

Registration number: 06706859

Elisabeth House General Partner Limited

Annual Report and Financial Statements

For the year ended 31 December 2021

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Elisabeth House General Partner Limited

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Elisabeth House General Partner Limited

**Registered
number** 06706859

Registered office Suite 1, 7th Floor
50 Broadway
London
SW1H 0BL

Solicitors Simmons & Simmons LLP
London
United Kingdom

Auditor Deloitte LLP
London
United Kingdom

Directors Lee Francis Moore
Martin William Gordon Palmer

**Company
secretary** Vistra Cossec Limited

Elisabeth House General Partner Limited

Directors' Report

for the Year Ended 31 December 2021

The directors present their annual report and the audited financial statements of Elisabeth House General Partner Limited ("the Company") for the year ended 31 December 2021. This directors' report has been prepared in accordance with the special provisions relating to small companies under section 415A of the Companies Act 2006.

Principal activity

The principal activity of the Company is to act as the General Partner of The Elisabeth House Limited Partnership. No change in the Company's activity is anticipated.

Results and dividends

The loss for the year, after taxation, amounted to £44,006 (2020: £5,489). The directors do not recommend the payment of a dividend (2020: £Nil).

Directors

The directors who held office during the year and up to the date of approval of these financial statements were as follows:

Lee Francis Moore

Martin William Gordon Palmer

None of the directors who held office to 31 December 2021 had any disclosable interest in the shares of the Company.

Financial risk management

The directors have considered the impact on the financial statements of market, currency, interest rate, credit and liquidity risks. It has been determined that any adverse changes in the market to the parameters that determine the effects of these risks will have a minimal impact on the financial performance and position of the Company. The directors continue to monitor the economic market for fluctuations which drive Company decisions and policy.

Going concern

As the Company has net current liabilities at the balance sheet date, the intermediate holding company, WestInvest InterSelect, has provided the directors of the Company with a letter of support confirming their commitment to continue supporting the Company for a period of not less than twelve months from the date of signing the accounts by enabling it to meet its liabilities as they fall due. The directors have made enquiries and understand that the intermediate holding company has adequate resources to provide this financial support.

As a result of this, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for a minimum of 12 months from the date of approval of these financial statements, and the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

Elisabeth House General Partner Limited

Directors' Report (Continued) for the Year Ended 31 December 2021

Disclosure of information to the auditor

Each of the persons who is a director at the date of approval of this report confirm that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- the directors have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the Partnership's auditor is aware of that information.

The confirmation is given and should be interpreted in accordance with the provisions of section 418 of the Companies Act 2006.


Auditor

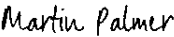
The auditor, Deloitte LLP, is deemed to be reappointed under section 487(2) of the Companies Act 2006.

Small companies provision statement

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

Approved by the Board on ^{1 December 2022} and signed on its behalf by:

DocuSigned by:

EAD5004C7A0045E.....
Lee Francis Moore
Director

DocuSigned by:

2F17B61820D648D
Martin Palmer
Director

Elisabeth House General Partner Limited

Directors' Responsibilities Statement

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

Company law requires the directors to prepare the financial statements for each financial year. Under that law the directors 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". 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 accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the will continue in business.

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 to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Elisabeth House General Partner Limited

Independent Auditor's Report to the Members of Elisabeth House General Partner Limited

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of Elisabeth House General Partner Limited (the 'Company'):

- give a true and fair view of the state of the Company's affairs as at 31 December 2021 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the statement of comprehensive income;
- the statement of financial position;
- the statement of changes in equity;
- the statement of cash flows; and
- the related notes 1 to 11.

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 and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

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 the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (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 directors' 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 company'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 directors with respect to going concern are described in the relevant sections of this report.

Elisabeth House General Partner Limited

Independent Auditor's Report to the Members of Elisabeth House General Partner Limited (Continued)

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 directors are responsible for the other information contained within 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 this gives rise to 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.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors 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 directors 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 directors are responsible for 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 the directors 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 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 the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Extent to which 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.

We considered the nature of the company's industry and its control environment, and reviewed the company's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management about their own identification and assessment of the risks of irregularities.

Elisabeth House General Partner Limited

Independent Auditor's Report to the Members of Elisabeth House General Partner Limited (Continued)

We obtained an understanding of the legal and regulatory frameworks that the company operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements. These included UK Companies Act 2006, FRS 102 and tax legislation; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the company's ability to operate or to avoid a material penalty.

We discussed among the audit engagement team including relevant internal specialists such as valuations specialists regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

As a result of performing the above, we identified the greatest potential for fraud in the following areas, and our specific procedures performed to address it are described below:

- the assumption that the investment in The Elisabeth House Partnership is recoverable is intrinsically linked to the data provided to the valuers of the investment property within the Partnership: in assessing the recoverability of the investment we considered the work performed in the Partnership - in which we reviewed the information provided to the valuers, agreeing the rental data and terms and conditions to signed leases.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments; assessed whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management and external legal counsel concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance.

Report on other legal and regulatory requirements

Opinion on other matter prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified any material misstatements in the directors' report.

Elisabeth House General Partner Limited

Independent Auditor's Report to the Members of Elisabeth House General Partner Limited (Continued)

Matters on which we are required to report by exception

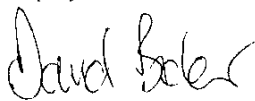
Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- 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; or
- the directors were not entitled to take advantage of the small companies' exemption in preparing the directors' report and from the requirement to prepare a strategic report.

We have nothing to report in respect of these matters.

Use of our report

This 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.



David Bieker (Senior Statutory Auditor)
For and on behalf of Deloitte LLP
Statutory Auditor

London, United Kingdom

Date: 5 December 2022

Elisabeth House General Partner Limited

Statement of Comprehensive Income for the Year Ended 31 December 2021

		2021 £	2020 £
	Note		
Administrative expenses		(47,304)	(13,339)
Profit on share in investment		<u>3,298</u>	<u>7,772</u>
Operating loss	4	(44,006)	(5,567)
Interest receivable		<u>-</u>	<u>78</u>
Loss before tax		(44,006)	(5,489)
Taxation	5	<u>-</u>	<u>-</u>
Total comprehensive loss for the financial year		<u>(44,006)</u>	<u>(5,489)</u>

There were no recognised gains and losses, or items of other comprehensive income for 2021 or 2020 other than those included in the statement above.

The above results were derived from continuing operations.

The notes on pages 13 to 18 form an integral part of these financial statements.

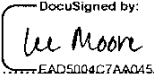
Elisabeth House General Partner Limited

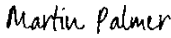
Statement of Financial Position

as at 31 December 2021

	Note	2021 £	2020 £
Fixed assets			
Investments	6	2,467	49,169
Current assets			
Debtors: Amounts falling due within one year	7	5,010	14,392
Cash at bank and in hand		49,285	38,350
		54,295	52,742
Creditors: Amounts falling due within one year	8	(76,738)	(77,881)
Net current liabilities		(22,443)	(25,139)
Net (liabilities) / assets		(19,976)	24,030
Capital and reserves			
Called up share capital	9	20	20
Profit and loss account	9	(19,996)	24,010
Shareholders' (deficit) / funds		(19,976)	24,030

Approved and authorised by the Board on 1 December 2022 and signed on its behalf by:

DocuSigned by:

 EAD5004C7AA045B.....
 Lee Francis Moore
 Director
 Registered number: 06706859

DocuSigned by:

 2F17B61820D64BD..
 Martin Palmer
 Director

The notes on pages 13 to 18 form an integral part of these financial statements.

Elisabeth House General Partner Limited

Statement of Changes in Equity for the Year Ended 31 December 2021

	<i>Called up share capital</i> £	<i>Profit and loss account</i> £	<i>Total equity</i> £
At 1 January 2020	20	29,499	29,519
Loss for the financial year	-	(5,489)	(5,489)
At 31 December 2020	20	24,010	24,030
Loss for the financial year	-	(44,006)	(44,006)
At 31 December 2021	20	(19,996)	(19,976)

The notes on pages 13 to 18 form an integral part of these financial statements.

Elisabeth House General Partner Limited

Statement of Cash Flows for the Year Ended 31 December 2021

	<i>Note</i>	<i>2021</i> <i>£</i>	<i>2020</i> <i>£</i>
Cash flows from operating activities			
Loss for the year		(44,006)	(5,489)
Adjustments to cash flows from non-cash items			
Profit on share in investment	10	(3,298)	(7,772)
Finance income		-	(78)
		(47,304)	(13,339)
Working capital adjustments			
Decrease/(increase) in trade debtors	7	9,382	(12,450)
Decrease in trade creditors	8	(1,143)	(41,950)
Net cash flow used in operating activities		(39,065)	(67,739)
Cash flows from investing activities			
Interest received		-	78
Distributions received from investments	10	50,000	50,000
Net cash flows from investing activities		50,000	50,078
Net increase/(decrease) in cash and cash equivalents		10,935	(17,661)
Cash and cash equivalents at 1 January		38,350	56,011
Cash and cash equivalents at 31 December		49,285	38,350

The notes on pages 13 to 18 form an integral part of these financial statements.

Elisabeth House General Partner Limited

Notes to the Financial Statements for the Year Ended 31 December 2021

1 Accounting policies

1.1 Basis of preparation

The Company is a private company limited by shares incorporated in the United Kingdom under the Companies Act 2006 and is registered in England and Wales. The address of the Company's registered office is;

Suite 1, 7th Floor
50 Broadway
London
SW11 0BL

The principal accounting policies are summarised below. They have all been applied consistently throughout the year and to the preceding year.

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006.

1.2 Going concern

As the Company has net current liabilities at the balance sheet date, the intermediate holding company, WestInvest InterSelect, has provided the directors of the Company with a letter of support confirming their commitment to continue supporting the Company for a period of not less than twelve months from the date of signing the accounts by enabling it to meet its liabilities as they fall due. The directors have made enquiries and understand that the intermediate holding company has adequate resources to provide this financial support.

As a result of this, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for a minimum of 12 months from the date of approval of these financial statements, and the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

1.3 Profit share of investment

Elisabeth House General Partner Limited, as General Partner of Elisabeth House Limited Partnership, is entitled to a 0.1% share of the profits generated by Elisabeth House Limited Partnership.

1.4 Investment

The value of the investment held in the Limited Partnership is equal to the Company's share of net asset value of the Limited Partnership as at the financial position date, less any distribution of profits received. Movements in the carrying value of the investment are charged or credited to the statement of comprehensive income for the period in which they arise.

An assessment of indicators of impairment is completed each accounting year to assess any potential impact upon the value held with the financial statements. The underlying valuation used by the Limited Partnership forms part of this assessment and any impairment is charged to the statement of comprehensive income. As the assessment at 31 December 2021 found no indications of impairment, an impairment review has not been undertaken.

Elisabeth House General Partner Limited

Notes to the Financial Statements (Continued) for the Year Ended 31 December 2021

1 Accounting policies (continued)

1.5 Financial instruments

Recognition

Financial instruments are recognised initially when the Company becomes a party to the contractual provisions of the instruments. The Company classifies financial instruments, or their component parts, on initial recognition as a financial asset, a financial liability or an equity instrument in accordance with substance of the contractual arrangement.

Financial assets

Debtors

Debtors are initially held at historic cost and subsequently at cost less provisions. Provisions are made where it is established that there is objective evidence that the General Partner will not be able to collect all amounts due according to the original terms of the receivable. The provision is recognised in the statement of comprehensive income.

Financial liabilities

Cash and cash equivalents

Cash and cash equivalents include cash on hand and deposits held at call with banks.

Trade and other payables

Trade and other payables are recognised initially at fair value and are subsequently measured at amortised cost, using the effective interest rate method.

1.6 Taxation

Current tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation.

A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse. Deferred tax assets and liabilities are not discounted.

1.7 Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

Elisabeth House General Partner Limited

Notes to the Financial Statements (Continued) for the Year Ended 31 December 2021

2 Critical accounting judgements and key sources of estimation uncertainty

In the application of the Company's accounting policies, which are described in note 1, the directors are required to make judgements (other than those involving estimations) that have a significant impact on the amounts recognised and to make estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may be different from these estimates. There are deemed to be no areas of critical accounting judgements.

A key source of estimation uncertainty is the value of the investment in The Elisabeth House Limited Partnership. In turn, the investment property held by The Elisabeth House Limited Partnership is carried at fair value determined by market value in accordance with valuations carried out by independent valuers. Valuations are based on a number of key assumptions including an estimate of future rental income and appropriate discount rate. To determine the fair value, the partners have used a valuation from data gathered during a valuation taken in December 2021 from two external independent valuers and consider this to be the appropriate valuation of the property at the reporting date.

3 Staff costs

The Company did not employ any staff during the current or prior year. In 2021, the Directors received emoluments from the Company of £19,866 (2020: £8,031).

4 Operating loss

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

	2021 £	2020 £
Profit on share in investment	(3,298)	(7,772)
Audit fees	9,104	8,140
	<u>5,806</u>	<u>368</u>

Except those fees related directly to the audit, no other fees have been paid to the auditor.

Elisabeth House General Partner Limited

Notes to the Financial Statements (Continued) for the Year Ended 31 December 2021

5 Taxation

	2021 £	2020 £
<i>Current taxation</i>		
	-	-
Total corporation tax	-	-

The tax assessed for the year is different to (2020: different to) the rate of corporation tax in the UK of 19% (2020: 19%). The differences are explained below:

	2021 £	2020 £
Loss before tax	(44,006)	(5,489)
Tax on loss at standard UK tax rate of 19% (2020: 19%)	(8,361)	(1,043)
Income not taxable	(627)	(1,477)
Expenses not deductible	-	1,216
Share of partnership property income	712	-
Share of partnership loan relationship income	-	3
Deferred tax not provided	8,276	1,301
Total tax	-	-

The total unused tax losses carried forward as at 31 December 2021 are £190,420 (2020: £146,870).

Factors affecting tax change for the year

The UK Budget 2021 announcements on 3 March 2021 included measures to support economic recovery as a result of the COVID-19 pandemic. These included an increase to the UK's main corporation tax rate to 25% for companies generating profits in excess of £250,000, which is due to be effective from 1 April 2023. Companies generating profits below £50,000 will continue to be charged at 19%, with marginal relief available for profits between £50,000 and £250,000. The rate change was substantively enacted on 24 May 2021 and it received Royal Assent on 10 June 2021.

Elisabeth House General Partner Limited

Notes to the Financial Statements (Continued)

for the Year Ended 31 December 2021

6 Investments

	2021 £	2020 £
Investment in The Elisabeth House Limited Partnership	<u>2,467</u>	<u>49,169</u>

The Company is entitled to a 0.1% share of the profits generated by The Elisabeth House Limited Partnership. The movement in investment value is composed of 0.1% of the £3,298,455 profits (2020: £7,771,522) generated by The Elisabeth House Limited Partnership, less a £50,000 distribution of profits during the 2021 financial year (2020: £50,000).

7 Debtors : Amounts falling due within one year

	2021 £	2020 £
Prepayments	-	14,282
Other debtors	<u>5,010</u>	<u>110</u>
	<u>5,010</u>	<u>14,392</u>

8 Creditors: Amounts falling due within one year

	2021 £	2020 £
Trade creditors	660	-
Amounts owed to group undertakings	49,607	61,027
Accruals	<u>26,471</u>	<u>16,854</u>
	<u>76,738</u>	<u>77,881</u>

The amounts owed to group undertakings relate to expenses paid by The Elisabeth House Limited Partnership on behalf of Elisabeth House General Partner Limited. These amounts are unsecured, interest free and repayable on demand.

Elisabeth House General Partner Limited

Notes to the Financial Statements (Continued) for the Year Ended 31 December 2021

9 Capital and reserves

Called up share capital

Allotted, called up and fully paid shares

	No.	2021	No.	2020
		£		£
Class 'A' ordinary shares of £1 each	10	10	10	10
Class 'B' ordinary shares of £1 each	10	10	10	10
	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>

Both Class A and Class B shares entitle the holders to (A) receive notice of, attend and vote at general meetings of the company and on a poll to one vote for each ordinary share held; (B) receive, according to the number of shares held, any profits available for distribution and resolved to be distributed by the company; and (C) receive, according to the number of shares held, any amounts payable to shareholders on a liquidation or a reduction of capital, the ordinary shares are not redeemable or liable to be redeemed.

Profit and loss account

The profit and loss account represents cumulative profits or losses net of dividends paid and other adjustments.

10 Related party transactions

Key management personnel

All directors are considered to be key management personnel. Total remuneration in respect of these individuals is £19,866 (2020: £8,031).

Summary of transactions with other related parties

The Company is entitled to a 0.1% share of the profits generated by The Elisabeth House Limited Partnership, to which the Company acts as the General Partner, equating to £3,298 during the year (2020: £7,772). A distribution of £50,000 (2020: £50,000) of retained profits was paid from Elisabeth House Limited Partnership to the Company during the year.

At 31 December 2021, the Company owed the Partnership a total of £49,607 (2020: £61,027) which is unsecured, interest free and repayable on demand.

11 Ultimate controlling party

The Company's immediate parent and ultimate controlling party is WestInvest InterSelect, a real estate fund listed in Germany, with registered office at Hamborner Straße 55, 40472 Düsseldorf, Germany.

Registration number: LP013217

The Elisabeth House Limited Partnership

Members' Report and Financial Statements

For the year ended 31 December 2021

The Elisabeth House Limited Partnership

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The Elisabeth House Limited Partnership

Partnership Information

Registered number LP013217

Registered office Suite 1, 3rd Floor
11-12 St. James's Square
London
SW1Y 4LB

Solicitors Simmons & Simmons LLP
London
United Kingdom

Auditor Deloitte LLP
London
United Kingdom

Members	% Share	% Share
	2021	2020
Elisabeth House General Partner Limited	0.1	0.1
WestInvest InterSelect	99.9	99.9
	<u>100.0</u>	<u>100.0</u>

The Elisabeth House Limited Partnership

Members' Report

for the year ended 31 December 2021

The Members present their report and the audited financial statements of The Elisabeth House Limited Partnership ('the Partnership').

Designated member

The designated member of the Partnership throughout the year and up to the date of approval of the financial statements was Elisabeth House General Partner Limited.

The General Partner has taken advantage of the small limited partnership exemption from including a Strategic Report when preparing these financial statements.

Principal activity

The principal activity of the Partnership is the redevelopment and investment of its single site property, One St Peter's Square, Manchester (previously 'Elisabeth House'). The Partnership holds and manages the property for investment purposes in accordance with the principles of good estate management with a view to optimising the total returns from the property by way of long term flow of rental income and/or capital appreciation of the property.

Business review

The profit for the financial year ending 31 December 2021 was £3,298,455 (2020: profit £7,771,522). This was inclusive of the loss arising on revaluation of the investment property during 2021 of £1,144,630 (2020: gain £200,245).

Net assets at 31 December 2021 were £97,267,878, compared to net assets at 31 December 2020 of £94,019,423. A distribution of £50,000 was paid to the General Partner during the year (2020: £50,000).

Going concern

In the management's opinion, the Partnership does qualify as a going concern and therefore its financial statements are to be prepared on the assumption of a going concern.

- Since the Partnership was acquired in August 2016, it has been generating a positive cash flow. The management expects this trend to continue for the foreseeable future.
- Since March 2018, the property has been fully let. The existing lease contracts have an average residual term of approx. 12 years which provides a long term and stable cash flow from the property. Due to Full Repairing and Insuring contracts (FRI), the ongoing landlord costs of the Partnership are low.
- The economic and the cash situation of the Partnership are reviewed regularly by way of monthly management and accounting reports. If the need for any action is identified, management will initiate the necessary steps.
- In January 2020, the Partnership entered into a loan agreement with Landesbank Baden-Württemberg. The balance of the loan being £105,000,000 secured against the property, bearing an annual interest as a rate of 2.05% and with maturity date of August 2023. Whilst the members consider the loan is going to be prolonged in 3Q 2023, WestInvest InterSelect have provided a letter of support confirming that they will provide the necessary funding should the loan not be refinanced by that date. The members have considered the ability of WestInvest InterSelect to provide that support.

The Elisabeth House Limited Partnership

Members' Report

for the year ended 31 December 2021 (continued)

Disclosure of information to the auditor

All of the members as at the date of this report confirm that:

- so far as the members are aware, there is no relevant audit information of which the Partnership's auditor is unaware; and
- The members have taken all the steps that they ought to have taken as members in order to make themselves aware of any relevant audit information and to establish that the Partnership's auditor is aware of that information.

The confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

Future Developments

The nature of the business is not expected to change going forward.

Auditor

The auditor, Deloitte LLP, are deemed to be reappointed for another term and is deemed to be reappointed accordingly.


Small companies provision statement

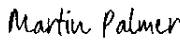
This report has been prepared in accordance with the special provisions of section 415A of the Companies Act 2006 relating to small companies and partnerships. The Partnership has met the requirements to do so in the current and previous financial years. The Members have also taken advantage of the exemption available to small companies and partnerships not to present a strategic report, pursuant to section 414B of the Companies Act 2006.

1 December 2022

Approved by the General Partner, Elisabeth House General Partner Limited on and signed on its behalf by:

For The Elisabeth House Limited Partnership

DocuSigned by:

EAD5004C7AA045B
Lee Moore
Director

DocuSigned by:

2F17B61820D64BD..
Martin Palmer
Director

The Elisabeth House Limited Partnership

Statement of Members' Responsibilities

The Members are responsible for preparing the Member's Report and the financial statements in accordance with applicable law and regulations.

The Limited 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), 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 Partnership and of the profit or loss for that period.

In preparing these financial statements, the Members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent; 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 Partnership and enable them to ensure that the financial statements comply with the Companies Act 2006, as applicable to limited partnerships. They are also responsible for safeguarding the assets of the Partnership and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Elisabeth House Limited Partnership

Independent Auditor's Report to the Members of The Elisabeth House Limited Partnership

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of The Elisabeth House Limited Partnership (the 'qualifying partnership'):

- give a true and fair view of the state of the qualifying 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, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006 as applied to qualifying partnerships.

We have audited the financial statements which comprise:

- the statement of comprehensive income;
- the statement of financial position;
- the statement of changes in members' interests;
- statement of cash flows; and
- the related notes 1 to 15.

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 and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

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 qualifying partnership in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (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 qualifying 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.

The Elisabeth House Limited Partnership

Independent Auditor's Report to the Members of The Elisabeth House Limited Partnership (continued)

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 within 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 this gives rise to 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.

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 qualifying 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 qualifying 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 the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Extent to which 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 Elisabeth House Limited Partnership

Independent Auditor's Report to the Members of The Elisabeth House Limited Partnership (continued)

We considered the nature of the qualifying partnership's industry and its control environment and reviewed the qualifying partnership's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management about their own identification and assessment of the risks of irregularities.

We obtained an understanding of the legal and regulatory frameworks that the qualifying partnership operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements. These included UK Companies Act 2006, FRS 102 and tax legislation; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the qualifying partnership's ability to operate or to avoid a material penalty.

We discussed among the audit engagement team including relevant internal specialists such as valuations specialists regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

As a result of performing the above, we identified the greatest potential for fraud in the following areas, and our specific procedures performed to address it are described below:

- the data provided to the valuers of the investment property; we reviewed the information provided to the valuers, agreeing the rental data and terms and conditions to signed leases.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments; assessed whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management and external legal counsel concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance.

Report on other legal and regulatory requirements

Opinion on other matter prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the members' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- The members' report has been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the qualifying partnership and its environment obtained in the course of the audit, we have not identified any material misstatements in the members' report.

The Elisabeth House Limited Partnership

Independent Auditor's Report to the Members of The Elisabeth House Limited Partnership (continued)

Matters on which we are required to report by exception

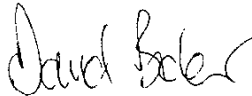
Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- 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 members' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the members were entitled to prepare the financial statements in accordance with the small company's regime and take advantage of the small companies' exemptions in preparing the members' report and from the requirement to prepare a strategic report.

We have nothing to report in respect of these matters.

Use of our report

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



.....
David Bicker (Senior Statutory Auditor)
For and on behalf of Deloitte LLP
Statutory Auditor
London, United Kingdom

Date: 5 December 2022

The Elisabeth House Limited Partnership

Statement of Comprehensive Income for the year ended 31 December 2021

	Note	2021 £	2020 £
Turnover	3	7,215,749	9,713,094
Administrative expenses		<u>(588,610)</u>	<u>(163,645)</u>
Operating profit	4	6,627,139	9,549,449
Interest receivable		-	16,950
Interest payable	6	(2,184,054)	(1,995,122)
(Loss)/gain arising on revaluation of investment property		<u>(1,144,630)</u>	<u>200,245</u>
Profit for the financial year before members remuneration and profit share		<u>3,298,455</u>	<u>7,771,522</u>
Total comprehensive income attributable to the partners		<u>3,298,455</u>	<u>7,771,522</u>

There were no recognised gains and losses, or items of other comprehensive income for 2021 or 2020 other than those included in the statement above.

All amounts derive from continuing operations.

The notes on pages 13 to 21 form an integral part of these financial statements.

The Elisabeth House Limited Partnership

Statement of Financial Position as at 31 December 2021

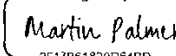
	Note	2021 £	2020 £
Fixed assets			
Investment property	7	157,340,000	158,400,000
Current assets			
Debtors: Amounts falling due after more than one year	8	10,710,867	11,710,918
Debtors: Amounts falling due within one year	9	1,376,133	1,391,922
Cash at bank and in hand		<u>36,106,317</u>	<u>31,181,258</u>
		48,193,317	44,284,098
Creditors: Amounts falling due within one year	10	<u>(3,265,439)</u>	<u>(3,664,675)</u>
Net current assets		<u>44,927,878</u>	<u>40,619,423</u>
Total assets less current liabilities		202,267,878	199,019,423
Creditors: Amounts falling due after more than one year	11	<u>(105,000,000)</u>	<u>(105,000,000)</u>
Net assets attributable to members		<u>97,267,878</u>	<u>94,019,423</u>
Total members interests			
Capital accounts	12	1,001	1,001
Loan accounts		<u>97,266,877</u>	<u>94,018,422</u>
Total members interests	12	<u>97,267,878</u>	<u>94,019,423</u>

Approved and authorised by Elisabeth House General Partner Limited as a Member on 1 December 2022 and signed on its behalf by:

Registered number: LP013217

DocuSigned by:

 EAD5004C7AA045B
 Lee Moore
 Director

DocuSigned by:

 2F17B61820D64BD
 Martin Palmer
 Director

The notes on pages 13 to 21 form an integral part of these financial statements.

The Elisabeth House Limited Partnership

Statement of Changes in Members' Interests for the year ended 31 December 2021

	<i>Capital Accounts £</i>	<i>Loan Accounts £</i>	<i>Total Members' Interests £</i>
At 1 January 2020	1,001	191,296,900	191,297,901
Profit for the financial year	-	7,771,522	7,771,522
Distribution of profit to member	-	(50,000)	(50,000)
Novation of loan from parent	-	(105,000,000)	(105,000,000)
At 31 December 2020	1,001	94,018,422	94,019,423
Profit for the financial year	-	3,298,455	3,298,455
Distribution of profit to member	-	(50,000)	(50,000)
At 31 December 2021	1,001	97,266,877	97,267,878

The notes on pages 13 to 21 form an integral part of these financial statements.

The Elisabeth House Limited Partnership

Statement of Cash Flows for the Year Ended 31 December 2021

		2021 £	2020 £
	Note		
Cash flows from operating activities			
Profit for the year		3,298,455	7,771,522
Adjustments to cash flows from non-cash items			
Changes in fair value of investment property	7	1,144,630	(200,245)
Finance income		-	(16,950)
Finance costs	6	2,184,054	1,995,122
		6,627,139	9,549,449
Working capital adjustments			
Decrease/(increase) in trade debtors	8, 9	1,015,840	(1,016,515)
(Decrease)/increase in trade creditors	10	(405,133)	108,198
Cash generated from operations		7,237,846	8,641,132
Bank and other interest paid		(25,657)	-
Net cash flow from operating activities		7,212,189	8,641,132
Cash flows from investing activities			
Interest received		-	16,950
Capital expenditure	7	(84,630)	-
Net cash flows (used in)/from investing activities		(84,630)	16,950
Cash flows from financing activities			
Repayment of bank loan interest		(2,152,500)	(1,995,122)
Distribution of profit	12	(50,000)	(50,000)
Net cash flows used in financing activities		(2,202,500)	(2,045,122)
Net increase in cash and cash equivalents		4,925,059	6,612,960
Cash and cash equivalents at 1 January	13	31,181,258	24,568,298
Cash and cash equivalents at 31 December	13	36,106,317	31,181,258

The notes on pages 13 to 21 form an integral part of these financial statements.

The Elisabeth House Limited Partnership

Notes to the Financial Statements for the year ended 31 December 2021

1 Accounting policies

1.1 Basis of preparation

The Partnership is registered in England & Wales and its financial statements have been prepared in accordance with the Financial Reporting Standard 102 ('FRS 102') and the Companies Act 2006 as applied to partnerships according to the Partnerships (Accounts) Regulations 2008. The address of the registered office is:

Suite 1, 3rd Floor
11-12 St. James's Square
London
SW1Y 4LB

The principal accounting policies are summarised below. They have all been applied consistently throughout the year and to the preceding year.

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies.

All amounts in these financial statements are stated in GBP and rounded to the nearest £1.

1.2 Going concern

In the management's opinion, the Partnership does qualify as a going concern and therefore its financial statements are to be prepared on the assumption of a going concern.

- Since the Partnership was acquired in August 2016, it has been generating a positive cash flow. The management expects this trend to continue for the foreseeable future.
- Since March 2018, the property has been fully let. The existing lease contracts have an average residual term of approx. 12 years which provides a long term and stable cash flow from the property. Due to Full Repairing and Insuring contracts (FRI), the ongoing landlord costs of the Partnership are low.
- The economic and the cash situation of the Partnership are reviewed regularly by way of monthly management and accounting reports. If the need for any action is identified, management will initiate the necessary steps.
- In January 2020, the Partnership entered into a loan agreement with Landesbank Baden-Württemberg. The balance of the loan being £105,000,000 secured against the property, bearing an annual interest as a rate of 2.05% and with maturity date of August 2023. Whilst the members consider the loan is going to be prolonged in 3Q 2023, WestInvest InterSelect have provided a letter of support confirming that they will provide the necessary funding should the loan not be refinanced by that date. The members have considered the ability of WestInvest InterSelect to provide that support.

The Elisabeth House Limited Partnership

Notes to the Financial Statements for the year ended 31 December 2021 (continued)

1 Accounting policies (continued)

1.3 Investment property

Investment property comprises a completed property which is held to earn rentals or for capital appreciation or both. Property held under a lease is classified as investment property when it is held to earn rentals or for capital appreciation or both, rather than for sale in the ordinary course of business or for use in production or administrative functions. Investment property is measured initially at cost including transaction costs.

After initial recognition, investment properties are carried at fair value.

Fair value is based on active market prices, adjusted, if necessary, for differences in the nature, location or condition of the specific asset. Valuations are performed on a quarterly basis and with a full annual valuation report as of the financial position date by professional valuers who hold recognised and relevant professional qualifications and have recent experience in the location and category of the investment property being valued. These valuations form the basis for the Members' valuation, which dictates the carrying amounts in the financial statements.

The fair value of investment property reflects amongst other things, rental income from current leases and assumptions about rental income from future leases in the light of the current market conditions. The fair value also reflects on a similar basis, any cash outflows that could be expected in respect of the property.

The fair value of investment property does not reflect future capital expenditure that will improve or enhance the property and does not reflect the related future benefits from this future expenditure other than those a rational market participant would take into account when determining the fair value of the property.

Changes in fair value are recorded in the statement of comprehensive income.

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Partnership and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred.

1.4 Turnover

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Partnership and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duty.

Rental income arising from operating leases on investment property is accounted for on a straight-line basis over the lease terms and is included in revenue in the statement of comprehensive income due to its operating nature. Tenant lease incentives are recognised as a reduction of rental revenue on a straight-line basis over the term of the lease. The lease term is the non-cancellable period of the lease together with any further term for which the tenant has the option to continue the lease, where, at the inception of the lease, the managers are reasonably certain that the tenant will exercise that option. Amounts received from tenants to terminate leases are recognised in the statement of comprehensive income when the right to receive them arises.

1.5 Interest payable and interest income

Interest is recognised in the statement of comprehensive income using the effective interest rate method.

The Elisabeth House Limited Partnership

Notes to the Financial Statements for the year ended 31 December 2021 (continued)

1 Accounting policies (continued)

1.6 Financial instruments

Recognition

Financial instruments are recognised initially when the Partnership becomes a party to the contractual provisions of the instruments. The Partnership classifies financial instruments, or their component parts, on initial recognition as a financial asset, a financial liability or an equity instrument in accordance with substance of the contractual arrangement.

Financial assets

Loans and receivables

Loans and receivables are non derivative financial assets with fixed or determinable payments that are not quoted in an active market. It is included in current assets, except for maturities greater than 12 months after the end of the reporting period.

The Partnership classifies financial instruments, or their component parts, on initial recognition as a financial asset, a financial liability or an equity instrument in accordance with substance of the contractual arrangement.

For financial instruments which are not at fair value through the profit or loss, transaction costs are included in the initial measurement of the instrument. Loans and receivables are subsequently measured at amortised cost, using the effective interest method, less accumulated impairment losses.

At each reporting date the Partnership assesses all financial assets to determine whether there is objective evidence that a financial asset or group of financial assets has been impaired. Any impairment is recognised in profit or loss.

Cash and cash equivalents

Cash and cash equivalents include cash on hand and deposits held at call with banks.

Financial liabilities

Trade and other payables

Trade and other payables are recognised initially at fair value and are subsequently measured at amortised cost, using the effective interest rate method.

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of comprehensive income over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

1.7 Taxation

No provision for taxation has been included within the accounts, since each of the partners is responsible for settling its own tax liability.

The Elisabeth House Limited Partnership

Notes to the Financial Statements for the year ended 31 December 2021 (continued)

1 Accounting policies (continued)

1.8 Partner loan accounts

Partner loan accounts are treated as capital injections as defined by the Partnership Agreement.

1.9 Foreign currency translation

Foreign currency transactions that are denominated, or that require settlement, in a foreign currency are translated into Pounds Sterling, being the functional currency, using the exchange rates prevailing at the dates of the relevant transactions.

2 Critical accounting judgements and key sources of estimation uncertainty

In preparing the financial statements, management is required to make estimates and assumptions that affect the amounts represented in the financial statements and related disclosures. Use of available information and the application of judgement is inherent in the formation of estimates. Actual results in the future could differ from these estimates which may be material to the financial statements.

The members do not believe that there are any significant accounting judgements that would result in a material difference to the accounts in the next 12 months.

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting period that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

Property valuations

Investment properties (note 7) are carried at fair value determined by market value in accordance with valuations carried out by independent valuers. Valuations are based on a number of key assumptions including an estimate of future rental income and appropriate discount rate.

To determine the fair value, the partners have used a valuation from data gathered during a valuation taken in December 2021 from two external independent valuers and consider this to be the appropriate valuation of the property at the reporting date.

3 Turnover

Turnover represents the amounts derived from the Partnership's principal activity, being the generation of rental income, and is stated net of VAT.

The geographical split of turnover is as follows:

	2021	2020
	£	£
United Kingdom	<u>7,215,749</u>	<u>9,713,094</u>

The Elisabeth House Limited Partnership

Notes to the Financial Statements for the year ended 31 December 2021 (continued)

4 Operating profit

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

	2021 £	2020 £
Audit fees payable to the Partnership's auditor for the audit of the Partnership's financial statements	25,601	20,916
Foreign exchange losses/(gains)	<u>337,796</u>	<u>(243,078)</u>

Except those fees related directly to the audit, no other fees have been paid to the auditor.

5 Staff costs

The Partnership did not employ any staff during the current or prior year. The Partnership paid a £50,000 distribution of profits the General Partner during the year (2020: £50,000).

6 Interest payable and similar expenses

	2021 £	2020 £
Interest on bank loan	2,158,397	1,969,685
Other finance costs	<u>25,657</u>	<u>25,437</u>
	<u><u>2,184,054</u></u>	<u><u>1,995,122</u></u>

The Elisabeth House Limited Partnership

Notes to the Financial Statements for the year ended 31 December 2021 (continued)

7 Investment property

£

Valuation

At 1 January 2021	158,400,000
Additions at cost	84,630
Loss arising on revaluation of investment property	(1,144,630)
At 31 December 2021	<u>157,340,000</u>

The fair value of £157,340,000 was derived from two independent valuers, from data gathered during valuations taken in December 2021, and the partners consider this to be the appropriate fair value.

The investment property, which is freehold, was revalued to fair value at 31 December 2021, based on valuations undertaken by Schrader GmbH & Co. KG and ENA Experts GmbH & Co. KG, independent valuers holding recognised relevant professional qualifications, with recent experience in the location and class of the investment property being valued. The investment property has been valued using the comparative and investment methods, taking into account size, location, lease terms, covenants and other factors. The method of determining the property value is to use the income approach, and there are no restrictions on the realisability of the investment property.

8 Debtors: Amounts falling due after more than one year

	2021	2020
	£	£
Tenant incentive	<u>10,710,867</u>	<u>11,710,918</u>

The Partnership has granted lease incentives, including rent-free periods and contributions to fit-out costs, to several of its tenants. These lease incentives are amortised on a straight-line basis over the term of the lease, and the net amount of lease incentives not fully amortised are included within debtors in the statement of financial position.

The Elisabeth House Limited Partnership

Notes to the Financial Statements

for the year ended 31 December 2021 (continued)

9 Debtors: Amounts falling due within one year

	2021 £	2020 £
Trade debtors	358,293	411,128
Amounts owed by group undertakings	49,607	61,027
Tenant incentive	858,333	754,653
Other debtors	10,544	92,742
Prepayments and accrued income	99,356	72,372
	<u>1,376,133</u>	<u>1,391,922</u>

The amounts owed by group undertakings relate to expenses paid by the Partnership on behalf of Elisabeth House General Partner Limited. These amounts are unsecured, interest free and repayable on demand.

10 Creditors: Amounts falling due within one year

	2021 £	2020 £
Trade creditors	66,306	145,087
Accruals and deferred income	1,753,206	2,286,586
Other creditors	654,453	825,566
Other taxes and social security	785,577	407,436
Interest on bank loan	5,897	-
	<u>3,265,439</u>	<u>3,664,675</u>

11 Creditors: Amounts falling due after more than one year

	2021 £	2020 £
Bank loan	<u>105,000,000</u>	<u>105,000,000</u>

In January 2020, the Partnership entered into a loan agreement with Landesbank Baden-Württemberg. The loan was previously payable by WestInvest InterSelect, and was novated such that the Partnership assumed responsibility for the repayment of the loan. The balance of the loan being £105,000,000 secured against the property, bearing an annual interest as a rate of 2.05% and with maturity date on 11 August 2023.

The Elisabeth House Limited Partnership

Notes to the Financial Statements for the year ended 31 December 2021 (continued)

12 Movement in partners' capital and current accounts

	<i>Elisabeth House General Partner Limited</i> £	<i>WestInvest InterSelect</i> £	<i>Total</i> £
<i>Capital accounts</i>			
At 1 January 2021	1	1,000	1,001
At 31 December 2021	1	1,000	1,001
<i>Loan accounts</i>			
At 1 January 2021	49,168	93,969,254	94,018,422
Transfer from current accounts	3,298	3,295,157	3,298,455
Distribution of profit	(50,000)	-	(50,000)
At 31 December 2021	2,466	97,264,411	97,266,877
<i>Current accounts</i>			
At 1 January 2021	-	-	-
Profit for the year	3,298	3,295,157	3,298,455
Profit to loan accounts	(3,298)	(3,295,157)	(3,298,455)
At 31 December 2021	-	-	-

The partners have contributed the following amounts by way of capital contribution - the General Partner has contributed £1 and the Limited Partner has contributed £1,000. Capital contributions of each Partner are credited to the Capital Account and any repayment of the same is debited to that account. The net income for the year is allocated to the Partner's current account in proportion to their capital contributions. The General Partner is entitled to a priority share distribution amounting to £50,000.

The Elisabeth House Limited Partnership

Notes to the Financial Statements

for the year ended 31 December 2021 (continued)

13 Analysis of changes in net debt

	<i>At 1 January 2021 £</i>	<i>Cash flows £</i>	<i>Other non-cash movements £</i>	<i>At 31 December 2021 £</i>
Cash and cash equivalents				
Cash at bank and in hand	31,181,258	4,925,059	-	36,106,317
	<u>31,181,258</u>	<u>4,925,059</u>	<u>-</u>	<u>36,106,317</u>
Borrowings				
Debt falling due within one year	-	(2,152,500)	2,158,397	5,897
Debt falling due after more than one year	105,000,000	-	-	105,000,000
	<u>105,000,000</u>	<u>(2,152,500)</u>	<u>2,158,397</u>	<u>105,005,897</u>
Total	<u>(73,818,742)</u>	<u>7,077,559</u>	<u>(2,158,397)</u>	<u>(68,899,580)</u>

The other non-cash movements relate to interest accrued on external borrowings.

14 Operating leases

Operating leases - lessor

The total of future minimum lease payments due to be received are as follows:

	<i>2021 £</i>	<i>2020 £</i>
Not later than one year	7,805,108	7,799,025
Later than one year and not later than five years	34,900,655	34,426,669
Later than five years	<u>56,674,310</u>	<u>65,360,929</u>
	<u>99,380,073</u>	<u>107,586,623</u>

Total contingent rents recognised as income in the period are £Nil (2020 - £Nil).

15 Ultimate controlling party

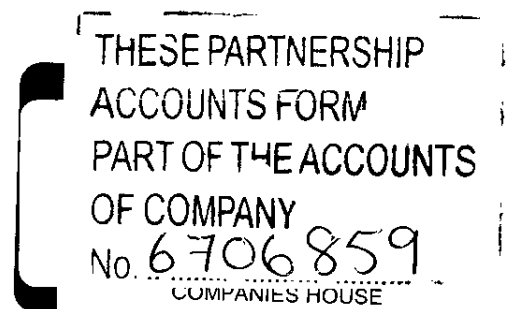
The Partnership's immediate parent and ultimate controlling party is WestInvest InterSelect, a real estate fund listed in Germany, with registered office at Hamborner Straße 55, 40472 Düsseldorf, Germany.

Registration number: LP013217

The Elisabeth House Limited Partnership

Members' Report and Financial Statements

For the year ended 31 December 2021



The Elisabeth House Limited Partnership

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The Elisabeth House Limited Partnership

Partnership Information

Registered number LP013217

Registered office Suite 1, 3rd Floor
11-12 St. James's Square
London
SW1Y 4LB

Solicitors Simmons & Simmons LLP
London
United Kingdom

Auditor Deloitte LLP
London
United Kingdom

Members	% Share	% Share
	2021	2020
<i>Elisabeth House General Partner Limited</i>	0.1	0.1
WestInvest InterSelect	99.9	99.9
	<u>100.0</u>	<u>100.0</u>

The Elisabeth House Limited Partnership

Members' Report

for the year ended 31 December 2021

The Members present their report and the audited financial statements of The Elisabeth House Limited Partnership ('the Partnership').

Designated member

The designated member of the Partnership throughout the year and up to the date of approval of the financial statements was Elisabeth House General Partner Limited.

The General Partner has taken advantage of the small limited partnership exemption from including a Strategic Report when preparing these financial statements.

Principal activity

The principal activity of the Partnership is the redevelopment and investment of its single site property, One St Peter's Square, Manchester (previously 'Elisabeth House'). The Partnership holds and manages the property for investment purposes in accordance with the principles of good estate management with a view to optimising the total returns from the property by way of long term flow of rental income and/or capital appreciation of the property.

Business review

The profit for the financial year ending 31 December 2021 was £3,298,455 (2020: profit £7,771,522). This was inclusive of the loss arising on revaluation of the investment property during 2021 of £1,144,630 (2020: gain £200,245).

Net assets at 31 December 2021 were £97,267,878, compared to net assets at 31 December 2020 of £94,019,423. A distribution of £50,000 was paid to the General Partner during the year (2020: £50,000).

Going concern

In the management's opinion, the Partnership does qualify as a going concern and therefore its financial statements are to be prepared on the assumption of a going concern.

- Since the Partnership was acquired in August 2016, it has been generating a positive cash flow. The management expects this trend to continue for the foreseeable future.
- Since March 2018, the property has been fully let. The existing lease contracts have an average residual term of approx. 12 years which provides a long term and stable cash flow from the property. Due to Full Repairing and Insuring contracts (FRI), the ongoing landlord costs of the Partnership are low.
- The economic and the cash situation of the Partnership are reviewed regularly by way of monthly management and accounting reports. If the need for any action is identified, management will initiate the necessary steps.
- In January 2020, the Partnership entered into a loan agreement with Landesbank Baden-Wurtemberg. The balance of the loan being £105,000,000 secured against the property, bearing an annual interest as a rate of 2.05% and with maturity date of August 2023. Whilst the members consider the loan is going to be prolonged in 3Q 2023, WestInvest InterSelect have provided a letter of support confirming that they will provide the necessary funding should the loan not be refinanced by that date. The members have considered the ability of WestInvest InterSelect to provide that support.

The Elisabeth House Limited Partnership

Members' Report

for the year ended 31 December 2021 (continued)

Disclosure of information to the auditor

All of the members as at the date of this report confirm that:

- so far as the members are aware, there is no relevant audit information of which the Partnership's auditor is unaware; and
- The members have taken all the steps that they ought to have taken as members in order to make themselves aware of any relevant audit information and to establish that the Partnership's auditor is aware of that information.

The confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

Future Developments

The nature of the business is not expected to change going forward.

Auditor

The auditor, Deloitte LLP, are deemed to be reappointed for another term and is deemed to be reappointed accordingly.

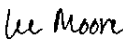
Small companies provision statement

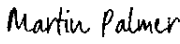
This report has been prepared in accordance with the special provisions of section 415A of the Companies Act 2006 relating to small companies and partnerships. The Partnership has met the requirements to do so in the current and previous financial years. The Members have also taken advantage of the exemption available to small companies and partnerships not to present a strategic report, pursuant to section 414B of the Companies Act 2006.

1 December 2022

Approved by the General Partner, Elisabeth House General Partner Limited on and signed on its behalf by:

For The Elisabeth House Limited Partnership

DocuSigned by:

EAD5004C7AA045B
Lee Moore
Director

DocuSigned by:

2F17B61820D64BD...
Martin Palmer
Director

The Elisabeth House Limited Partnership

Statement of Members' Responsibilities

The Members are responsible for preparing the Member's Report and the financial statements in accordance with applicable law and regulations.

The Limited 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), 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 Partnership and of the profit or loss for that period.

In preparing these financial statements, the Members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent; 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 Partnership and enable them to ensure that the financial statements comply with the Companies Act 2006, as applicable to limited partnerships. They are also responsible for safeguarding the assets of the Partnership and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Elisabeth House Limited Partnership

Independent Auditor's Report to the Members of The Elisabeth House Limited Partnership

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of The Elisabeth House Limited Partnership (the 'qualifying partnership'):

- give a true and fair view of the state of the qualifying 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, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006 as applied to qualifying partnerships.

We have audited the financial statements which comprise:

- the statement of comprehensive income;
- the statement of financial position;
- the statement of changes in members' interests;
- statement of cash flows; and
- the related notes 1 to 15.

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 and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

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 qualifying partnership in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (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 qualifying 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.

The Elisabeth House Limited Partnership

Independent Auditor's Report to the Members of The Elisabeth House Limited Partnership (continued)

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 within 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 this gives rise to 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.

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 qualifying 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 qualifying 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 the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Extent to which 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 Elisabeth House Limited Partnership

Independent Auditor's Report to the Members of The Elisabeth House Limited Partnership (continued)

We considered the nature of the qualifying partnership's industry and its control environment and reviewed the qualifying partnership's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management about their own identification and assessment of the risks of irregularities.

We obtained an understanding of the legal and regulatory frameworks that the qualifying partnership operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements. These included UK Companies Act 2006, FRS 102 and tax legislation; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the qualifying partnership's ability to operate or to avoid a material penalty.

We discussed among the audit engagement team including relevant internal specialists such as valuations specialists regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

As a result of performing the above, we identified the greatest potential for fraud in the following areas, and our specific procedures performed to address it are described below:

- the data provided to the valuers of the investment property: we reviewed the information provided to the valuers, agreeing the rental data and terms and conditions to signed leases.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments; assessed whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

In addition to the above, our procedures to respond to the risks identified included the following:

- *reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;*
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management and external legal counsel concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance.

Report on other legal and regulatory requirements

Opinion on other matter prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the members' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- The members' report has been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the qualifying partnership and its environment obtained in the course of the audit, we have not identified any material misstatements in the members' report.

The Elisabeth House Limited Partnership

Independent Auditor's Report to the Members of The Elisabeth House Limited Partnership (continued)

Matters on which we are required to report by exception

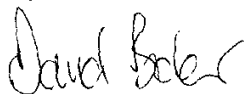
Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- 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 members' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the members were entitled to prepare the financial statements in accordance with the small company's regime and take advantage of the small companies' exemptions in preparing the members' report and from the requirement to prepare a strategic report.

We have nothing to report in respect of these matters.

Use of our report

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



David Bicker (Senior Statutory Auditor)
For and on behalf of Deloitte LLP
Statutory Auditor
London, United Kingdom

Date: 5 December 2022

The Elisabeth House Limited Partnership

Statement of Comprehensive Income for the year ended 31 December 2021

	Note	2021 £	2020 £
Turnover	3	7,215,749	9,713,094
Administrative expenses		<u>(588,610)</u>	<u>(163,645)</u>
Operating profit	4	6,627,139	9,549,449
Interest receivable		-	16,950
Interest payable	6	(2,184,054)	(1,995,122)
(Loss)/gain arising on revaluation of investment property		<u>(1,144,630)</u>	<u>200,245</u>
Profit for the financial year before members remuneration and profit share		<u>3,298,455</u>	<u>7,771,522</u>
Total comprehensive income attributable to the partners		<u>3,298,455</u>	<u>7,771,522</u>

There were no recognised gains and losses, or items of other comprehensive income for 2021 or 2020 other than those included in the statement above.

All amounts derive from continuing operations.

The notes on pages 13 to 21 form an integral part of these financial statements.

The Elisabeth House Limited Partnership

Statement of Financial Position as at 31 December 2021

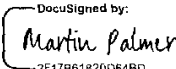
	Note	2021 £	2020 £
Fixed assets			
Investment property	7	157,340,000	158,400,000
Current assets			
Debtors: Amounts falling due after more than one year	8	10,710,867	11,710,918
Debtors: Amounts falling due within one year	9	1,376,133	1,391,922
Cash at bank and in hand		36,106,317	31,181,258
		48,193,317	44,284,098
Creditors: Amounts falling due within one year	10	(3,265,439)	(3,664,675)
Net current assets		44,927,878	40,619,423
Total assets less current liabilities		202,267,878	199,019,423
Creditors: Amounts falling due after more than one year	11	(105,000,000)	(105,000,000)
Net assets attributable to members		97,267,878	94,019,423
Total members interests		97,267,878	94,019,423
Total members interests	12	97,266,877	94,018,422

Approved and authorised by Elisabeth House General Partner Limited as a Member on 1 December 2022 and signed on its behalf by:

Registered number: LP013217

DocuSigned by:

 EAD5004C7AA045B
 Lee Moore
 Director

DocuSigned by:

 2F17B61820D84BD
 Martin Palmer
 Director

The notes on pages 13 to 21 form an integral part of these financial statements.

The Elisabeth House Limited Partnership

Statement of Changes in Members' Interests for the year ended 31 December 2021

	<i>Capital Accounts</i> £	<i>Loan Accounts</i> £	<i>Total Members' Interests</i> £
At 1 January 2020	1,001	191,296,900	191,297,901
Profit for the financial year	-	7,771,522	7,771,522
Distribution of profit to member	-	(50,000)	(50,000)
Novation of loan from parent	-	(105,000,000)	(105,000,000)
At 31 December 2020	1,001	94,018,422	94,019,423
Profit for the financial year	-	3,298,455	3,298,455
Distribution of profit to member	-	(50,000)	(50,000)
At 31 December 2021	1,001	97,266,877	97,267,878

The notes on pages 13 to 21 form an integral part of these financial statements.

The Elisabeth House Limited Partnership

Statement of Cash Flows for the Year Ended 31 December 2021

	Note	2021 £	2020 £
Cash flows from operating activities			
Profit for the year		3,298,455	7,771,522
Adjustments to cash flows from non-cash items			
Changes in fair value of investment property	7	1,144,630	(200,245)
Finance income		-	(16,950)
Finance costs	6	<u>2,184,054</u>	<u>1,995,122</u>
		6,627,139	9,549,449
Working capital adjustments			
Decrease/(increase) in trade debtors	8, 9	1,015,840	(1,016,515)
(Decrease)/increase in trade creditors	10	<u>(405,133)</u>	<u>108,198</u>
Cash generated from operations		7,237,846	8,641,132
Bank and other interest paid		<u>(25,657)</u>	<u>-</u>
Net cash flow from operating activities		<u>7,212,189</u>	<u>8,641,132</u>
Cash flows from investing activities			
Interest received		-	16,950
Capital expenditure	7	<u>(84,630)</u>	<u>-</u>
Net cash flows (used in)/from investing activities		<u>(84,630)</u>	<u>16,950</u>
Cash flows from financing activities			
Repayment of bank loan interest		(2,152,500)	(1,995,122)
Distribution of profit	12	<u>(50,000)</u>	<u>(50,000)</u>
Net cash flows used in financing activities		<u>(2,202,500)</u>	<u>(2,045,122)</u>
Net increase in cash and cash equivalents		4,925,059	6,612,960
Cash and cash equivalents at 1 January	13	<u>31,181,258</u>	<u>24,568,298</u>
Cash and cash equivalents at 31 December	13	<u><u>36,106,317</u></u>	<u><u>31,181,258</u></u>

The notes on pages 13 to 21 form an integral part of these financial statements.

The Elisabeth House Limited Partnership

Notes to the Financial Statements for the year ended 31 December 2021

1 Accounting policies

1.1 Basis of preparation

The Partnership is registered in England & Wales and its financial statements have been prepared in accordance with the Financial Reporting Standard 102 ('FRS 102') and the Companies Act 2006 as applied to partnerships according to the Partnerships (Accounts) Regulations 2008. The address of the registered office is:

Suite 1, 3rd Floor
11-12 St. James's Square
London
SW1Y 4LB

The principal accounting policies are summarised below. They have all been applied consistently throughout the year and to the preceding year.

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies.

All amounts in these financial statements are stated in GBP and rounded to the nearest £1.

1.2 Going concern

In the management's opinion, the Partnership does qualify as a going concern and therefore its financial statements are to be prepared on the assumption of a going concern.

- Since the Partnership was acquired in August 2016, it has been generating a positive cash flow. The management expects this trend to continue for the foreseeable future.
- Since March 2018, the property has been fully let. The existing lease contracts have an average residual term of approx. 12 years which provides a long term and stable cash flow from the property. Due to Full Repairing and Insuring contracts (FRI), the ongoing landlord costs of the Partnership are low.
- The economic and the cash situation of the Partnership are reviewed regularly by way of monthly management and accounting reports. If the need for any action is identified, management will initiate the necessary steps.
- In January 2020, the Partnership entered into a loan agreement with Landesbank Baden-Württemberg. The balance of the loan being £105,000,000 secured against the property, bearing an annual interest as a rate of 2.05% and with maturity date of August 2023. Whilst the members consider the loan is going to be prolonged in 3Q 2023, WestInvest InterSelect have provided a letter of support confirming that they will provide the necessary funding should the loan not be refinanced by that date. The members have considered the ability of WestInvest InterSelect to provide that support.

The Elisabeth House Limited Partnership

Notes to the Financial Statements for the year ended 31 December 2021 (continued)

1 Accounting policies (continued)

1.3 Investment property

Investment property comprises a completed property which is held to earn rentals or for capital appreciation or both. Property held under a lease is classified as investment property when it is held to earn rentals or for capital appreciation or both, rather than for sale in the ordinary course of business or for use in production or administrative functions. Investment property is measured initially at cost including transaction costs.

After initial recognition, investment properties are carried at fair value.

Fair value is based on active market prices, adjusted, if necessary, for differences in the nature, location or condition of the specific asset. Valuations are performed on a quarterly basis and with a full annual valuation report as of the financial position date by professional valuers who hold recognised and relevant professional qualifications and have recent experience in the location and category of the investment property being valued. These valuations form the basis for the Members' valuation, which dictates the carrying amounts in the financial statements.

The fair value of investment property reflects amongst other things, rental income from current leases and assumptions about rental income from future leases in the light of the current market conditions. The fair value also reflects on a similar basis, any cash outflows that could be expected in respect of the property.

The fair value of investment property does not reflect future capital expenditure that will improve or enhance the property and does not reflect the related future benefits from this future expenditure other than those a rational market participant would take into account when determining the fair value of the property.

Changes in fair value are recorded in the statement of comprehensive income.

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Partnership and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred.

1.4 Turnover

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Partnership and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duty.

Rental income arising from operating leases on investment property is accounted for on a straight-line basis over the lease terms and is included in revenue in the statement of comprehensive income due to its operating nature. Tenant lease incentives are recognised as a reduction of rental revenue on a straight-line basis over the term of the lease. The lease term is the non-cancellable period of the lease together with any further term for which the tenant has the option to continue the lease, where, at the inception of the lease, the managers are reasonably certain that the tenant will exercise that option. Amounts received from tenants to terminate leases are recognised in the statement of comprehensive income when the right to receive them arises.

1.5 Interest payable and interest income

Interest is recognised in the statement of comprehensive income using the effective interest rate method.

The Elisabeth House Limited Partnership

Notes to the Financial Statements for the year ended 31 December 2021 (continued)

1 Accounting policies (continued)

1.6 Financial instruments

Recognition

Financial instruments are recognised initially when the Partnership becomes a party to the contractual provisions of the instruments. The Partnership classifies financial instruments, or their component parts, on initial recognition as a financial asset, a financial liability or an equity instrument in accordance with substance of the contractual arrangement.

Financial assets

Loans and receivables

Loans and receivables are non derivative financial assets with fixed or determinable payments that are not quoted in an active market. It is included in current assets, except for maturities greater than 12 months after the end of the reporting period.

The Partnership classifies financial instruments, or their component parts, on initial recognition as a financial asset, a financial liability or an equity instrument in accordance with substance of the contractual arrangement.

For financial instruments which are not at fair value through the profit or loss, transaction costs are included in the initial measurement of the instrument. Loans and receivables are subsequently measured at amortised cost, using the effective interest method, less accumulated impairment losses.

At each reporting date the Partnership assesses all financial assets to determine whether there is objective evidence that a financial asset or group of financial assets has been impaired. Any impairment is recognised in profit or loss.

Cash and cash equivalents

Cash and cash equivalents include cash on hand and deposits held at call with banks.

Financial liabilities

Trade and other payables

Trade and other payables are recognised initially at fair value and are subsequently measured at amortised cost, using the effective interest rate method.

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of comprehensive income over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

1.7 Taxation

No provision for taxation has been included within the accounts, since each of the partners is responsible for settling its own tax liability.

The Elisabeth House Limited Partnership

Notes to the Financial Statements for the year ended 31 December 2021 (continued)

1 Accounting policies (continued)

1.8 Partner loan accounts

Partner loan accounts are treated as capital injections as defined by the Partnership Agreement.

1.9 Foreign currency translation

Foreign currency transactions that are denominated, or that require settlement, in a foreign currency are translated into Pounds Sterling, being the functional currency, using the exchange rates prevailing at the dates of the relevant transactions.

2 Critical accounting judgements and key sources of estimation uncertainty

In preparing the financial statements, management is required to make estimates and assumptions that affect the amounts represented in the financial statements and related disclosures. Use of available information and the application of judgement is inherent in the formation of estimates. Actual results in the future could differ from these estimates which may be material to the financial statements.

The members do not believe that there are any significant accounting judgements that would result in a material difference to the accounts in the next 12 months.

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting period that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

Property valuations

Investment properties (note 7) are carried at fair value determined by market value in accordance with valuations carried out by independent valuers. Valuations are based on a number of key assumptions including an estimate of future rental income and appropriate discount rate.

To determine the fair value, the partners have used a valuation from data gathered during a valuation taken in December 2021 from two external independent valuers and consider this to be the appropriate valuation of the property at the reporting date.

3 Turnover

Turnover represents the amounts derived from the Partnership's principal activity, being the generation of rental income, and is stated net of VAT.

The geographical split of turnover is as follows:

	2021 £	2020 £
United Kingdom	<u>7,215,749</u>	<u>9,713,094</u>

The Elisabeth House Limited Partnership

Notes to the Financial Statements

for the year ended 31 December 2021 (continued)

4 Operating profit

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

	2021 £	2020 £
Audit fees payable to the Partnership's auditor for the audit of the Partnership's financial statements	25,601	20,916
Foreign exchange losses/(gains)	<u>337,796</u>	<u>(243,078)</u>

Except those fees related directly to the audit, no other fees have been paid to the auditor.

5 Staff costs

The Partnership did not employ any staff during the current or prior year. The Partnership paid a £50,000 distribution of profits the General Partner during the year (2020: £50,000).

6 Interest payable and similar expenses

	2021 £	2020 £
Interest on bank loan	2,158,397	1,969,685
Other finance costs	<u>25,657</u>	<u>25,437</u>
	<u><u>2,184,054</u></u>	<u><u>1,995,122</u></u>

The Elisabeth House Limited Partnership

Notes to the Financial Statements for the year ended 31 December 2021 (continued)

7 Investment property

£

Valuation

At 1 January 2021	158,400,000
Additions at cost	84,630
Loss arising on revaluation of investment property	(1,144,630)
At 31 December 2021	<u>157,340,000</u>

The fair value of £157,340,000 was derived from two independent valuers, from data gathered during valuations taken in December 2021, and the partners consider this to be the appropriate fair value.

The investment property, which is freehold, was revalued to fair value at 31 December 2021, based on valuations undertaken by Schrader GmbH & Co. KG and ENA Experts GmbH & Co. KG, independent valuers holding recognised relevant professional qualifications, with recent experience in the location and class of the investment property being valued. The investment property has been valued using the comparative and investment methods, taking into account size, location, lease terms, covenants and other factors. The method of determining the property value is to use the income approach, and there are no restrictions on the realisability of the investment property.

8 Debtors: Amounts falling due after more than one year

	2021 £	2020 £
Tenant incentive	<u>10,710,867</u>	<u>11,710,918</u>

The Partnership has granted lease incentives, including rent-free periods and contributions to fit-out costs, to several of its tenants. These lease incentives are amortised on a straight-line basis over the term of the lease, and the net amount of lease incentives not fully amortised are included within debtors in the statement of financial position.

The Elisabeth House Limited Partnership

Notes to the Financial Statements for the year ended 31 December 2021 (continued)

9 Debtors: Amounts falling due within one year

	2021 £	2020 £
Trade debtors	358,293	411,128
Amounts owed by group undertakings	49,607	61,027
Tenant incentive	858,333	754,653
Other debtors	10,544	92,742
Prepayments and accrued income	99,356	72,372
	<u>1,376,133</u>	<u>1,391,922</u>

The amounts owed by group undertakings relate to expenses paid by the Partnership on behalf of Elisabeth House General Partner Limited. These amounts are unsecured, interest free and repayable on demand.

10 Creditors: Amounts falling due within one year

	2021 £	2020 £
Trade creditors	66,306	145,087
Accruals and deferred income	1,753,206	2,286,586
Other creditors	654,453	825,566
Other taxes and social security	785,577	407,436
Interest on bank loan	5,897	-
	<u>3,265,439</u>	<u>3,664,675</u>

11 Creditors: Amounts falling due after more than one year

	2021 £	2020 £
Bank loan	<u>105,000,000</u>	<u>105,000,000</u>

In January 2020, the Partnership entered into a loan agreement with Landesbank Baden-Württemberg. The loan was previously payable by WestInvest InterSelect, and was novated such that the Partnership assumed responsibility for the repayment of the loan. The balance of the loan being £105,000,000 secured against the property, bearing an annual interest as a rate of 2.05% and with maturity date on 11 August 2023.

The Elisabeth House Limited Partnership

Notes to the Financial Statements

for the year ended 31 December 2021 (continued)

12 Movement in partners' capital and current accounts

	<i>Elisabeth House General Partner Limited £</i>	<i>WestInvest InterSelect £</i>	<i>Total £</i>
Capital accounts			
At 1 January 2021	1	1,000	1,001
At 31 December 2021	<u>1</u>	<u>1,000</u>	<u>1,001</u>
Loan accounts			
At 1 January 2021	49,168	93,969,254	94,018,422
Transfer from current accounts	3,298	3,295,157	3,298,455
Distribution of profit	(50,000)	-	(50,000)
At 31 December 2021	<u>2,466</u>	<u>97,264,411</u>	<u>97,266,877</u>
Current accounts			
At 1 January 2021	-	-	-
Profit for the year	3,298	3,295,157	3,298,455
Profit to loan accounts	(3,298)	(3,295,157)	(3,298,455)
At 31 December 2021	<u>-</u>	<u>-</u>	<u>-</u>

The partners have contributed the following amounts by way of capital contribution - the General Partner has contributed £1 and the Limited Partner has contributed £1,000. Capital contributions of each Partner are credited to the Capital Account and any repayment of the same is debited to that account. The net income for the year is allocated to the Partner's current account in proportion to their capital contributions. The General Partner is entitled to a priority share distribution amounting to £50,000.

The Elisabeth House Limited Partnership

Notes to the Financial Statements

for the year ended 31 December 2021 (continued)

13 Analysis of changes in net debt

	<i>At 1 January 2021 £</i>	<i>Cash flows £</i>	<i>Other non-cash movements £</i>	<i>At 31 December 2021 £</i>
Cash and cash equivalents				
Cash at bank and in hand	31,181,258	4,925,059	-	36,106,317
	<u>31,181,258</u>	<u>4,925,059</u>	<u>-</u>	<u>36,106,317</u>
Borrowings				
Debt falling due within one year	-	(2,152,500)	2,158,397	5,897
Debt falling due after more than one year	105,000,000	-	-	105,000,000
	<u>105,000,000</u>	<u>(2,152,500)</u>	<u>2,158,397</u>	<u>105,005,897</u>
Total	<u>(73,818,742)</u>	<u>7,077,559</u>	<u>(2,158,397)</u>	<u>(68,899,580)</u>

The other non-cash movements relate to interest accrued on external borrowings.

14 Operating leases

Operating leases - lessor

The total of future minimum lease payments due to be received are as follows:

	<i>2021 £</i>	<i>2020 £</i>
Not later than one year	7,805,108	7,799,025
Later than one year and not later than five years	34,900,655	34,426,669
Later than five years	<u>56,674,310</u>	<u>65,360,929</u>
	<u>99,380,073</u>	<u>107,586,623</u>

Total contingent rents recognised as income in the period are £Nil (2020 - £Nil).

15 Ultimate controlling party

The Partnership's immediate parent and ultimate controlling party is WestInvest InterSelect, a real estate fund listed in Germany, with registered office at Hamborner Straße 55, 40472 Düsseldorf, Germany.