment of the net asset value and, where applicable, the forecast future cash flows of certain subsidiaries of the Company to assess if an impairment has occurred.

Management have assessed that there are no other estimates or judgements that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities recognised in the financial statements.

Measurement convention

The financial statements are prepared on the historical cost basis.

Notes (Continued)

1 Accounting policies (continued)

Changes in accounting policies

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

The Company has adopted the following IFRSs in these financial statements:

- Amendments to References to Conceptual Framework in IFRS Standards
- Definition of a Business (Amendments to IFRS 3)
- Definition of Material (Amendments to IAS 1 and IAS 8)
- Amendments to IFRS 9, IAS 39 and IFRS 7: Interest Rate Benchmark Reform

Amendments to adopted IFRSs issued by the International Accounting Standards Board (IASB) and the International Financial Reporting Interpretations Committee (IFRIC) with an effective date from 1 January 2021 did not have a material effect on the Company's financial statements, unless otherwise stated.

Going concern

The Company has net current assets of £738,398,000 (2020: £706,382,000). Of the Company's current liabilities at 31 December 2021, £53,998,000 (2020: £32,565,000) are amounts due to fellow group or parent undertakings outside of the group that Regus Group Limited controls.

The company has sufficient investments from which it can pull distributions or over which it could secure borrowings that it could repay from further distributions. The Company currently obtains its working capital by calling distributions from its wholly owned subsidiaries over which it has control. If needed, the Company can call upon further dividends to meet its working capital requirements and current liabilities. The directors consider that this should enable the company to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due for payment.

Based on the above considerations, the directors believe that it remains appropriate to prepare the financial statements on a going concern basis.

Share based payments

The Company's parent undertaking awards share options and conditional share awards to employees of subsidiary undertakings of the Company. No goods or services are received directly by the Company from the employees in exchange for the share based payment and the services are received wholly by the subsidiary Company. The Company accounts for the fair value of the share based payment, measured at the date of grant, as an increase in the carrying value of the investment in the subsidiary recognised over the period during which the employees become unconditionally entitled to the options and awards. No expense is recognised in the profit and loss account of the Company for share based payment. A corresponding movement in equity is recognised for the contribution from the Company's parent undertaking for the provision of the share options and conditional share awards. For the year ended 2021, the equity decreased by £314,000 (2020: increased by £400,000) as a result of the revaluation of performance conditions for the share options.

Notes (Continued)**1 Accounting policies (continued)****Taxation**

Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the profit and loss account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in previous years.

Deferred tax is provided on temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The following temporary differences are not provided for: the initial recognition of goodwill; the initial recognition of assets or liabilities that affect neither accounting nor taxable profit other than in a business combination, and differences relating to investments in subsidiaries to the extent that they will not reverse in the foreseeable future. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates enacted or substantively enacted at the balance sheet date.

A deferred tax asset is recognised only to the extent that it is probable future taxable profits will be available against which the temporary difference can be utilised.

Foreign currencies

Transactions in foreign currencies are translated to the Company's functional currency at the foreign exchange rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are retranslated to the functional currency at the foreign exchange rate ruling at that date. Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the exchange rate at the date of the transaction. Foreign exchange differences arising on translation are recognised in the profit and loss account.

Investments in subsidiaries

Investments in subsidiaries are carried at cost less impairment.

Interest receivable and Interest payable

Interest payable and similar charges include interest payable. Interest receivable and similar income include interest receivable on funds invested.

Interest income and interest payable are recognised in profit or loss as they accrue, using the effective interest method.

Financial instruments*Recognition and initial measurement*

Trade receivables are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the company becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

Notes (Continued)**I Accounting policies (continued)****Financial instruments (continued)***Classification and subsequent measurement – financial assets*

Financial assets are classified as subsequently measured at amortised cost, fair value through the profit or loss or fair value through other comprehensive income (OCI). The classification depends on the nature and purpose of the financial assets and is determined on initial recognition.

Financial assets (including trade and other receivables) are measured at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- Its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at fair value through profit or loss are measured at fair value and changes therein, including any interest or dividend income, are recognised in profit or loss.

Financial assets (including trade and other receivables) are measured at fair value through OCI if both of the following conditions are met:

- The financial asset is held within a business model whose objective is achieved by both collecting cash flows and selling financial assets; and
- Its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Subsequent measurement and gains and losses

Financial assets at amortised cost - these assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

Interest bearing borrowings and other financial liabilities

Financial liabilities, including interest bearing borrowings, are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, financial liabilities are stated at amortised cost with any difference between cost and redemption value being recognised in the income statement over the period of the borrowings on an effective interest rate method.

The Company derecognises financial liabilities when the Company's obligations are discharged, cancelled or expired. Financial liabilities are classified as financial liabilities at fair value through profit or loss where the liability is either held for trading or is designated as held at fair value through profit or loss on initial recognition. Financial liabilities at fair value through profit or loss are stated at fair value with any resultant gain or loss recognised in the income statement. The Company has not designated any financial liabilities at fair value through the profit or loss and it has no current intention to do so.

Impairment – financial assets

IFRS 9 requires the Company to record expected credit losses (ECLs) on all of its financial instruments, either on a 12-month or lifetime basis. The Company applied the simplified approach to trade receivables and recorded the lifetime expected losses.

Notes (Continued)**1 Accounting policies (continued)****Provisions**

A provision is recognised in the balance sheet when the Company has a present legal or constructive obligation as a result of a past event, that can be reliably measured and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects risks specific to the liability.

The terms of most building leases require the company to make good dilapidation or other damage occurring during the rental period. Due to the nature of the business, centres are maintained to a high standard. Provisions for dilapidations are only made when the company considers that it is likely that the premises will be vacated by the company and it is known that a dilapidation has occurred.

Securities pledged

The intercompany loans are guaranteed by fixed charges over its assets, book debts, credit balances, interests in all shares, stocks, debentures, bonds, warrants, coupons or other securities and investments.

2 Profit/(Loss) on ordinary activities before taxation

The profit/(loss) before interest and taxation is stated after charging:

	2021 £000	2020 £000
Profit on foreign exchange transactions	44	15
	<u>44</u>	<u>15</u>

Auditor's remuneration of £4,352 (2020: £4,352) is borne by Regus Group Services Limited without recharge.

3 Employees and Directors

The Directors' fees were borne by Regus Group Services Limited without recharge.

There were no employees during the year apart from the directors (2020: Nil).

4 Interest payable and similar charges

	2021 £000	2020 £000
Interest payable to other group companies	(1)	(2,264)
	<u>(1)</u>	<u>(2,264)</u>

Notes (continued)**5 Taxation***Total tax expense recognised in the profit and loss account, other comprehensive income and equity*

	2021 £000	2020 £000
<i>UK corporation tax</i>		
UK corporation tax on income for the period	-	-
<i>Foreign tax</i>	301	177
Current tax	-	-
Total current tax charge	301	177
<i>Deferred taxation</i>		
Timing differences origination and reversal	-	-
Total tax expense	301	177

Reconciliation of effective tax rate

The differences between the total current tax shown above and the amount calculated by applying the standard rate of UK corporation tax to the profit before tax are as follows:

	2021 £000	2020 £000
Profit/(Loss) on ordinary activities before taxation	18,252	(38,381)
Tax using the UK corporation rate of 19%	3,468	(7,292)
<i>Factors affecting tax charge:</i>		
Provisions against investments	2,983	7,928
Loss on disposal of sub	1,203	590
Transfer pricing adjustments	(82)	-
Income not taxable	(2,140)	(1,690)
Foreign tax	301	177
Group relief surrendered	59	464
Expenses not deductible for tax purposes	(5,491)	-
Total tax expense	301	177

Factors affecting future tax charges

Tax losses carried forward for future use are estimated at £2,773 (2020: £2,773). As at 31 December 2021 this amount has not been recognised in deferred tax due to uncertainties over recovery.

The UK deferred tax liability as at 31 December 2021 has been calculated at 19%. In the 3 March 2021 Budget it was announced that the UK tax rate will increase to 25% from 1 April 2023 for companies with taxable profits in excess of £0.25m. This will increase the company's future current tax charge accordingly.

Notes (continued)**6 Fixed asset investments***Shares in group undertakings and participating interests*

	Cost £000	Accumulated impairment £000	Net book value £000
At 1 January 2021	463,989	(266,186)	197,803
Additions	36,055	-	36,055
Fair value of share based payment	282	-	282
Disposals	(844)	-	(844)
Recognition of provisions for impairment net of reversals of impairments previously derecognised	-	(25,041)	(25,041)
At 31 December 2021	499,482	(291,227)	208,255

An impairment review is performed where there are indicators that the carrying amount of investments in group undertakings may not be recoverable. During the year, an assessment of the net asset value and, where applicable, the forecast future cash flows of certain of the Company's subsidiaries identified that the carrying amount was impaired and accordingly an impairment loss was recognised. A review is performed on previously impaired investments in group undertakings where there are indicators that the recoverable amount has increased. During the year, an assessment of the net asset value and, where applicable, the forecast future cash flows of certain of the Company's subsidiaries with previous impairments identified that the recoverable amount had increased and accordingly a reversal of prior impairment losses was recognised.

Investments which represent a holding greater than 20% are as follows:

Name of company	Registered office address	Class and percentage of shares held 2021	Class and percentage of shares held 2020
Regus Management de Argentina S.A.	Argentina	Ordinary 71.99%	Ordinary 71.99%
Centros Rgs De Argentina S.A.	Argentina	Ordinary 99.99%	Ordinary 99.99%
Regus Centres Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
IWG Holdings (Australia) Pty Ltd	Australia	-	-
Regus Parramatta Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
1 Corporate Court Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
1 Market Street Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
127 Creek Street Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
145 Clarendon Street Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
161 Collins Street Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
180 Lonsdale Street Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
181 Bay Street Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
20 Martin Place Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
203 Blackburn Rd Mt Waverley PL	Australia	Ordinary 100%	Ordinary 100%
214 Bay Street Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
25 Grenfell Street Bus Ctr Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
333 Ann Street Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
355 Scarborough Beach Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
367 Collins St Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
430 Little Collins Street Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
459-465 Toorak Road Pty Ltd	Australia	Ordinary 100%	Ordinary 100%

Notes (continued)**6 Fixed asset investments (continued)**

Name of company	Registered office address	Class and percentage of shares held 2021	Class and percentage of shares held 2020
480 Queen Street Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
52 Martin Place Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
525 Collins Street Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
555 Lonsdale Street Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
567 Collins Street Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
616 Harris Street Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
737 Burwood Road Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
81 Flushcombe Road Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
90 Collins Street Bus Ctr Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Adealide North Terrace Ctr Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Alexandria Serviced Offices Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Arrivals Court Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Botany Business Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Broadway Business Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Canberra Airport Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Canberra Business Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Canberra Kingston Bus Ctr Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Canberra Marcus Clarke Centre PL	Australia	Ordinary 100%	Ordinary 100%
CEO Property Management Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Chatswood Business Services Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Church St Richmond Bus Ctr Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
City Road Melbourne Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Corporate Court Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Cotham Road Business Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Darwin The Mall Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Edgeworth David Ave Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Evans Street Balmain Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Flex Workspace Solutions 1 Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Flex Workspace Solutions 2 Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Flex Workspace Solutions 3 Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Flex Workspace Solutions 4 Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Flex Workspace Solutions 5 Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Flinders Street Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Hughes Street centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Liverpool Business Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Lower Heidelberg Road Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Mary Street Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Mary Street Express Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Miller Street Pymont Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Miranda Business Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
North Sydney Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%

Notes (continued)**6 Fixed asset investments (continued)**

Name of company	Registered office address	Class and percentage of shares held 2021	Class and percentage of shares held 2020
Pacific Highway Crows Nest Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Parramatta Business Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Perth Murray Street Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus 135 King Street Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus 267 St George Terrace Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus 303 Collins st Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
REGUS 385 BOURKE ST. PTY LTD	Australia	Ordinary 100%	Ordinary 100%
Regus Adelaide Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus Ark Nth Sydney Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus Australia Management Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus Bondi Junction Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus Bridge Street Pty	Australia	Ordinary 100%	Ordinary 100%
Regus Bus Ctr Melbourne Pty Limited	Australia	Ordinary 100%	Ordinary 100%
Regus Central Plaza One Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus Chatswood Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus Collins Street Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus Como Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus Darling Park Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus Docklands Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus Forrest Centre Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus Fortitude Valley Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus Fullarton RD Adelaide Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus Gold Coast Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus Havelock Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus London Circuit Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus Macquarine Hse Pty	Australia	Ordinary 100%	Ordinary 100%
Regus Northbank Plaza Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus Pitt Street Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus Queens Rd Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus Riverside Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus St Martins Tower Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Regus380 St Kilda Road Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
RegusNorth Ryde Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Rockdale Business Services Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Serviced Office Network Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Whitchorse Road Bus Ctr Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
Wollongong Business Services Pty Ltd	Australia	Ordinary 100%	Ordinary 100%
IWG Services (Austria) GmbH	Austria	Ordinary 100%	Ordinary 100%
Rgs Business Centre (Austria)	Austria	Ordinary 100%	Ordinary 100%

Notes (continued)**6 Fixed asset investments (continued)**

Name of company	Registered office address	Class and percentage of shares held 2021	Class and percentage of shares held 2020
Regus Management Bahrain WLL	Bahrain	Ordinary 100%	Ordinary 100%
RME Manama Center WLL	Bahrain	Ordinary 100%	Ordinary 100%
Western Business Centre LLC	Belarus	Ordinary 90%	Ordinary 90%
Regus Do Brasil Ltda	Brazil	Ordinary 99.65%	Ordinary 99.65%
Regus Bulgaria Eood	Bulgaria	Ordinary 100%	Ordinary 100%
Sofia Landmark House Centre EOOD	Bulgaria	Ordinary 100%	Ordinary 100%
RSpace Bulgaria EOOD	Bulgaria	Ordinary 100%	Ordinary 100%
IWG Bulgaria EOOD	Bulgaria	Ordinary 100%	Ordinary 100%
Regional Business Centres Bulgaria Number 1 EOOD	Bulgaria	Ordinary 100%	Ordinary 100%
Regional Business Centres Bulgaria Number 2 EOOD	Bulgaria	Ordinary 100%	Ordinary 100%
Regus Business Centre (Cambodia) Co. Ltd	Cambodia	Ordinary 100%	Ordinary 100%
RGN General Partner Holdings Corp.	Canada	Ordinary 100%	Ordinary 100%
RGN Services Limited	Canada	Ordinary 100%	Ordinary 100%
Guardian Financial Corp	Canada	Ordinary 100%	Ordinary 100%
Pacific Business Centre, Inc.	Canada	Ordinary 100%	Ordinary 100%
RGN Santiago de Chile III, SA	Chile	Ordinary 100%	Ordinary 100%
Torre Isidora Centre Spa	Chile	Ordinary 100%	Ordinary 100%
Rgs Bus. Service (Shanghai) Ld	China	Ordinary 100%	Ordinary 100%
Regus Columbia Ltda	Colombia	Ordinary 99.67%	Ordinary 99.67%
Rgs Costa Rican Centres Ltda.	Costa Rica	Ordinary 90%	Ordinary 90%
Abidjan, Plein Ciel	Cote d'Ivoire	Ordinary 100%	Ordinary 100%
Abidjan XI Plateau Centre	Cote d'Ivoire	Ordinary 100%	Ordinary 100%
Regus Business Centre. S.R.O.	Czech Republic	Ordinary 100%	Ordinary 100%
Regus Empiria S.R.O	Czech Republic	Ordinary 100%	Ordinary 100%
Regus Burzovni Palac Sro	Czech Republic	Ordinary 100%	Ordinary 100%
Regus Brno Spielberg S.R.O.	Czech Republic	Ordinary 100%	Ordinary 100%
IWG Management (Cze) s.r.o.	Czech Republic	Ordinary 100%	Ordinary 100%
Prague Andel Bus. Centre Sro	Czech Republic	Ordinary 100%	Ordinary 100%
Ostrava, City Centre S.R.O.	Czech Republic	Ordinary 100%	Ordinary 100%
Prague Butovice Business Centr	Czech Republic	Ordinary 100%	Ordinary 100%
Prague Pavlova Business Centre	Czech Republic	Ordinary 100%	Ordinary 100%
Prague River Garden Bus Ctr	Czech Republic	Ordinary 100%	Ordinary 100%
Express Prague Airport Bus Ctr s.r.o.	Czech Republic	Ordinary 100%	Ordinary 100%
Regus LSC s.r.o.	Czech Republic	Ordinary 100%	Ordinary 100%
IWG Czech Republic s.r.o.	Czech Republic	Ordinary 100%	Ordinary 100%
Prague Albatros Business Centre s.r.o.	Czech Republic	Ordinary 100%	Ordinary 100%
Prague Nile House Bus Ctr s.r.o.	Czech Republic	Ordinary 100%	Ordinary 100%
Prague PARKVIEW Bus Ctr s.r.o.	Czech Republic	Ordinary 100%	Ordinary 100%
Prague Business Centre No. 15 s.r.o.	Czech Republic	Ordinary 100%	Ordinary 100%
Brink Service Office A/S	Denmark	Ordinary 100%	Ordinary 100%

Notes (continued)**6 Fixed asset investments (continued)**

Name of company	Registered office address	Class and percentage of shares held 2021	Class and percentage of shares held 2020
Firstclients A/S	Denmark	Ordinary 100%	Ordinary 100%
Rbc Llc (Egypt)	Egypt	Ordinary 99%	Ordinary 99%
Regus El Salvador, Srl	El Salvador	Ordinary 99%	Ordinary 99%
Regus Finland Oy	Finland	Ordinary 100%	Ordinary 100%
Petrasol Oy	Finland	Ordinary 100%	Ordinary 100%
Serena Mall Business Centre (Gabon)	France	Ordinary 100%	Ordinary 100%
Regus Holdings	France	Ordinary 100%	Ordinary 100%
Regus Business Centers	France	Ordinary 100%	Ordinary 100%
Regus Gmbh & Co Kg	Germany	Ordinary 100%	Ordinary 100%
Rgs Germany Netspace & Co Kg	Germany	Ordinary 100%	Ordinary 100%
Regus Germany Holding Gp Gmbh	Germany	Ordinary 100%	Ordinary 100%
Berlin Unter den Linden BC Gp Gmnh	Germany	Ordinary 100%	Ordinary 100%
Workplace Plus Ghana Ltd	Ghana	Ordinary & Preference 100%	Ordinary & Preference 100%
Regus Hellas Sa	Greece	Ordinary 99.99%	Ordinary 99.99%
Rg Serviced Offices Epe	Greece	Ordinary 90%	Ordinary 90%
Regional Business Ctr Greece	Greece	Ordinary 90%	Ordinary 90%
Regus Guatemala Srl	Guatemala	Ordinary 99%	Ordinary 99%
Regus Business Solutions	Hong Kong	Ordinary 100%	Ordinary 100%
Regus Centre Management	Hong Kong	Ordinary 100%	Ordinary 100%
Regus Business Centre Limited	Hong Kong	Ordinary 100%	Ordinary 100%
Regus Business Services (Hk)	Hong Kong	Ordinary 100%	Ordinary 100%
Regus Hong Kong Limited	Hong Kong	Ordinary 100%	Ordinary 100%
Regus Services Limited	Hong Kong	Ordinary 100%	Ordinary 100%
Regus Centre Limited	Hong Kong	Ordinary 100%	Ordinary 100%
Regus Centre (Hk) Limited	Hong Kong	Ordinary 100%	Ordinary 100%
Regus HK Management Limited	Hong Kong	Ordinary 100%	Ordinary 100%
Regus Kalman Kft – Hungary	Hungary	Ordinary 100%	Ordinary 100%
Regus Emke Kft – Hungary	Hungary	Ordinary 100%	Ordinary 100%
Regus Arpad Kft – Hungary	Hungary	Ordinary 100%	Ordinary 100%
Regus Business Center Kft	Hungary	Ordinary 100%	Ordinary 100%
First Site Centre Kft	Hungary	Ordinary 100%	Ordinary 100%
Regus West End Centre Kft.	Hungary	Ordinary 100%	Ordinary 100%
Alkotas Centre Korlatolt	Hungary	Ordinary 100%	Ordinary 100%
Fchervari Centre Kft.	Hungary	Ordinary 100%	Ordinary 100%
Northside Business Centres Kft.	Hungary	Ordinary 100%	Ordinary 100%
Rákóczi Centre No. 1 Kft.	Hungary	Ordinary 100%	Ordinary 100%
Eastside Centre Kft.	Hungary	Ordinary 100%	Ordinary 100%
Aconite Centre Kft.	Hungary	Ordinary 100%	Ordinary 100%
Amaryllis Centre Kft.	Hungary	Ordinary 100%	Ordinary 100%
Hegyvidék Centre Kft.	Hungary	Ordinary 100%	Ordinary 100%
Highway Centre Kft.	Hungary	Ordinary 100%	Ordinary 100%

Notes (continued)**6 Fixed asset investments (continued)**

Name of company	Registered office address	Class and percentage of shares held 2021	Class and percentage of shares held 2020
Japankert Centre Kft.	Hungary	Ordinary 100%	Ordinary 100%
Liget Centre Kft	Hungary	Ordinary 100%	Ordinary 100%
Whitehouse Centre Kft.	Hungary	Ordinary 100%	Ordinary 100%
Regus Business Centre Private Limited	India	Ordinary 100%	Ordinary 100%
Regus Office Centre Services Private Limited	India	Ordinary 100%	Ordinary 100%
Regus Business Centre (Bangalore) Private Limited	India	Ordinary 100%	Ordinary 100%
Regus Business Centre (Delhi) Private Limited	India	Ordinary & Preference 100%	Ordinary & Preference 100%
Regus Office Centre Services (Chennai) Private Limited	India	Ordinary 100%	Ordinary 100%
Pt Rgs Bus. Centre Indonesia	Indonesia	Ordinary 95%	Ordinary 95%
Pt Rgs Business Centre Satrio	Indonesia	Ordinary 99%	Ordinary 99%
Pt Regus Grand Indonesia	Indonesia	Ordinary 99%	Ordinary 99%
Castletroy Park Business Centre Ltd	Ireland	Ordinary 100%	Ordinary 100%
Phoenix House Business Centre Ltd	Ireland	Ordinary 100%	Ordinary 100%
Regus Business Centres Limited	Israel	Ordinary 99%	Ordinary 99%
Regus Europe Limited	Jersey	Ordinary 100%	Ordinary 100%
Ammanwasfi Al Tall St Ctr Psc	Jordan	Ordinary 100%	Ordinary 100%
AMMAN, Wadi Saqra	Jordan	Ordinary 100%	Ordinary 100%
RME Projects Management PSC	Jordan	Ordinary 100%	Ordinary 100%
Kenya Centre Nairobi One Limited	Kenya	Ordinary 50%	Ordinary 50%
Kenya Centre Nairobi Two Limited	Kenya	Ordinary 50%	Ordinary 50%
RBC (Upperrhill) Ltd	Kenya	Ordinary 100%	Ordinary 100%
Luxembourg Kirchberg Centre Sa	Luxembourg	Ordinary 100%	Ordinary 100%
Regus Centres Sdn Bhd	Malaysia	Ordinary 100%	Ordinary 100%
Regus Malaysia Sdn Bhd	Malaysia	Ordinary 100%	Ordinary 100%
Regus Vista Sdn Bhd	Malaysia	Ordinary 100%	Ordinary 100%
Regus Mauritius Company	Mauritius	Ordinary 100%	Ordinary 100%
RCABC Limited	Mauritius	Ordinary 100%	Ordinary 100%
Regus México S De RI De Cv.	Mexico	Ordinary 50%	Ordinary 50%
Rgs Mgmt. De México Sa De Cv.	Mexico	Ordinary 95%	Ordinary 95%
Centros Rgs Del Sur De Mexico	Mexico	Ordinary 95%	Ordinary 95%
Rbc Sa De Cv	Mexico	Ordinary 100%	Ordinary 100%
Regus Monaco Sarl	Monaco	-	-
Regus Netherlands Bv	Netherlands	Ordinary 100%	Ordinary 100%
1 Willis Street Limited	New Zealand	Ordinary 100%	Ordinary 100%
23-29 Albert St Pty Ltd	New Zealand	Ordinary 100%	Ordinary 100%
293 Durham Street Limited	New Zealand	Ordinary 100%	Ordinary 100%
6 Hazeldean Road Limited	New Zealand	Ordinary 100%	Ordinary 100%
Auckland Fanshaw St Centre Limited	New Zealand	Ordinary 100%	Ordinary 100%
Commercial Bay Centre Pty Limited	New Zealand	Ordinary 100%	Ordinary 100%

Notes (continued)**6 Fixed asset investments (continued)**

Name of company	Registered office address	Class and percentage of shares held 2021	Class and percentage of shares held 2020
Harvest Court Limited	New Zealand	Ordinary 100%	Ordinary 100%
Hereford Mews Limited	New Zealand	Ordinary 100%	Ordinary 100%
Hurstmere Road Centre Limited	New Zealand	Ordinary 100%	Ordinary 100%
Mairangi Bay Limited	New Zealand	Ordinary 100%	Ordinary 100%
Marewa Road Limited	New Zealand	Ordinary 100%	Ordinary 100%
Ninety Two Albert Street Limited	New Zealand	Ordinary 100%	Ordinary 100%
Plimmer Towers Limited	New Zealand	Ordinary 100%	Ordinary 100%
Quad 7 business centre limited	New Zealand	Ordinary 100%	Ordinary 100%
Regus 21 Queen Street Limited	New Zealand	Ordinary 100%	Ordinary 100%
Regus HP Tower Limited	New Zealand	Ordinary 100%	Ordinary 100%
Regus New Zealand Management Ltd	New Zealand	Ordinary 100%	Ordinary 100%
Regus Shortland Street Ltd	New Zealand	Ordinary 100%	Ordinary 100%
Regus Clayton Street Limited	New Zealand	Ordinary 100%	Ordinary 100%
Market Lane Centre Limited	New Zealand	Ordinary 100%	Ordinary 100%
The Strand Centre Limited	New Zealand	Ordinary 100%	Ordinary 100%
Tory Street Centre Limited	New Zealand	Ordinary 100%	Ordinary 100%
Vivian Street Centre Limited	New Zealand	Ordinary 100%	Ordinary 100%
Williamson Street Centre Limited	New Zealand	Ordinary 100%	Ordinary 100%
IWG New Zealand Management Limited	New Zealand	Ordinary 100%	Ordinary 100%
RBCN Limited	Nigeria	Ordinary 90%	Ordinary 90%
IWG Norway AS	Norway	Ordinary 100%	Ordinary 100%
Regus Business Centre Norge AS	Norway	Ordinary 100%	Ordinary 100%
Regus Business Centre (Panama)	Panama	Ordinary 96.41%	Ordinary 96.41%
Regus Paraguay Srl	Paraguay	Ordinary 99%	Ordinary 99%
Regus Business Centre (Peru)	Peru	Ordinary 99.94%	Ordinary 99.94%
Regus Business Centre Peru Ii	Peru	Ordinary 99%	Ordinary 99%
Regus Business Centre Peru Iii	Peru	Ordinary 99%	Ordinary 99%
Regus Business Centre Peru Iv	Peru	Ordinary 99%	Ordinary 99%
Regus Business Centre Peru V S	Peru	Ordinary 99%	Ordinary 99%
Rgn Lima Peru III Sociedad Anonima	Peru	Ordinary 99.00%	Ordinary 99.00%
RGN Lima Peru IV, SA	Peru	Ordinary 99.00%	Ordinary 99.00%
Philippines Centre 12, Inc.	Philippines	Ordinary 99.99%	Ordinary 99.99%
Philippines Centre No. 11, Inc	Philippines	Ordinary 99.99%	Ordinary 99.99%
Phl Pc Centre 15, Inc.	Philippines	Ordinary 99.99%	Ordinary 99.99%
Phl Pc Centre No.16, Inc.	Philippines	Ordinary 99.99%	Ordinary 99.99%
Regus Management Philippines, Inc.	Philippines	Ordinary 99.99%	Ordinary 99.99%
Regus Philippines Centre No.17	Philippines	Ordinary 99.99%	Ordinary 99.99%
Regus Tec Centre, Inc	Philippines	Ordinary 99.99%	Ordinary 99.99%
Regus PIt Centre, Inc.	Philippines	Ordinary 99.99%	Ordinary 99.99%
Regus Philippines Centre No 18	Philippines	Ordinary 99.99%	Ordinary 99.99%
Regus Philippines Centre No 19	Philippines	-	-

Notes (continued)**6 Fixed asset investments (continued)**

Name of company	Registered office address	Class and percentage of shares held 2021	Class and percentage of shares held 2020
Regus Philippines No. 20 Inc.	Philippines	Ordinary 99.99%	Ordinary 99.99%
Commerce and Industry Plaza Centre, Inc.	Philippines	Ordinary 99.99%	Ordinary 99.99%
CBD Ayala Centre, Inc.	Philippines	Ordinary 99.99%	Ordinary 99.99%
Topaz Tower Davao, Inc.	Philippines	Ordinary 99.99%	Ordinary 99.99%
Bonifacio WP Centre, Inc.	Philippines	Ordinary 99.99%	Ordinary 99.99%
Davao Felcris Centre, Inc.	Philippines	Ordinary 99.99%	Ordinary 99.99%
Makati Arnaiz Centre, Inc.	Philippines	Ordinary 99.99%	Ordinary 99.99%
Regus Net Cube Centre Inc	Philippines	Ordinary 99.99%	Ordinary 99.99%
Makati V.A. Rufino Street Centre, Inc.	Philippines	Ordinary 99.99%	Ordinary 99.99%
BGC 9th Avenue Centre, Inc.	Philippines	Ordinary 99.99%	Ordinary 99.99%
Pasig Sapphire Road Centre, Inc.	Philippines	Ordinary 99.99%	Ordinary 99.99%
Joy Nostalq Centre, Inc.	Philippines	Ordinary 99.99%	Ordinary 99.99%
QUEZON GEN. ROXAS AVENUE CENTRE, INC.	Philippines	Ordinary 99.99%	Ordinary 99.99%
Philippines No. 22, Inc.	Philippines	Ordinary 99.99%	Ordinary 99.99%
IWG Philippines, Inc.	Philippines	Ordinary 100%	Ordinary 100%
Regus Zoliborz Sp. Z O.O.	Poland	Ordinary 100%	Ordinary 100%
Rgs Business Centre Sp. Z O.O.	Poland	Ordinary 100%	Ordinary 100%
Regus Plaza Sp Z O O	Poland	Ordinary 100%	Ordinary 100%
Regus Wisniowy Sp Z O O	Poland	Ordinary 100%	Ordinary 100%
Regus Mokotow Sp. Z O.O	Poland	Ordinary 100%	Ordinary 100%
Regus Metropolitan Sp. Z O.O	Poland	Ordinary 100%	Ordinary 100%
Rbc Lda (Portugal)	Portugal	Ordinary 99%	Ordinary 99%
RB Centre, LLC	Russia	Ordinary 100%	Ordinary 100%
LLC Regus Business Centre Avrora	Russia	Ordinary 100%	Ordinary 100%
Regus Business Centre Capital Plaza LLC	Russia	Ordinary 100%	Ordinary 100%
Regus Business Centre Citydel LLC	Russia	Ordinary 100%	Ordinary 100%
Llc Moscow City Centre	Russia	Ordinary 100%	Ordinary 100%
Llc Garden Ring North	Russia	Ordinary 100%	Ordinary 100%
White Square Centre Llc	Russia	Ordinary 100%	Ordinary 100%
South Garden Ring Llc	Russia	Ordinary 100%	Ordinary 100%
East Garden Ring Llc	Russia	Ordinary 100%	Ordinary 100%
South Boulevard Ring Llc	Russia	Ordinary 100%	Ordinary 100%
East Boulevard Ring Llc	Russia	Ordinary 100%	Ordinary 100%
West Boulevard Ring Llc	Russia	Ordinary 100%	Ordinary 100%
North Boulevard Ring Llc	Russia	Ordinary 100%	Ordinary 100%
Rgs StPetersburg-Austrian Bus Ctr Llc	Russia	Ordinary 100%	Ordinary 100%
West Garden Ring Llc	Russia	Ordinary 100%	Ordinary 100%
Central Garden Ring Llc	Russia	Ordinary 100%	Ordinary 100%
North Plaza LLC	Russia	Ordinary 100%	Ordinary 100%
Central Business Park LLC	Russia	Ordinary 100%	Ordinary 100%

Notes (continued)**6 Fixed asset investments (continued)**

Name of company	Registered office address	Class and percentage of shares held 2021	Class and percentage of shares held 2020
East Plaza LLC	Russia	Ordinary 100%	Ordinary 100%
West Business Park LLC	Russia	Ordinary 100%	Ordinary 100%
South Business Park LLC	Russia	Ordinary 100%	Ordinary 100%
West Plaza LLC	Russia	Ordinary 100%	Ordinary 100%
North Business Park LLC	Russia	Ordinary 100%	Ordinary 100%
East Business Park LLC	Russia	Ordinary 100%	Ordinary 100%
South Plaza LLC	Russia	Ordinary 100%	Ordinary 100%
Regus Moscow City LLC	Russia	Ordinary 100%	Ordinary 100%
LLC Regus Business Centre Atrium	Russia	Ordinary 100%	Ordinary 100%
IWG LLC	Russia	Ordinary 100%	Ordinary 100%
Regus Senegal Sarl	Senegal	Ordinary 50%	Ordinary 50%
See Bus. Embassies Belgrade	Serbia	Ordinary 100%	Ordinary 100%
Regus Business Centre D.O.O.	Serbia	Ordinary 100%	Ordinary 100%
Regional Busn Ctr No.1 Doo Beo	Serbia	Ordinary 100%	Ordinary 100%
Rgs Singapore Raffles Place	Singapore	Ordinary 100%	Ordinary 100%
Regus Singapore Sh Pte Ltd	Singapore	Ordinary 100%	Ordinary 100%
RBS Marina Pte Ltd	Singapore	Ordinary 100%	Ordinary 100%
Regus Management Singapore Pte Ltd	Singapore	Ordinary 100%	Ordinary 100%
Regus NAC Pte Ltd	Singapore	Ordinary 100%	Ordinary 100%
Regus Singapore Bus. Centre Pte Ltd	Singapore	Ordinary 100%	Ordinary 100%
Rgs Bus. Cntr Bratislava S.R.O	Slovakia	Ordinary 100%	Ordinary 100%
BC Holdings SA (Pty) Ltd	South Africa	Ordinary 100%	Ordinary 100%
BC Gauteng 20 (Pty) Ltd	South Africa	Ordinary 100%	Ordinary 100%
Scoulyuk Centre Limited	South Korea	Ordinary 100%	Ordinary 100%
Regus Korea Group Limited	South Korea	Ordinary 100%	Ordinary 100%
Regus Management Espana SI	Spain	Ordinary 100%	Ordinary 100%
Regus Stureplan Ab	Sweden	Ordinary 100%	Ordinary 100%
Regus Frosundavik Ab	Sweden	Ordinary 100%	Ordinary 100%
Business Centre Stockolm Ab	Sweden	Ordinary 100%	Ordinary 100%
Solna Serviced Offices Ab	Sweden	Ordinary 100%	Ordinary 100%
Regus Solna Strand Ab	Sweden	Ordinary 100%	Ordinary 100%
Östermalmstorg Bus. Centre Ab	Sweden	Ordinary 100%	Ordinary 100%
Park Venue Stockholm Ab	Sweden	Ordinary 100%	Ordinary 100%
Gärdet Centre Ab	Sweden	Ordinary 100%	Ordinary 100%
Malmo Gamla Vaster Ab	Sweden	Ordinary 100%	Ordinary 100%
Same but different AB	Sweden	Ordinary 100%	Ordinary 100%
Ringvägen Business Centre Ab	Sweden	Ordinary 100%	Ordinary 100%
Malmo City Centre Ab	Sweden	Ordinary 100%	Ordinary 100%
Regus Garda AB	Sweden	Ordinary 100%	Ordinary 100%
Regus Lilla Bommen AB	Sweden	Ordinary 100%	Ordinary 100%

Notes (continued)**6 Fixed asset investments (continued)**

Name of company	Registered office address	Class and percentage of shares held 2021	Class and percentage of shares held 2020
Regus Centres Ltd (Thailand)	Thailand	Ordinary 99.98%	Ordinary 99.98%
Office Advantage Ltd	Thailand	Ordinary 49%	Ordinary 49%
Regus Mgmt (Thailand) Ltd	Thailand	Ordinary 88.72%	Ordinary 88.72%
Regus (Thailand) Ltd	Thailand	Ordinary 48%	Ordinary 48%
Bangkok Asoke Centre Limited	Thailand	Ordinary 48%	Ordinary 48%
Bangkok Bangna Centre Ltd	Thailand	Ordinary 48%	Ordinary 48%
Bangkok Gaysorn Centre Limited	Thailand	Ordinary 48%	Ordinary 48%
Bangkok Huai Kwang Centre Limited	Thailand	Ordinary 39%	Ordinary 39%
Bangkok Lasal Centre Limited	Thailand	Ordinary 39%	Ordinary 39%
Bangkok Lumpini Centre Co Ltd.	Thailand	Ordinary 48%	Ordinary 48%
Bangkok Phahonyothin Ctr Com Ltd	Thailand	Ordinary 39%	Ordinary 39%
Bangkok Phayathai Center Limited	Thailand	Ordinary 39%	Ordinary 39%
Bangkok Phrakhanong Centre Limited	Thailand	Ordinary 39%	Ordinary 39%
Bangkok Ratchada Centre Limited	Thailand	Ordinary 48%	Ordinary 48%
Bangkok Ratchathewi Centre Limited	Thailand	Ordinary 48%	Ordinary 48%
Bangkok Samrong Centre Limited	Thailand	Ordinary 39%	Ordinary 39%
Bangkok Sathorn Centre Limited	Thailand	Ordinary 39%	Ordinary 39%
Bangkok Sukhumvit Centre Co., Ltd.	Thailand	Ordinary 48%	Ordinary 48%
Bangkok Surawong Centre Co., Ltd.	Thailand	Ordinary 48%	Ordinary 48%
Chiangmai Sripoom Centre Limited	Thailand	Ordinary 39%	Ordinary 39%
Phuket Kohkaew Centre Limited	Thailand	Ordinary 48%	Ordinary 48%
Regus Ratchada Centre Limited	Thailand	Ordinary 48%	Ordinary 48%
Regus Sukhumvit (Thailand) Co., Ltd	Thailand	Ordinary 48%	Ordinary 48%
Regus-Sathorn (Thailand) Co Ltd	Thailand	Ordinary 48%	Ordinary 48%
Regus-Silom (Thailand) Co. Ltd	Thailand	Ordinary 48%	Ordinary 48%
Siam Patumwan (Thailand) Co., Ltd	Thailand	Ordinary 48%	Ordinary 48%
Bangkok Phrom Phong Centre Limited	Thailand	Ordinary 39%	Ordinary 39%
Regus Lumpinee Centre Co., Ltd.	Thailand	Ordinary 72%	Ordinary 72%
Bangkok Ari Centre Limited	Thailand	Ordinary 39%	Ordinary 39%
Bangkok Wattana Centre Limited	Thailand	Ordinary 39%	Ordinary 39%
Bangkok Pathumwan Centre Limited	Thailand	Ordinary 39%	Ordinary 39%
Bangkok Yannawa Centre Limited	Thailand	Ordinary 39%	Ordinary 39%
Bangkok Ploenchit Centre Limited	Thailand	Ordinary 39%	Ordinary 39%
Regus Tunisie Sarl	Tunisia	Ordinary 99%	Ordinary 99%
Tunis Zone Urbaine Centre SARL	Tunisia	Ordinary 90%	Ordinary 90%
Tunis Berges du Lac Business Center	Tunisia	Ordinary 90%	Ordinary 90%
Rgs Ismerkezi Isletmeciligi	Turkey	Ordinary 95.03%	Ordinary 95.03%
Rgs Yonetim Ve Danismanlik St	Turkey	Ordinary 50%	Ordinary 50%
Levent Is Merkezi Isletmecil.	Turkey	Ordinary 50%	Ordinary 50%
Numara 1 Ofis Yönetimi	Turkey	Ordinary 50%	Ordinary 50%
Numara 2 Ofis Yönetimi	Turkey	Ordinary 50%	Ordinary 50%
Numara 3 Ofis Yönetimi Ve Dani	Turkey	Ordinary 50%	Ordinary 50%
Rbc (Ukraine)	Ukraine	Ordinary 100%	Ordinary 100%

Notes (continued)**6 Fixed asset investments (continued)**

Name of company	Registered office address	Class and percentage of shares held 2021	Class and percentage of shares held 2020
Regus Podil LLC	Ukraine	Ordinary 99%	Ordinary 99%
North Podil	Ukraine	Ordinary 99%	Ordinary 99%
South Podil	Ukraine	Ordinary 99%	Ordinary 99%
West Podil	Ukraine	Ordinary 99%	Ordinary 99%
Kyiv BC 10 LLC	Ukraine	Ordinary 90%	Ordinary 90%
Kyiv Horizon LLC	Ukraine	Ordinary 90%	Ordinary 90%
Kyiv Plaza LLC	Ukraine	Ordinary 90%	Ordinary 90%
Rgs Bus. Centre Trading Fzco	United Arab Emirates	Ordinary 83.33%	Ordinary 83.33%
Regus Fzco	United Arab Emirates	Ordinary 80%	Ordinary 80%
RME Red Business Centre L.L.C.	United Arab Emirates	Ordinary 49%	Ordinary 49%
Basepoint Business Centre L.L.C.	United Arab Emirates	Ordinary 49%	Ordinary 49%
Regus Group Services Limited	United Kingdom	Ordinary 100%	Ordinary 100%
Nuclei Limited	United Kingdom	Ordinary 49% (a)	Ordinary 49% (a)
Regus Centres Limited	United Kingdom	Ordinary 100%	Ordinary 100%
Regus Centres Uk Limited	United Kingdom	Ordinary 100%	Ordinary 100%
Regus Avanta Vehicle Limited	United Kingdom	Ordinary 100%	Ordinary 100%
Regus Estates (UK) Limited	United Kingdom	Ordinary 100%	Ordinary 100%
Milton Keynes Midsummer Boulevard Centre Limited	United Kingdom	Ordinary 100%	Ordinary 100%
Marley Acquisitions Limited	United Kingdom	Ordinary 100%	Ordinary 100%
ABC Acquisitions Limited	United Kingdom	Ordinary 100%	Ordinary 100%
Redhill Town Centre Limited	United Kingdom	Ordinary 100%	Ordinary 100%
Weybridge Brooklands BP Centre Limited	United Kingdom	Ordinary 100%	Ordinary 100%
Stonemartin Corporate Centres Limited	United Kingdom	Ordinary 100%	Ordinary 100%
Regus (Hertfordshire) Limited	United Kingdom	Ordinary 100%	Ordinary 100%
Nottingham Citygate Centre Limited"	United Kingdom	Ordinary 100%	Ordinary 100%
Regus (Orchard Lea) Limited	United Kingdom	Ordinary 100%	Ordinary 100%
Thames Court Centre Limited	United Kingdom	Ordinary 100%	Ordinary 100%
London 1 Broadgate Centre Limited	United Kingdom	Ordinary 100%	Ordinary 100%
Regus Holdco Limited	United Kingdom	-	-
Regus Corporation LLC	United States	Ordinary 100%	Ordinary 100%
Regus Holding LLC	United States	Ordinary 100%	Ordinary 100%
Regus Center (Vietnam) Limited	Vietnam	Ordinary 100%	Ordinary 100%
Regus Bus CtreZambia Limited	Zambia	Ordinary 25%	Ordinary 25%

The principal activities of all of the above are either the provision of serviced offices and related services, management companies related to the provision of serviced offices and related services or holding companies.

Regus Group Limited
For the year ended 31 December 2021

Notes (continued)

7 Debtors : amounts falling due within one year

	2021 £000	2020 £000
Other debtors	80	186
Amount owed from group undertakings	792,315	738,761
	<u>792,395</u>	<u>738,947</u>

8 Creditors : amounts falling due within one year

	2021 £000	2020 £000
Accruals	4,198	-
Amount owed to parent and group undertakings	49,800	32,565
	<u>53,998</u>	<u>32,590</u>

9 Provisions

	2021 £000	2020 £000
Provisions	<u>(88)</u>	<u>566</u>
		Provisions £000
At 1 January 2021		566
Utilised during the year		(654)
At 31 December 2021		<u>(88)</u>

Provisions recognised in 2021 relate to the disposal of the equity interest in the Regus Japan business and the continuing operation of same under a franchise arrangement.

10 Share capital

	2021 Number	Nominal value £000	2020 Number	Nominal value £000
<i>Allotted, called up and fully paid up</i>				
Ordinary 5p shares	9,355,134,780	467,757	8,871,986,546	443,599

Notes (continued)

11 Contingent Liabilities

The company acts as guarantor for one lease within the group. The lease has 42 months remaining. The maximum liability for which the company would be liable in the next 12 months is £1,137,000 should the companies be unable to discharge their liabilities.

No provision has been made in these financial statements as the company's management do not consider that there is any likelihood of a liability arising through the failure of related parties to discharge their liabilities in relation to these leases.

12 Ultimate parent Company and parent undertaking of larger group of which the Company is a member

The Company is a subsidiary undertaking of IWG plc, a company incorporated in Jersey with its place of central administration (head office) in Switzerland. The immediate parent undertaking is IWG Group Holdings Sarl, a company incorporated in Luxembourg.

The largest group in which the results of the Company are consolidated is that headed by IWG plc, a company incorporated in Jersey. The smallest group in which they are consolidated is that headed by IWG Global Investments Sarl incorporated, registered and domiciled in Luxembourg. The consolidated accounts of IWG plc are available to the public and may be obtained from the website www.iwgplc.com.

13 Events after the reporting period

There were no other events since the balance sheet date that would require adjustment or disclosure in the financial statements.