

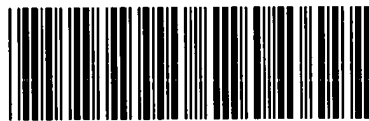
Registered number: OC361119

PATRON CAPITAL ADVISERS LLP

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

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PATRON CAPITAL ADVISERS LLP

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MEMBERS' REPORT

For the year ended 31 December 2020

Principal activities

The principal activity of Patron Capital Advisers LLP (the "LLP") is that of investment adviser to Patron Capital L.P. II, Patron Capital L.P. III, Patron Capital L.P. IV, Patron Capital L.P. V and Patron Capital L.P. VI, third party funds organised for investment in European real estate and related opportunities (together the 'Patron Funds'). The LLP was formed on 24 January 2011 and on 1 July 2011, the business, assets and undertakings of a predecessor entity, Patron Capital Limited were assigned to it as part of a corporate reorganisation. The LLP is regulated by the Financial Conduct Authority.

Members

The members during the year were as follows:

Designated Members:

Keith Breslauer

Patron Capital Advisers Investments Limited

Members:

Kevin Cooke

Stephen Green

Kendall Langford

Shane Law

Mark Parnell

Aubrey Collins

Members' capital

The LLP maintains capital appropriate to the requirements of the business.

The LLP maintains a flexible policy for the subscription of capital. Members may be invited to subscribe from time to time such that the LLP maintains its desired level of debt to capital. Members' capital is repaid on retirement from the LLP or earlier, with the agreement of the members.

Details of changes in Members' capital in the year ended 31 December 2020 are set out in the statement of members' interests on page 8.

Members' drawings and allocations of profit

Members are remunerated from the profits of the LLP and are required to make their own provision for pensions and other benefits and to provide the LLP with an indemnity in relation to personal taxation liabilities.

MEMBERS REPORT

For the year ended 31 December 2020

Statement of members' responsibilities

Company law, as applied to LLPs requires 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 Accounting Standards, including FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Standards).

Under company law, as applied to LLPs, the members 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 LLP and of its 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 judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the LLP will continue in business.

The members are responsible for keeping adequate accounting records that are sufficient to show and explain the LLP's transactions and disclose with reasonable accuracy at any time the financial position of the LLP and enable them to ensure that the financial statements comply with the Companies Act 2006, as applied to LLPs. They are also responsible for safeguarding the assets of the LLP and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

The auditor, Crowe U.K. LLP, has indicated its willingness to continue in office.

This report was approved by the Executive Board and signed on its behalf by:



Keith Breslawer
Designated member

21 April 2021

Independent Auditors' Report to the Members of Patron Capital Advisers LLP**Opinion**

We have audited the financial statements of Patron Capital Advisers LLP (the "LLP") for the year ended 31 December 2020 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Cash Flows, the Statement of Movement in Members' Interests and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the LLP's affairs as at 31 December 2020 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, as applied to LLPs.

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 LLP in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the members' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the LLP's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The members are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Independent Auditors' Report to the Members of Patron Capital Advisers LLP (Continued)**Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006, as applied to LLPs, requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the LLP, or returns adequate for our audit have not been received from branches not visited by us; or
- the LLP financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of members

As explained more fully in the members' responsibilities statement set out on page 2, 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 LLP'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 LLP 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.

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. We identified and assessed the risks of material misstatement of the financial statements from irregularities, whether due to fraud or error, and discussed these between our audit team members. We then designed and performed audit procedures responsive to those risks, including obtaining audit evidence sufficient and appropriate to provide a basis for our opinion.

We design our procedures so as to obtain sufficient appropriate audit evidence that the financial statements are not materially misstated due to non-compliance with laws and regulations or due to fraud or error.

We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations – this responsibility lies with management with the oversight of the Members.

Based on our understanding of the LLP and industry, discussions with management and members we identified financial reporting standards and Companies Act 2006, as applied to LLPs, as having a direct effect on the amounts and disclosures in the financial statements.

Other laws and regulations where non-compliance may have a material effect on the LLP's operations include those associated with the LLP's FCA registration and regulatory requirements.

As part of the engagement team discussion about how and where the LLP's financial statements may be materially misstated due to fraud, we did not identify any areas with an increased risk of fraud.

Independent Auditors' Report to the Members of Patron Capital Advisers LLP (Continued)

Our audit procedures included:

- completing a risk-assessment process during our planning for this audit that specifically considered the risk of fraud;
- enquiry of management about the LLP's policies, procedures and related controls regarding compliance with laws and regulations and if there are any known instances of non-compliance;
- examining supporting documents for all material balances, transactions and disclosures;
- enquiry of management, about litigations and claims and inspection of relevant correspondence
- analytical procedures to identify any unusual or unexpected relationships;
- specific audit testing on and review of areas that could be subject to management override of controls and potential bias, most notably around the key judgments and estimates, including the carrying value of accruals, provisions, recoverability of trade debtors and revenue recognition;
- considering management override of controls outside of the normal operating cycles including testing the appropriateness of journal entries recorded in the general ledger and other adjustments made in the preparation of the financial statements including evaluating the business rationale of significant transactions, outside the normal course of business;

Owing to the inherent limitations of an audit, there is an unavoidable risk that some material misstatements of the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK).

The potential effects of inherent limitations are particularly significant in the case of misstatement resulting from fraud because fraud may involve sophisticated and carefully organized schemes designed to conceal it, including deliberate failure to record transactions, collusion or intentional misrepresentations being made to us.

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

Use of our report

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



Stephen Bullock
Senior Statutory Auditor
For and on behalf of
Crowe U.K. LLP
Statutory Auditor
London

21 April 2021

**Statement of Comprehensive Income
For the Year Ended 31 December 2020**

	Notes	2020 £	2019 £
Turnover	1, 3	12,026,368	14,500,000
Other operating income	4	3,429,034	2,351,015
Staff costs	5	(7,839,058)	(10,164,069)
Depreciation and amortisation		(104,678)	(113,257)
Other external charges		<u>(4,844,809)</u>	<u>(2,808,912)</u>
Operating profit	7	2,666,857	3,764,777
Interest receivable and similar income		-	554
Profit for the financial period before members' remuneration and profit shares available for discretionary division among members and total comprehensive income for the period		<u>2,666,857</u>	<u>3,765,331</u>

All of the turnover relates to continuing operations. The profit for the period has been calculated on the historical cost basis.

PATRON CAPITAL ADVISERS LLP**7**

Statement of Financial Position
At 31 December 2020
Registered number: OC361119

	Notes	2020 £	2019 £
FIXED ASSETS			
Tangible assets	9	359,405	454,866
Investments	10	-	-
		<u>359,405</u>	<u>454,866</u>
CURRENT ASSETS			
Debtors	11	6,404,616	6,572,335
Cash at bank and in hand		186,054	289,667
		<u>6,590,670</u>	<u>6,862,002</u>
CREDITORS: amounts falling due within one year	12	<u>(6,301,453)</u>	<u>(6,590,276)</u>
NET CURRENT ASSETS		<u>289,217</u>	<u>271,726</u>
NET ASSETS ATTRIBUTABLE TO MEMBERS		<u>648,622</u>	<u>726,592</u>
REPRESENTED BY:			
Loans and other debts due to members			
Other amounts	13	182,471	260,441
Members' regulatory capital – classified as equity	13	50,000	50,000
Members' other capital – classified as equity	13	416,151	416,151
TOTAL MEMBERS' INTERESTS		<u>648,622</u>	<u>726,592</u>

The financial statements were approved and authorised for issue by the members on 21 April 2021 and signed on their behalf by:


Keith Breslauer
Designated Member

The notes on pages 10 to 16 form part of these financial statements.

Reconciliation of Members' Interests
(incorporating the LLP statement of changes in equity)
For the Year Ended 31 December 2020

	Equity		Loans and other debts due to / (from) members		Total Members' Interests
	Members' regulatory capital	Members' other interests other capital	Other reserves	Other amounts	
	£	£	£	£	£
At 1 January 2019	50,000	416,151	-	2,131,273	2,597,424
Profit for the year available for discretionary division among members	-	-	3,765,331	-	3,765,331
Members' interests after profit for the year	50,000	416,151	-	2,131,273	6,362,755
Allocated profit	-	-	(3,765,331)	3,765,331	-
Drawings	-	-	-	(5,636,163)	(5,636,163)
At 31 December 2019	50,000	416,151	-	260,441	726,592
Profit for the year available for discretionary division among members	-	-	2,666,857	-	2,666,857
Members' interests after profit for the year	50,000	416,151	2,666,857	260,441	3,393,449
Allocated profit	-	-	(2,666,857)	2,666,857	-
Drawings	-	-	-	(2,744,827)	(2,744,827)
At 31 December 2020	50,000	416,151	-	182,471	648,622

The notes on pages 10 to 16 form part of these financial statements.

Statement of Cash Flows
For the Year Ended 31 December 2020

	2020 £	2019 £
Cash flows from operating activities		
Operating profit	2,666,857	3,764,777
Depreciation	104,678	113,257
Loss on disposal of fixed assets	23,186	-
Decrease in debtors	167,719	1,293,641
(Decrease) / increase in creditors	(288,823)	756,770
Net cash generated from operating activities before transactions with members	2,673,617	5,928,445
Cash flows from investing activities		
Net interest received	-	554
Purchase of tangible fixed assets	(32,403)	(63,432)
Net cash outflow from investing activities	(32,403)	(62,878)
Cash flows from financing activities		
Members' drawings	(2,744,827)	(5,636,163)
Net cash used from financing activities	(2,744,827)	(5,636,163)
Net increase/(decrease) in cash and cash equivalents	(103,613)	229,404
Cash and cash equivalents at the beginning of the year	289,667	60,263
Cash and cash equivalents at the end of the year	186,054	289,667

The notes on pages 10 to 16 form part of these financial statements.

**Notes to the Financial Statements
For the Year Ended 31 December 2020**

1. Accounting policies

(a) Basis of accounting

Patron Capital Advisers LLP ("Patron") is a limited liability partnership incorporated and domiciled in the UK. The financial statements have been prepared under the historical cost convention in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the revised Statement of Recommended Practice "Accounting by Limited Liability Partnerships" (the LLP SORP), issued in December 2018.

Patron's registered office is at One Vine Street, London, W1J 0AH and the registration number is OC361119 and the LLP is regulated by the Financial Conduct Authority.

(b) Going concern

The firm is financed primarily through capital injected by the members and by retaining profits within the business.

The firm produces annual budgets and forecasts, which take account of expected changes in the firm's trading performance and these demonstrate that the firm is well placed to manage its business risks successfully, despite the current uncertain economic outlook. On this basis, the Members have a reasonable expectation that the firm has adequate resources to operate for the foreseeable future and consider it appropriate to prepare the financial statements on a going concern basis.

The LLP's primary source of income comprises fees chargeable under advisory agreements in place with the General Partners of Patron Capital Funds (the "Advisory Agreements" and the "Advisory Fees"), which are typically charged up to a year in advance. The receipt of the Advisory Fees would potentially be impacted were the Investors in the Patron Funds to default to a material extent on their legal obligations with respect to capital calls. As at the date of the signing of these financial statements there have been no such defaults, notwithstanding the potentially significant impact of the COVID-19 pandemic on the finances and operations of the investee businesses in the Patron Funds.

The members prepare annual budgets and projections in order to ensure that there is sufficient liquidity in place to comply in full with the provisions of the Advisory Agreements. Based on their latest assessment of these budgets and forecasts, the members believe it appropriate to adopt the going concern basis of accounting in preparing these financial statements.

(c) Revenue recognition

Turnover represents the fair value of services provided during the period on client assignments. Turnover is recognised as contract activity progresses and the right to consideration is earned. Fair value reflects the amount expected to be recoverable from clients and is based on the time spent, skills and expertise provided and expenses incurred. Turnover excludes Value Added Tax.

Turnover in respect of contingent fee assignments (over and above any agreed minimum fee which is recognised as above) is recognised in the period when the contingent event occurs and collectability of the fee is assured.

Unbilled turnover on individual client assignments is included as accrued income within debtors. Where individual on-account billings exceed revenue recognised on client assignments, the excess is classified as deferred income within creditors.

**Notes to the Financial Statements (continued)
For the Year Ended 31 December 2020**

1. Accounting policies (continued)

(d) Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

Depreciation is provided at rates calculated to write off the cost, less estimated residual value, of each asset over its expected useful life as follows:

Leasehold land and buildings	Over the period of the lease
Plant and machinery	Over 3 years reducing balance
Fixtures and fittings	Over 4 years reducing balance

(e) Investments

Fixed asset investments are stated at cost, less any provision for diminution in value.

(f) Leases

Rental costs under operating leases are charged to the income statement in equal annual amounts over the periods of the leases.

Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight-line basis of the period until the date the rent is expected to be adjusted to the prevailing market rate.

(g) Pensions

Contributions payable to staff personal pension plans are charged to the income account in the period to which they relate.

(h) Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are recorded at the rates ruling at the date of the transactions. All differences are taken to the income statement.

Exchange gains and losses are recognised in the income statement.

(i) Taxation

Taxation on the LLP's profits is solely the personal liability of individual members.

(j) Cash and cash equivalents

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

(k) Interest income

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

**Notes to the Financial Statements (continued)
For the Year Ended 31 December 2020**

1. Accounting policies (continued)

(l) Financial Instruments

The LLP only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in profit or loss.

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

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

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

(m) Creditors

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

(n) Members' capital

The LLP maintains capital appropriate to the requirements of the business. Members may be invited to subscribe from time to time such that the LLP maintains its desired level of debt to capital. Members' capital is repaid on retirement from the LLP or earlier, with the agreement of the members.

(o) Members' drawings and profit allocations

Members are remunerated from the profits of the LLP and are required to make their own provision for pensions and other benefits and to provide the LLP with an indemnity in relation to personal taxation liabilities.

Notes to the Financial Statements (continued)
For the Year Ended 31 December 2020

2. Significant judgements and estimates

The members do not consider there to be any key sources of estimation and uncertainty when applying the accounting policies.

3. Turnover

The total turnover for the year has been derived from its principal activity undertaken in the European Union.

4. Other operating income

	2020 £	2019 £
Other operating income	3,242,077	2,351,015
Profit on valuation of fixed asset investments	186,957	-
	<u>3,429,034</u>	<u>2,351,015</u>

5. Staff costs

Staff costs were as follows:

	2020 £	2019 £
Wages and salaries	6,728,510	8,816,369
Social security costs	954,837	1,224,165
Pension costs	155,711	123,535
	<u>7,839,058</u>	<u>10,164,069</u>

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

	2020 No.	2019 No.
Management and administration	<u>38</u>	<u>42</u>

6. Information in relation to members

The average number of members during the year was seven (2019: seven) individuals and one corporate member. The estimated profit entitlement of the member with the largest entitlement was £1,074,357, (2019: £2,162,498).

The firm has identified the members as being the key management of the firm and therefore the total compensation, which represents the total profit shares of those members amounts to £2,666,857 (2019: £3,764,777).

Notes to the Financial Statements (continued)
For the Year Ended 31 December 2020

7 Operating profit

Operating profit for the year is stated after charging/ (crediting)

	2020 £	2019 £
Operating profit is stated after charging/(crediting):		
Depreciation on fixed assets owned by the LLP	104,678	113,257
Operating lease rentals – other operating leases	731,069	405,067
Foreign exchange difference	(3,642)	15,211
Impairment of trade receivables	324	10,730

8. Auditor's remuneration

	2020 £	2019 £
Fees payable to the LLP's auditor for the audit of the LLP's annual accounts	18,500	18,000
Fees payable to the LLP's auditor for tax compliance services	25,000	25,000

9. Tangible fixed assets

	Leasehold land and buildings £	Plant and machinery £	Furniture, fittings and equipment £	Total £
Cost				
At 1 January 2020	743,436	374,407	267,240	1,385,083
Additions	-	17,003	15,400	32,403
Disposals	-	(238,676)	(215,866)	(454,542)
At 31 December 2020	743,436	152,734	66,774	962,944
Depreciation				
At 1 January 2020	385,959	304,364	239,894	930,217
Charge for the year	74,359	23,050	7,269	104,678
Disposals	-	(225,922)	(205,434)	(431,356)
At 31 December 2020	460,318	101,492	41,729	603,539
Net book value				
At 31 December 2020	283,118	51,242	25,045	359,405
At 31 December 2019	357,477	70,843	27,346	454,866

Notes to the Financial Statements (continued)
For the Year Ended 31 December 2020

10. Investments

	2020 £	2019 £
Shares in subsidiary undertaking at cost	-	-

During the year ended 31 December 2018 the LLP's wholly owned subsidiary undertaking, Main Asset Management GmbH, entered a voluntary liquidation procedure in Germany and as at 15 December 2020, the liquidation proceeds were finalised for distribution.

11. Debtors

	2020 £	2019 £
Trade debtors	247,001	3,716,171
Other debtors	3,362,316	34,216
Amounts due from members	800,000	1,600,000
Accrued income	1,526,404	1,000,000
Prepayments	468,895	221,948
	<u>6,404,616</u>	<u>6,572,335</u>

12. Creditors: Amounts falling due within one year

	2020 £	2019 £
Trade creditors	965,984	410,482
Other taxation and social security costs	130,162	325,842
Other creditors	534,082	509,379
Accruals and deferred income	4,671,225	5,344,573
	<u>6,301,453</u>	<u>6,590,276</u>

13. Total members' interests

	2020 £	2019 £
Members' regulatory capital – classified as equity	50,000	50,000
Members' other capital – classified as equity	416,151	416,151
Amounts due to members – members' other interests	182,471	260,441
Amounts due from members (included in debtors)	<u>(800,000)</u>	<u>(1,600,000)</u>

In the event of a winding up of Patron Capital Advisers LLP, the other amounts of loans and other debts due to members rank equally with unsecured creditors; members' capital and other reserves rank after unsecured creditors and no additional protection is afforded to creditors.

Notes to the Financial Statements (continued)
For the Year Ended 31 December 2020

14. Operating lease commitments

At 31 December 2020, the LLP had future minimum operating lease payments under non-cancellable operating leases as follows:

	2020 £	2019 £
Not later than 1 year	787,203	642,050
Later than 1 year and not later than 5 years	3,116,852	3,116,852
Later than 5 years	<u>2,671,206</u>	<u>3,450,419</u>

15. Financial Instruments

	2020 £	2019 £
Financial assets:		
Financial assets that are debt instruments measured at amortised cost	<u>6,121,775</u>	<u>6,640,054</u>
Financial liabilities:		
Financial liabilities measured at amortised cost	<u>6,171,289</u>	<u>6,264,434</u>

Financial assets measured at amortised cost comprise of cash, trade debtors, other debtors, amounts due from members and accrued income.

Financial liabilities measured at amortised cost comprise of trade creditors, other creditors and accruals.

16. Reconciliation of changes in net debt

	At 1 January 2020 £	Arising from cash flows £	Non-cash changes £	At 31 December 2020 £
Cash at bank	289,667	(103,613)	-	186,054
Loans and other debts due to Members:				
Other debts due to Members	<u>(260,441)</u>	<u>2,744,827</u>	<u>(2,666,857)</u>	<u>(182,471)</u>
Net debt after Members' interests	<u>29,226</u>	<u>2,641,214</u>	<u>(2,666,857)</u>	<u>3,583</u>

17. Related party disclosures

There are no other related party transactions requiring disclosure in the financial statements for the year ended 31 December 2020 or the year ended 31 December 2019.