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Sturegallerian AB
Org nr 556562-4045

Årsredovisning för räkenskapsåret 2021

Styrelsen avger följande årsredovisning.

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Om inte annat särskilt anges, redovisas alla belopp i tusental kronor. Uppgifter inom parentes avser föregående år.

Undertecknad styrelseledamot/VD i Sturegallerian AB intygar, dels att denna kopia av årsredovisningen överrensstämmer med originalet, dels att resultaträkningen och balansräkningen fastställts på årsstämma den 2022-06-30.

Årsstämman beslöt att godkänna styrelsens förslag till vinstdisposition.

Luxemburg den 2022-06-20

Johannes Adam Smit **Obaid Saqer Obaid Hamad AlDhaheri**

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Förvaltningsberättelse

Information om verksamheten

Bolagets verksamhet består av att äga och förvalta fastigheterna Sperlingens backe 27, 55 och 56, belägna i Stockholm.

Ägarförhållanden
Sturegallerian AB är ett helägt dotterbolag till Sturegallerian Holding AB, org nr 556712-2261, med säte i Stockholm.

Moderföretag i den största samt minsta koncern som Sturegallerian AB är dotterföretag till är Tamweelview European Holdings S A, nr. B93081, med säte i Luxemburg.

Väsentliga händelser under räkenkapsåret

Företaget har under året utökat sitt banklån till 1 914 Mkr till PBB Deutsche Pfandbriebank.

Effekterna av covid-19 har under räkenskapsåret varit påtaglig och risk för finansiell påverkan på grund av pandemin kvarstår. Risken avser främst uteblivna hyresintäkter. Bolaget följer den fortsatta utvecklingen noga och har en förhöjd beredskap att agera för att mildra pandemins finansiella konsekvenser. Bolaget har under året lämnat hyresrabatter till ett flertal hyresgäster samt fått utbetalningar av statligt stöd när vissa lokalhyresgäster fått rabatt om 1,6 Mkr.

Under räkenskapsåret har projektet pre-works påbörjats för den omfattande ombyggnation som sker i Sturegallerian AB.

Förväntad framtida utveckling och väsentliga riskfaktorer

Den genomsnittliga löptiden på hyreskontrakten är ganska kort, vilket innebär att bolaget är känsligt för förändringar i efterfrågan på lokaler. Bolagets överskott från fastighetsförvaltningen överstiger i dagsläger utgifter för ränta med god marginal och räntan är fast under lånets löptid.

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Flerårsjämförelse

Bolagets ekonomiska utveckling i sammandrag.

		2021	2020	2019	2018	2017
Nettoomsättning	tkr	194 870	211 882	238 918	222 540	229 238
Resultat efter finansiella poster	tkr	-86	17 930	61 165	43 276	14 439
Balansomslutning	tkr	4 112 347	3 891 068	3 791 626	3 723 483	3 728 469
Soliditet	%	46,3	48,3	49,4	49,7	50,3
Avkastning på totalt kapital	%	0,9	1,1	2,2	1,8	0,8
Avkastning på eget kapital	%	neg	1,0	3,3	2,2	neg

Nyckeltalsdefinitioner framgår av not 1

Finansiella instrument

Upplysningar om företagets finansiella instrument, mål och tillämpade principer för finansiell riskstyrning finns i not 3 Finansiell riskhantering och finansiella instrument. Noten innehåller även upplysningar och beskrivning av prisrisker, kreditrisker, likviditetsrisker och kassaflödesrisker.

Övriga upplysningar

Anställda och personalkostnader
Bolaget har ej haft några anställda under innevarande eller föregående år, varför några löner eller ersättningar ej har utbetalats. Styrelsearvode har ej utgått.

Förslag till vinstdisposition

Till årsstämmans förfogande står följande vinstmedel:

Balanserade vinstmedel		1 880 755 585
Årets resultat		22 984 346
	kronor	1 903 739 931

Styrelsen föreslår att vinstmedlen disponeras så att

i ny räkning överförs		1 903 739 931
	kronor	1 903 739 931

Beträffande företagets resultat och ställning i övigt hänvisas till efterföljande resultat- och balansräkning, rapport över förändringar i eget kapital, kassaflödesanalys samt noter. Alla belopp uttrycks i tusentals svenska kronor där ej annat anges.

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Resultaträkning	**Not**	**2021**	**2020**
Nettoomsättning		194 870	211 882
Övriga rörelseintäkter	4	2 614	3 828
		197 484	215 710
Rörelsens kostnader			
Fastighetskostnader		-114 968	-125 071
Övriga externa kostnader	7	-17 339	-19 118
Avskrivningar av materiella anläggningstillgångar		-29 342	-28 386
Summa rörelsens kostnader		-161 649	-172 575
Rörelseresultat		35 835	43 135
Resultat från finansiella poster			
Räntekostnader och liknande resultatposter		-35 921	-25 205
Summa resultat från finansiella poster		-35 921	-25 205
Resultat efter finansiella poster		-86	17 930
Erhållna koncernbidrag		1 178	77
Skatt på året resultat		21 892	-10 335
Årets vinst		22 984	7 672

Balansräkning	**Not**	**2021-12-31**	**2020-12-31**
Tillgångar			
Anläggningstillgångar			
Materiella anläggningstillgångar			
Byggnader och mark	11	3 314 497	3 341 700
Inventarier, verktyg och installationer	12	174	232
Pågående nyanläggningar och förskott avseende materiella anläggningstillgångar	13	638 496	396 928
		3 953 167	3 738 860
Finansiella anläggningstillgångar			
Andelar i koncernföretag	14	35 830	35 830
Uppskjutna skattefordringar		34 852	8 785
		70 682	44 615
Summa anläggningstillgångar		4 023 849	3 783 475
Omsättningstillgångar			
Kortfristiga fordringar			
Kundfordringar		2 748	5 558
Fordringar hos koncernföretag		1 153	-
Övriga kortfristiga fordringar		11 684	4 863
Förutbetalda kostnader och upplupna intäkter		3 794	5 480
		19 379	15 901
Kassa och bank		69 119	91 692
Summa omsättningstillgångar		88 498	107 593
Summa tillgångar		4 112 347	3 891 068

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Balansräkning	**Not**	**2021-12-31**	**2020-12-31**
Eget kapital och skulder			
Eget kapital			
Bundet eget kapital			
Aktiekapital	18	100	100
Reservfond		20	20
		120	120
Fritt eget kapital			
Balanserad vinst eller förlust		1 880 756	1 873 084
Årets vinst		22 984	7 672
		1 903 740	1 880 756
Summa eget kapital		1 903 860	1 880 876
Avsättningar			
Uppskjuten skatteskuld		95 074	90 898
Övriga avsättningar	20	-	19 000
Summa avsättningar		95 074	109 898
Långfristiga skulder	21		
Skulder till kreditinstitut		1 910 099	1 766 844
Skulder till koncernföretag		100 000	60 000
Summa långfristiga skulder		2 010 099	1 826 844
Kortfristiga skulder			
Leverantörsskulder		12 066	5 110
Skulder till koncernföretag		607	1 906
Aktuella skatteskulder		7 916	12 307
Övriga skulder		12 461	10 517
Upplupna kostnader och förutbetalda intäkter	23	70 264	43 610
Summa kortfristiga skulder		103 314	73 450
Summa eget kapital och skulder		4 112 347	3 891 068

Förändringar i eget kapital

	Not	Aktie-kapital	Reserv -fond	Övrigt fritt eget kapital	Summa eget kapital
Eget kapital 2020-01-01		100	20	1 873 084	1 873 204
Årets resultat			-	7 672	7 672
Eget kapital 2020-12-31		**100**	**20**	**1 880 756**	**1 880 876**
Ingående balans 2021-01-01		100	20	1 880 756	1 880 876
Årets resultat			-	22 984	22 984
Eget kapital 2021-12-31		**100**	**20**	**1 903 740**	**1 903 860**

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Kassaflödesanalys	**2021**	**2020**
Den löpande verksamheten		
Rörelseresultat före finansiella poster	35 835	43 135
Justering för poster som inte ingår i kassaflödet	30 193	28 379
Förändring avsättningar	-17 496	19 000
Erlagd ränta	-26 958	-21 216
Betald inkomstskatt	-4 391	-42
	17 183	69 256
Ökning/minskning övriga kortfristiga fordringar	-3 479	6 768
Ökning/minskning övriga kortfristiga rörelseskulder	29 548	-26 706
Kassaflöde från den löpande verksamheten	43 252	49 318
Investeringsverksamheten		
Investeringar i materiella anläggningstillgångar	-243 647	-108 309
Kassaflöde från investeringsverksamheten	-243 647	-108 309
Finansieringsverksamheten		
Upptagna lån	179 000	95 000
Aktiverade finansieringskostnader	-	-8 512
Erhållet koncernbidrag	-1 178	-
Kassaflöde från finansieringsverksamheten	177 822	86 488
Årets kassaflöde	-22 573	27 497
Likvida medel vid årets början	91 692	64 195
Likvida medel vid årets slut	69 119	91 692

Noter

Not 1 Redovisnings- och värderingsprinciper

Årsredovisningen för Sturegallerian AB har upprättats i enlighet med Årsredovisningslagen och Rådet för finansiell rapporterings rekommendation RFR 2 Redovisning för juridiska personer. Tillämpning av RFR 2 innebär att moderföretaget så långt som möjligt tillämpar alla av EU godkända International Financial Reporting Standards (IFRS) samt tolkningar av IFRS Interpretations Committee (IFRIC) inom ramen för Årsredovisningslagen och Tryggandelagen samt beaktat sambandet mellan redovisning och beskattning. Ingen koncernredovisning har upprättats med stöd av Årsredovisningslagen 7 kap. 2 §.

I redovisningen har värdering av poster skett till anskaffningsvärde. Nedan beskrivs de väsentliga redovisningsprinciper som tillämpats.

Offentliga bidrag
Ett offentligt bidrag som inte förknippas med krav på framtida prestation redovisas som intäkt när villkoren för att få bidraget uppfyllts. Ett offentligt bidrag som är försenat med på kvar på framtida prestation redovisas som intäkt när prestationen utförs. Om bidraget har tagits emot innan villkoren för att redovisa det som intäkt inte uppfylts, redovisas bidraget som en skuld.

Standarder och tolkningar

IFRS 9
IFRS 9 Finansiella instrument, ersatte IAS 39 Finansiella instrument Redovisning och värdering, från och med 2018.

IFRS 9 innebär förändringar av hur finansiella tillgångar klassificeras och värderas. RFR 2 ger en valmöjlighet att tillämpa IFRS 9 fullt ut eller att tillämpa principer som framgår av RFR 2, Sturegallerian AB har valt att inte tillämpa IFRS 9 i juridisk person. Finansiella instrument värderas därför med utgångspunkt i anskaffningsvärdet. IFRS 9 inför en nedskrivningsmodell som baseras på förväntade kreditförluster istället för inträffade förluster. De nya reglerna för nedskrivningar, baserat på förväntade kreditförluster, har låg påverkan då förluster på hyresfordringar historiskt har varit låga och hyresfakturering sker i förskott.

IFRS 15
IFRS 15 Intäkter från avtal med kunder ersatte från och med 2018 existerande IFRS relaterade till intäktsredovisning, såsom IAS 18 Intäkter, IAS 11 Entreprenadavtal och IFRIC 15 Avtal om uppförande av fastigheter. IFRS 15 baseras på att intäkt redovisas när kontroll över vara eller tjänst överförs till kunden.

Sturegallerian ABs intäkter består av hyresintäkter samt intäkter vid försäljning av fastigheter. Gällande hyresintäkter redovisas den del som bedöms utgöra service i enlighet med IFRS 15 och den del som bedöms utgöra hyra i enlighet med IFRS 16 Leasingavtal. Sammanfattningsvis så utgörs

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majoriteten av intäkter av hyresintäkter som redovisas enligt IFRS 16 Leasingavtal varför övergången till IFRS 15 har fått en begränsad effekt på Sturegallerian ABs intäkter.

Intäkter vid försäljning av fastigheter har redovisats i samband med att risker och förmåner övergått till köparen vilket tidigare bedömts sammanfalla med frånträdesdagen. IFRS 15 baseras på att intäkt redovisas när kontroll överförts till köparen. Införandet av IFRS 15 har inte förändrat tidpunkten för redovisning av intäkt vid försäljning av fastigheter.

IFRS 16
IFRS 16 Leasing har ersatt IAS 17 från och med 2019. Den nya standarden omfattar regler för leasingtagare och leasegivare. Sturegallerian ABs intäkter genereras i huvudsak av hyresintäkter och omfattas av standarden. RFR 2 ger en valmöjlighet att tillämpa IFRS 16 eller att tillämpa vissa principer vilka framgår av RFR 2, Sturegallerian AB har valt att inte tillämpa IFRS 16 i juridisk person.

Intäkter
Intäkter redovisas till det verkliga värdet av den ersättning som erhållits eller kommer att erhållas, med avdrag för mervärdeskatt, rabatter och liknande avdrag.

Hyresintäkter
Företagets intäkter består i huvudsak av leasingintäkter från operationella leasingavtal. Se vidare nedan avseende Leasingavtal.

Fastighetsförsäljning
Resultat från fastighetsförsäljning redovisas då risker och förmåner som förknippas med äganderätten övergår till köparen. Vinst eller förlust som uppstår vid försäljning av förvaltningsfastighet utgörs av skillnaden mellan försäljningspris och redovisat värde baserat på senaste kvartalsbokslut.

Ränteintäkter
Ränteintäkter redovisas fördelat över löptiden med tillämpning av effektivräntemetoden. Effektivräntan är den ränta som gör att nuvärdet av alla framtida in- och utbetalningar under räntebindningstiden blir lika med det redovisade värdet av fordran.

Leasingavtal
Ett finansiellt leasingavtal är ett avtal enligt vilket de ekonomiska risker och fördelar som förknippas med ägandet av ett objekt i allt väsentlig överförs från leasegivaren till leasetagaren. Övriga leasingavtal klassificeras som operationella leasingavtal. Företaget har endast operationella leasingavtal.

Företaget som leasegivare
Leasingintäkter vid operationella leasingavtal intäktsförs linjärt över leasingperioden, såvida inte ett annat systematiskt sätt bättre återspeglar hur de ekonomiska fördelar som hänförs till objektet minskar över tiden. I de fall hyreskontraktet under viss tid medger en reducerad hyra som motsvaras av en vid annan tidpunkt högre hyra, periodiseras denna under kontraktets löptid.

Utländsk valuta
Företagets redovisningsvaluta och funktionella valuta är svenska kronor (SEK).

Omräkning av poster i utländsk valuta
Vid varje balansdag räknas monetära poster i utländsk valuta om till balansdagens kurs. Icke-monetära poster, som värderas till historiskt anskaffningsvärde i en utländsk valuta, räknas inte om. Valutakursdifferenser redovisas i rörelseresultatet eller som finansiell post utifrån den underliggande affärshändelsen, i den period de uppstår.

Låneutgifter
Låneutgifter redovisas i resultatet i den period de hänför sig till.

Skatter
Skattekostnaden utgörs av summan av aktuell skatt och uppskjuten skatt.

Aktuell skatt
Aktuell skatt beräknas på det skattepliktiga resultatet för perioden. Skattepliktigt resultat skiljer sig från det redovisade resultat i resultaträkningen då det har justerats för ej skattepliktiga intäkter och ej avdragsgilla kostnader samt för intäkter och kostnader som är skattepliktiga eller avdragsgilla i andra perioder. Koncernens aktuella skatteskuld beräknas enligt de skattesatser som har beslutats eller aviserats per balansdagen.

Uppskjuten skatt
Uppskjuten skatt redovisas på temporära skillnader mellan det redovisade värdet på tillgångar och skulder i de finansiella rapporterna och det skattemässiga värdet som används vid beräkning av skattepliktigt resultat. Uppskjuten skatt redovisas enligt den s k balansräkningsmetoden. Uppskjutna skatteskulder redovisas för i princip alla skattepliktiga temporära skillnader, och uppskjutna skattefordringar redovisas i princip för alla avdragsgilla temporära skillnader i den omfattning det är sannolikt att beloppen kan utnyttjas mot framtida skattepliktiga överskott.

Det redovisade värdet på uppskjutna skattefordringar prövas vid varje bokslutstillfälle och reduceras till den del det inte längre är sannolikt att tillräckliga skattepliktiga överskott kommer att finnas tillgängliga för att utnyttjas, helt eller delvis, mot den uppskjutna skattefordran.

Uppskjuten skatt beräknas enligt de skattesatser som förväntas gälla för den period då tillgången återvinns eller skulden regleras, baserat på de skattesatser (och skattelagar) som har beslutats eller aviserats per balansdagen.

Uppskjutna skattefordringar och skatteskulder kvittas då de hänför sig till inkomstskatt som debiteras av samma myndighet och då koncernen har för avsikt att reglera skatten med ett nettobelopp.

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Aktuell och uppskjuten skatt för perioden
Aktuell och uppskjuten skatt redovisas som en kostnad eller intäkt i resultaträkningen. Företaget saknar transaktioner där skatt redovisas i övrigt totalresultat eller direkt i eget kapital.

Materiella anläggningstillgångar
Byggnader och mark
Samtliga fastigheter i företaget klassificeras som förvaltningsfastigheter. Med förvaltningsfastigheter menas att de innehas i syfte att generera hyresintäkter eller värdeökning eller en kombination av båda. Förvaltningsfastigheter redovisas initialt till anskaffningsvärdet. Därefter redovisas de till anskaffningsvärde efter avdrag för ackumulerade avskrivningar och eventuella nedskrivningar.

Anskaffningsvärdet består av inköpspriset och utgifter som är direkt hänförliga till förvärvet. Tillkommande utgifter avseende en förvaltningsfastighet skall läggas till det redovisade värdet för fastigheten ifråga om det är sannolikt att den ekonomiska nytta som är förknippad med fastigheten förbättras i förhållande till den nivå som gällde då den ursprungligen anskaffades. Alla andra tillkommande utgifter skall redovisas som kostnader i den period de uppkommer.

Övriga materiella anläggningstillgångar
Övriga materiella anläggningstillgångar tas upp till anskaffningsvärdet efter avdrag för ackumulerade avskrivningar och eventuella nedskrivningar.

Anskaffningsvärdet består av inköpspriset, utgifter som är direkt hänförbara till tillgången för att bringa den på plats och i skick att användas samt uppskattade utgifter för nedmontering och bortforsling av tillgången och återställande av plats där den finns. Tillkommande utgifter inkluderas endast i tillgången eller redovisas som en separat tillgång, när det är sannolikt att framtida ekonomiska förmåner som kan hänföras till posten kommer företaget till godo och att anskaffningsvärdet för densamma kan beräknas på ett tillförlitligt sätt. Alla övriga kostnader för reparationer och underhåll samt tillkommande utgifter redovisas i resultaträkningen i den period då de uppkommer.

Avskrivningar på materiella anläggningstillgångar
Avskrivningar på materiella anläggningstillgångar kostnadsförs över tillgångens nyttjandeperiod som uppskattas till:

Byggnader	100 år
Byggnadsinventarier	Hyreskontraktets löptid

Bedömda nyttjandeperioder, restvärden och avskrivningsmetoder omprövas löpande, minst i slutet av varje räkenskapsperiod. Effekten av eventuella ändringar i bedömningar redovisas framåtriktat.

Borttagande från balansräkningen
Det redovisade värdet för en materiell anläggningstillgång tas bort från rapporten över finansiell ställning vid utrangering eller avyttring, eller när inga framtida ekonomiska fördelar väntas från användning eller utrangering/avyttring av tillgången. Den vinst eller förlust som uppstår vid utrangering eller avyttring av tillgången, utgörs av skillnaden mellan eventuella nettointäkten vid

avyttringen och dess redovisade värde, redovisas i resultatet i den period när tillgången tas bort från rapporten över finansiell ställning.

Nedskrivningar av anläggningstillgångar
Vid varje balansdag analyserar företaget de redovisade värdena för materiella tillgångar för att fastställa om det finns någon indikation på att dessa tillgångar har minskat i värde. Om så är fallet, beräknas tillgångens återvinningsvärde för att kunna fastställa värdet av eventuell nedskrivning.

Återvinningsvärdet är det högre värdet av det verkliga värdet minus försäljningskostnader och dess nyttjandevärde. Vid beräkning av nyttjandevärde diskonteras uppskattat framtida kassaflöde till nuvärde med en diskonteringsränta före skatt som återspeglar aktuell marknadsbedömning av pengars tidsvärde och de risker som förknippas med tillgången.

Om återvinningsvärdet för en tillgång fastställs till ett lägre än det redovisade värdet, skrivs det redovisade värdet på tillgången ned till återvinningsvärdet. En nedskrivning ska omedelbart kostnadsföras i resultaträkningen.

Då en nedskrivning sedan återförs, ökar tillgångens redovisade värde till det omvärderade återvinningsvärdet, men det förhöjda redovisade värdet får inte överskrida det redovisade värde som skulle fastställts om ingen nedskrivning gjorts av tillgången under tidigare år. En återföring av en nedskrivning redovisas direkt i resultaträkningen.

Finansiella instrument
För redovisning av finansiella instrument tillämpar företaget en metod med utgångspunkt i anskaffningsvärdet enligt Årsredovisningslagen.

Omsättningstillgångar redovisas till lägsta värdets princip, dvs det lägsta av anskaffningsvärdet och nettoförsäljningsvärdet. Med anskaffningsvärde avses utgiferna för tillgångens förvärv samt utgifter direkt hänförliga till förvärvet. Med nettoförsäljningsvärde avses försäljningsvärdet efter avdrag för beräknad försäljningskostnad.

Anläggningstillgångar redovisas till anskaffningsvärde efter avdrag för eventuella nedskrivningar. För vad som ingår i anskaffningsvärde, se ovan.

Likvida medel
Likvida medel inkluderar kassamedel och banktillgodohavanden samt andra kortfristiga likvida placeringar som lätt kan omvandlas till kontanter samt är föremål för en obetydlig risk för värdeförändringar. För att klassificeras som likvida medel får löptiden inte överskrida tre månader från tidpunkten för förvärvet.

Kassaflödesanalys
Kassaflödesanalysen visar företagets förändringar av likvida medel under räkenskapsåret. Kassaflödesanalysen har upprättats enligt den indirekta metoden. Det redovisade kassaflödet omfattar endast transaktioner som medfört in- och utbetalningar.

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Nyckeltalsdefinitioner

Soliditet
Eget kapital och obeskattade reserver (med avdrag för uppskjuten skatt) i förhållande till balansomslutningen.

Avkastning på totalt kapital
Resultat före avdrag för räntekostnader i förhållande till balansomslutningen.

Avkastning på eget kapital
Årets resultat / Genomsnittligt justerat Eget kapital.

Not 2 Uppskattningar och bedömningar

Bolaget gör uppskattningar och bedömningar om framtiden. De uppskattningar för redovisningsändamål som blir följden av dessa kommer, definitionsmässigt, sällan att motsvara det verkliga resultatet. De uppskattningar och antaganden som innebär en betydande risk för väsentliga justeringar i redovisade värden för tillgångar och skulder under nästkommande år behandlas i huvuddrag nedan.

Extern marknadsvärdering av förvaltningsfastigheter
Den externa värderingen av förvaltningsfastigheterna är baserad på antaganden om framtida betalningsströmmar samt en diskontering av dessa med hänsyn till en riskfri ränta och riskpåslag. Samtliga dessa faktorer utgör således bedömningar av framtiden och är osäkra och kan inte tas som en utfästelse om framtida utfall. Värderingen använts för nedskrivningsbedömning och slutsatsen är att det inte föreligger några nedskrivningsbehov.

Redovisning av uppskjutna skattefordringar hänförliga till underskottsavdrag
Uppskjutna skattefordringar hänförliga till underskottsavdrag får endast redovisas när det är sannolikt att beloppet kan utnyttjas mot framtida skattepliktiga överskott. Vid värdering av underskottsavdrag görs en bedömning av sannolikheten att underskottet kan utnyttjas baserat på prognoser för framtida skattepliktiga överskott. Fastställda underskott som med hög säkerhet kan nyttjas mot framtida vinster utgör underlag för beräkning av uppskjuten skattefordran. Per den 31 december hade bolaget balanserade underskottsavdrag på 169 186 (42 643) tkr, varav uppskjutna skattefodringar inte redovisats för 478 566 (477 114) tkr eftersom det inte anses sannolikt att bolaget kommer kunna utnyttja dem mot framtida skattepliktiga vinster.

Not 3 Finansiell riskhantering och finansiella instrument

Företaget är genom sin verksamhet exponerat för olika typer av finansiella risker såsom marknads-och likviditetsrisker. Marknadsriskerna består i huvudsak av ränterisk. Det är företagets styrelse som är ytterst ansvarig för exponering, hantering och uppföljning av företagets finansiella risker.

Marknadsrisker

Valutarisker
Med valutarisk avses risken att verkligt värde eller framtida kassaflöden fluktuerar till följd av ändrade valutakurser. Företaget bedriver verksamhet i Sverige och företagets in- och utflöden består i all väsentlighet av SEK. Därigenom har företaget en mycket begränsad exponering för valutarisk. Företaget säkrar inte valutarisken.

Ränterisker
Med ränterisk avses risken att framtida kassaflöden fluktuerar till följd av ändrade marknadsräntor.

Företaget påverkas av ändrade marknadsräntor som en följd av banktillgodohavanden som löper med ränta. Företagets bedömning är att förändrade marknadsräntor inte får någon väsentlig påverkan på företagets finansiella intäkter.

Enligt företagets finanspolicy ska ränterisken inte säkras.

Likviditets- och finansieringsrisk
Med likviditetsrisk avses risken att företaget får problem med att möta dess åtagande relaterade till företagets finansiella skulder. Med finansieringsrisk avses risken att företaget inte kan uppbringa tillräcklig finansiering till en rimlig kostnad.

Företagets finansiering är koncernintern och det är företagsledningens bedömning att företagets likviditets- och finansieringsrisk är begränsad.

Kredit- och motpartsrisk
Med kreditrisk avses risken för att motparten i en transaktion orsakar företaget en förlust genom att inte fullfölja sina avtalsenliga förpliktelser. Företagets exponering för kreditrisk är huvudsakligen hänförlig till kundfordringar. För att begränsa företagets kreditrisk görs en kreditbedömning av varje ny kund. Befintliga kunders finansiella situation följs också löpande upp för att på ett tidigt stadium identifiera varningssignaler.

Kreditrisk uppkommer också när företagets överskottslikviditet placeras på bankkonto.

Företaget innehar hyresfodringar på ett stort antal hyresgäster. Företaget bedömer att redovisat värde för hyresfordringar återspeglar företagsledningens bästa bedömning av hyresfordringar som kommer att inflyta.

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Hantering av kapitalrisk
Bolagets mål avseende kapitalstrukturen är att trygga bolagets förmåga att fortsätta sin verksamhet, så att det kan generera avkastning till aktieägarna och nytta för andra intressenter samt upprätthålla en optimal kapitalstruktur för att hålla kostnaderna för kapitalet nere.

För att upprätthålla eller justera kapitalstrukturen kan koncernen förändra den utdelning som betalas till aktieägarna, återbetala kapital till aktieägarna, utfärda nya aktier eller sälja tillgångar för att minska skulderna.

Koncernbidrag
Koncernbidrag redovisas som bokslutsdisposition.

Utdelningar
Utdelning på aktier och andelar redovisas som intäkt när bolagsstämman beslutat om utdelning.

Aktieägartillskott
Erhållet aktieägartillskott redovisas som en ökning av eget kapital.

Utdelning och aktieägartillskott
Lämnad utdelning respektive återbetalning av aktieägartillskott redovisas som minskning av eget kapital när beslut om utdelning respektive återbetalning fattats.

Not 4 Hyresintäkter

	2021	2020
Hyresintäkter inkl. hyrestillägg	194 990	216 942
Hyresrabatter Covid-19	-3 255	-8 698
Fastighetsskatt	3 135	3 638
	194 870	211 882

Framtida minimileaseavgifter som kommer att erhållas avseende icke uppsägningsbara leasingavtal:

Förfaller till betalning senare än ett men inom 5 år	76 931	73 724
Förfaller till betalning inom 1 år	160 341	177 658
Förfaller till betalning senare än 5 år	-	-
	237 272	251 382

Fastigheterna hyrs ut under operationella leasingavtal och genererar hyresintäkter. Samtliga hyresintäkter är för externa kunder.
Ingen enskild hyresgäst står för mer än 10% av företagets totala intäkter.

Not 5 Övriga intäkter

	2021	2020
Statligt stöd hyresrabatter Covid-19	1 565	2 542
Erhållna skadestånd	-	203
Övriga intäkter	1 049	1 083
Summa	2 614	3 828

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Not 6 Fastighetskostnader

	2021	2020
Drift- och förvaltningskostnader	62 051	72 487
Fastighetsskatt	39 071	39 068
Reparation och underhåll	13 846	13 516
Summa	114 968	125 071

Not 7 Ersättning till revisorerna

	2021	2020
KPMG		
Revisionsuppdraget	303	281
Summa	303	281

Med revisionsuppdrag avses lagstadgad revision av årsredovisningen och bokföringen samt styrelsens och verkställande direktörens förvaltning samt revision och annan granskning utförd i enlighet med överenskommelse eller avtal.

Not 8 Övriga externa kostnader

I beloppet övriga externa kostnader ingår koncerninterna kostnader med 0 (0) tkr.

Not 9 Finansiella kostnader

	2021	2020
Räntekostnader	31 659	21 216
Övriga finansiella kostnader	4 255	3 982
Valutakursförluster	7	7
Summa	35 921	25 205

Räntekostnader är hänförliga till finansiella skulder som värderas till upplupet anskaffningsvärde.

Not 10 Skatt på årets resultat

	2021	2020
Aktuell skatt	-	-
Uppskjuten skatt	21 892	-10 335
Skatt på årets resultat	21 892	-10 335

Redovisat resultat före skatt	1 092	18 007
Skatt beräknad enligt gällande skattesats (20,6%)	-225	-3 853
Skatteeffekt av ej avdragsgilla kostnader	-516	-49
Effekt av generell ränteavdragsbegränsning	-3 136	-256
Skatteeffekt av underskottsavdrag	25 769	-5 974
Effekt av ny skattesats	-	-203
Redovisad skattekostnad	21 892	-10 335

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Sturegallerian AB
556562-4045

Not 11 Byggnader och mark

	2021-12-31	2020-12-31
Ingående ackumulerade anskaffningsvärden	3 833 758	3 827 578
Inköp	2 080	6 180
Utgående ackumulerade anskaffningsvärden	3 835 838	3 833 758
Ingående ackumulerade avskrivningar	-492 058	-463 788
Årets avskrivningar	-29 284	-28 270
Utgående ackumulerade avskrivningar	-521 342	-492 058
Utgående restvärde enligt plan	3 314 496	3 341 700

Det verkliga värdet för fastigheterna uppgår till 5 429 mkr (4 828). Värdering sker årsvis externt av CBRE och internt kvartalsvis av bolaget. Till den externa värderingsfirman lämnar företaget uppgifter om gällande och kommande hyreskontrakt, löpande drift- och underhållskostnader samt bedömda investeringar.

Fastigheterna besiktigas minst vart tredje år av extern part.

Vid värdering till verkligt värde används en avkastningsvärdeansats. Denna bygger på en nuvärdesberäkning av framtida kassaflöden. Kalkylperioden utgör 10 år. Under kalkylperioden utgörs intäkterna av avtalade hyresnivåer fram till avtalstiden upphör. För perioden därefter beräknas hyresintäkterna till den marknadshyra som gäller idag.

Drift- och underhållskostnader har bedömts utifrån företagets verkliga kostnader, och har anpassats till fastighetens skick och ålder. Kostnaderna bedöms öka i takt med inflation. Investeringar har bedömts utifrån det behov som föreligger. Fastighetsskatten bedöms utifrån senaste taxeringsvärden. Långsiktig vakans beaktas i värderingarna och bedöms utifrån fastighetens läge och skick.

Kalkylränta och direktavkastningskrav är baserat på extern värderares erfarenhetsmässiga bedömningar av marknadens förräntningskrav.

Värdering har skett till nivå 3, IFRS 13.

Not 12 Inventarier, verktyg och installationer

	2021-12-31	2020-12-31
Ingående ackumulerade anskaffningsvärden	347	-
Årets förändringar		
-Inköp	-	347
Utgående ackumulerade anskaffningsvärden	347	347
Ingående ackumulerade avskrivningar	-115	-
Årets förändringar		
-Avskrivningar	-58	-115
Utgående ackumulerade avskrivningar	-173	-115
Utgående restvärde enligt plan	174	232

Not 13 Pågående nyanläggningar och förskott avseende materiella anläggningstillgångar

	2021-12-31	2020-12-31
Ingående nedlagda kostnader	396 928	295 147
Under året nedlagda kostnader	241 568	101 781
Utgående nedlagda kostnader	638 496	396 928

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Not 14 Andelar i koncernföretag

	2021-12-31	2020-12-31
Ingående ackumulerade anskaffningsvärden	35 830	35 830
Utgående ackumulerade anskaffningsvärden	35 830	35 830
Utgående redovisat värde	35 830	35 830

Koncernen	Org nr	Säte	Kapital-andel (%)
Sturegallerian Eleven E 2016 AB	559061-0464	Stockholm	100

Dotterbolaget	Kapital-andel %	Rösträtts-andel %	Antal aktier	Bokfört värde 21-12-31	Bokfört värde 20-12-31
Sturegallerian Eleven E 2016 AB	100	100	50 000	35 830	35 830
Summa				35 830	35 830

Not 15 Fordringar hos koncernföretag

	2021-12-31	2020-12-31
Ingående ackumulerade anskaffningsvärden	-	1 603
- Tillkommande fordringar	1 153	-
- Avgående fordringar	-	-1 603
Utgående ackumulerade anskaffningsvärden	1 153	0
Utgående redovisat värde	1 153	0

Not 16 Förutbetalda kostnader och upplupna intäkter

	2021-12-31	2020-12-31
Förutbetalda försäkringspremier	477	443
Förutbetalda driftkostnader	1 575	1 125
Upplupna intäkter	1 742	3 912
	3 794	5 480

Not 17 Likvida medel

	2021-12-31	2020-12-31
Banktillgodohavanden	69 119	91 692
Likvida medel i kassaflödesanalysen	69 119	91 692

Not 18 Aktiekapital

Samtliga aktier är av samma aktieslag, är fullt betalda och berättigar till en röst. Inga aktier är reserverade för överlåtelse enligt optionsavtal eller andra avtal. Antalet aktier vid utgången uppgår till 1 000 till ett kvotvärde av 100 kronor.

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Not 19 Förslag till disposition av resultatet

	2021
Till årsstämmans förfogande står följande vinstmedel:	
Balanserade vinstmedel	1 880 756
Årets vinst	22 984
	1 903 740
Styrelsen föreslår att vinstmedlen disponeras så att	
i ny räkning överförs	1 903 740
	1 903 740

Not 20 Övriga avsättningar

	2021-12-31	2020-12-31
Förlustkontrakt	-	19 000
Summa	0	19 000

Not 21 Upplåning

	2021-12-31	2020-12-31
Den del av långfristiga skulder som förfaller till betalning inom ett till fem år efter balansdagen		
Skulder till kreditinstitut	1 910 099	1 766 844
Skulder till koncernföretag	100 000	60 000
Summa	2 010 099	1 826 844

Kreditfaciliteten förlängs på årsbasis.

Not 22 Transaktioner med närstående

	2021-12-31	2020-12-31
Lån från närstående		
Kortfristig skuld till koncernföretag	607 000	1 906 000
Utgående balans	607 000	1 906 000

Not 23 Upplupna kostnader och förutbetalda intäkter

	2021-12-31	2020-12-31
Upplupna räntekostnader	4 707	3 406
Förskottsbetalda hyror	27 348	15 547
Upplupna förvaltningsarvoden	4 753	4 844
Upplupna fastighetskostnader	32 706	18 554
Övriga poster	750	1 259
Summa	70 264	43 610

Not 24 Justeringar för poster som inte ingår i kassaflöde

	2021-12-31	2020-12-31
Avskrivningar	29 342	28 386
Övriga finansiella kostnader	-	-7
Erlagd ränta	-26 961	-21 216
Summa justeringar	2 381	7 163

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Not 25 Koncernuppgifter

Sturegallerian AB är helägt dotterbolag till Sturegallerian Holding AB, org nr 556712-2261, med säte i Stockholm. Moderföretaget i den största och minsta koncern där bolaget är dotterföretag och där koncernredovisning upprättas är Tamweelview European Holding S A, nr B93081, med säte i Luxenburg. Det utländska moderföretagets koncernredovisning finns att tillgå hos Sturegallerian AB, c/o Aberdeen Asset Management, Box 3039, 103 63 Stockholm. Företagets verksamhet omfattar investering, förvaltning och utveckling av fastigheter.

Av företagets totala inköp och försäljning mätt i kronor avser 0 (0%) av inköpen och 0 (0%) av försäljningen andra företag inom hela den företagsgrupp som koncernen tillhör.

Not 26 Ställda säkerheter

	2021-12-31	2020-12-31
För egna avsättningar och skulder		
Avseende Skulder till kreditinstitut		
Fastighetsinteckningar	1 901 000	1 727 000
Summa ställda säkerheter	1 901 000	1 727 000

Not 27 Eventualförpliktelser

	2021-12-31	2020-12-31
Övriga ansvarsförbindelser	-	-
Summa ansvarsförbindelser	0	0

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Not 28 Väsentliga händelser efter räkenskapsårets slut

I början av 2022 utökades lånefaciliteten om 250Mkr mellan Tamweelview European Holdings S.A. - Sturegallerian Holding AB - Sturegallerian AB.
I maj 2022 kom beskedet från Mark- och miljööverdomstolen att man antar detaljplanen för Sturekvarteret i sin helthet och att domen inte går att överklaga.
Bolaget har inte noterat någon väsentlig påverkan av de effekterna vi ser som en följd av Rysslands invasion av Ukraina.

Abu Dhabi 2022-06-29

Sultan Omran Sultan Matar AlHallami
Styrelseordförande

Khaled Mohamed Abul Husain Al Khajeh
Styrelseledamot

Obaid Saqer Obaid Hamad AlDhaheri
Styrelseledamot

John Charles Macdonald
Styrelseledamot

Johannes Adam Smit
Styrelseledamot

Vår revisionsberättelse har lämnats 2022-06-30.

KPMG AB

Marc Karlsson
Auktoriserad revisor

20220729272259

Revisionsberättelse

Till bolagsstämman i Sturegallerian Aktiebolag, org. nr 556562-4045

Rapport om årsredovisningen

Uttalanden

Vi har utfört en revision av årsredovisningen för Sturegallerian Aktiebolag för år 2021.

Enligt vår uppfattning har årsredovisningen upprättats i enlighet med årsredovisningslagen och ger en i alla väsentliga avseenden rättvisande bild av Sturegallerian Aktiebolags finansiella ställning per den 31 december 2021 och av dess finansiella resultat och kassaflöde för året enligt årsredovisningslagen. Förvaltningsberättelsen är förenlig med årsredovisningens övriga delar.

Vi tillstyrker därför att bolagsstämman fastställer resultaträkningen och balansräkningen.

Grund för uttalanden

Vi har utfört revisionen enligt International Standards on Auditing (ISA) och god revisionssed i Sverige. Vårt ansvar enligt dessa standarder beskrivs närmare i avsnittet Revisorns ansvar. Vi är oberoende i förhållande till Sturegallerian Aktiebolag enligt god revisorssed i Sverige och har i övrigt fullgjort vårt yrkesetiska ansvar enligt dessa krav.

Vi anser att de revisionsbevis vi har inhämtat är tillräckliga och ändamålsenliga som grund för våra uttalanden.

Styrelsens ansvar

Det är styrelsen som har ansvaret för att årsredovisningen upprättas och att den ger en rättvisande bild enligt årsredovisningslagen. Styrelsen ansvarar även för den interna kontroll som den bedömer är nödvändig för att upprätta en årsredovisning som inte innehåller några väsentliga felaktigheter, vare sig dessa beror på oegentligheter eller misstag.

Vid upprättandet av årsredovisningen ansvarar styrelsen för bedömningen av bolagets förmåga att fortsätta verksamheten. Den upplyser, när så är tillämpligt, om förhållanden som kan påverka förmågan att fortsätta verksamheten och att använda antagandet om fortsatt drift. Antagandet om fortsatt drift tillämpas dock inte om styrelsen avser att likvidera bolaget, upphöra med verksamheten eller inte har något realistiskt alternativ till att göra något av detta.

Revisorns ansvar

Våra mål är att uppnå en rimlig grad av säkerhet om huruvida årsredovisningen som helhet inte innehåller några väsentliga felaktigheter, vare sig dessa beror på oegentligheter eller misstag, och att lämna en revisionsberättelse som innehåller våra uttalanden. Rimlig säkerhet är en hög grad av säkerhet, men är ingen garanti för att en revision som utförs enligt ISA och god revisionssed i Sverige alltid kommer att upptäcka en väsentlig felaktighet om en sådan finns. Felaktigheter kan uppstå på grund av oegentligheter eller misstag och anses vara väsentliga om de enskilt eller tillsammans rimligen kan förväntas påverka de ekonomiska beslut som användare fattar med grund i årsredovisningen.

Som del av en revision enligt ISA använder vi professionellt omdöme och har en professionellt skeptisk inställning under hela revisionen. Dessutom:

- identifierar och bedömer vi riskerna för väsentliga felaktigheter i årsredovisningen, vare sig dessa beror på oegentligheter eller misstag, utformar och utför granskningsåtgärder bland annat utifrån dessa risker och inhämtar revisionsbevis som är tillräckliga och ändamålsenliga för att utgöra en grund för våra uttalanden. Risken för att inte upptäcka en väsentlig felaktighet till följd av oegentligheter är högre än för en väsentlig felaktighet som beror på misstag, eftersom oegentligheter kan innefatta agerande i maskopi, förfalskning, avsiktliga utelämnanden, felaktig information eller åsidosättande av intern kontroll.
- skaffar vi oss en förståelse av den del av bolagets interna kontroll som har betydelse för vår revision för att utforma granskningsåtgärder som är lämpliga med hänsyn till omständigheterna, men inte för att uttala oss om effektiviteten i den interna kontrollen.
- utvärderar vi lämpligheten i de redovisningsprinciper som används och rimligheten i styrelsens uppskattningar i redovisningen och tillhörande upplysningar.
- drar vi en slutsats om lämpligheten i att styrelsen använder antagandet om fortsatt drift vid upprättandet av årsredovisningen. Vi drar också en slutsats, med grund i de inhämtade revisionsbevisen, om huruvida det finns någon väsentlig osäkerhetsfaktor som avser sådana händelser eller förhållanden som kan leda till betydande tvivel om bolagets förmåga att fortsätta verksamheten. Om vi drar slutsatsen att det finns en väsentlig osäkerhetsfaktor, måste vi i revisionsberättelsen fästa uppmärksamheten på upplysningarna i årsredovisningen om den väsentliga osäkerhetsfaktorn eller, om sådana upplysningar är otillräckliga, modifiera uttalandet om årsredovisningen. Våra slutsatser baseras på de revisionsbevis som inhämtas fram till datumet för revisionsberättelsen. Dock kan framtida händelser eller förhållanden göra att ett bolag inte längre kan fortsätta verksamheten.
- utvärderar vi den övergripande presentationen, strukturen och innehållet i årsredovisningen, däribland upplysningarna, och om årsredovisningen återger de underliggande transaktionerna och händelserna på ett sätt som ger en rättvisande bild.

Vi måste informera styrelsen om bland annat revisionens planerade omfattning och inriktning samt tidpunkten för den. Vi måste också informera om betydelsefulla iakttagelser under revisionen, däribland de eventuella betydande brister i den interna kontrollen som vi identifierat.

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Rapport om andra krav enligt lagar och andra författningar

Uttalanden

Utöver vår revision av årsredovisningen har vi även utfört en revision av styrelsens förvaltning för Sturegallerian Aktiebolag för år 2021 samt av förslaget till dispositioner beträffande bolagets vinst eller förlust.

Vi tillstyrker att bolagsstämman disponerar vinsten enligt förslaget i förvaltningsberättelsen och beviljar styrelsens ledamöter ansvarsfrihet för räkenskapsåret.

Grund för uttalanden

Vi har utfört revisionen enligt god revisionssed i Sverige. Vårt ansvar enligt denna beskrivs närmare i avsnittet Revisorns ansvar. Vi är oberoende i förhållande till Sturegallerian Aktiebolag enligt god revisorssed i Sverige och har i övrigt fullgjort vårt yrkesetiska ansvar enligt dessa krav.

Vi anser att de revisionsbevis vi har inhämtat är tillräckliga och ändamålsenliga som grund för våra uttalanden.

Styrelsens ansvar

Det är styrelsen som har ansvaret för förslaget till dispositioner beträffande bolagets vinst eller förlust. Vid förslag till utdelning innefattar detta bland annat en bedömning av om utdelningen är försvarlig med hänsyn till de krav som bolagets verksamhetsart, omfattning och risker ställer på storleken av bolagets egna kapital, konsolideringsbehov, likviditet och ställning i övrigt.

Styrelsen ansvarar för bolagets organisation och förvaltningen av bolagets angelägenheter. Detta innefattar bland annat att fortlöpande bedöma bolagets ekonomiska situation och att tillse att bolagets organisation är utformad så att bokföringen, medelsförvaltningen och bolagets ekonomiska angelägenheter i övrigt kontrolleras på ett betryggande sätt.

Revisorns ansvar

Vårt mål beträffande revisionen av förvaltningen, och därmed vårt uttalande om ansvarsfrihet, är att inhämta revisionsbevis för att med en rimlig grad av säkerhet kunna bedöma om någon styrelseledamot i något väsentligt avseende:

- företagit någon åtgärd eller gjort sig skyldig till någon försummelse som kan föranleda ersättningsskyldighet mot bolaget, eller
- på något annat sätt handlat i strid med aktiebolagslagen, årsredovisningslagen eller bolagsordningen.

Vårt mål beträffande revisionen av förslaget till dispositioner av bolagets vinst eller förlust, och därmed vårt uttalande om detta, är att med rimlig grad av säkerhet bedöma om förslaget är förenligt med aktiebolagslagen.

Rimlig säkerhet är en hög grad av säkerhet, men ingen garanti för att en revision som utförs enligt god revisionssed i Sverige alltid kommer att upptäcka åtgärder eller försummelser som kan föranleda ersättningsskyldighet mot bolaget, eller att ett förslag till dispositioner av bolagets vinst eller förlust inte är förenligt med aktiebolagslagen.

Som en del av en revision enligt god revisionssed i Sverige använder vi professionellt omdöme och har en professionellt skeptisk inställning under hela revisionen. Granskningen av förvaltningen och förslaget till dispositioner av bolagets vinst eller förlust grundar sig främst på revisionen av räkenskaperna. Vilka tillkommande granskningsåtgärder som utförs baseras på vår professionella bedömning med utgångspunkt i risk och väsentlighet. Det innebär att vi fokuserar granskningen på sådana åtgärder, områden och förhållanden som är väsentliga för verksamheten och där avsteg och överträdelser skulle ha särskild betydelse för bolagets situation. Vi går igenom och prövar fattade beslut, beslutsunderlag, vidtagna åtgärder och andra förhållanden som är relevanta för vårt uttalande om ansvarsfrihet. Som underlag för vårt uttalande om styrelsens förslag till dispositioner beträffande bolagets vinst eller förlust har vi granskat om förslaget är förenligt med aktiebolagslagen.

Stockholm den 30 juni 2022

KPMG AB

Marc Karlsson
Auktoriserad revisor

Tamweelview European Holdings S.A.

Financial Statements

31 December 2021

(with the report of the Réviseur d'Entreprises agréé thereon)

51, Boulevard Royal
L-2449 Luxembourg
R.C.S Luxembourg: B 93081

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Introduction

The Board of Directors ("Directors") of the Company present the following management report and the audited financial statements for the year ended 31 December 2021.

1. Principal activities of the Company

Tamweelview European Holdings S.A. ("the Company") is a wholly owned subsidiary of Silver Holdings S.A., whose ultimate parent is Abu Dhabi Investment Authority (ADIA). The main activity of the Company is the holding of participations in any form whatsoever, in Luxembourg companies and foreign companies and all other forms of investments, the acquisition by purchase, subscription, or in any other manner as well as the transfer by sale, exchange or otherwise of stock, bonds, debentures, notes and other securities of any kind, as well as the management, control and development of such participations.

2. Business review

The Company has made no investments during the year.

3. Portfolio overview

At 31 December 2021, the Company's investments at fair value through profit or loss consist of the following:

	Dec 2021	Dec 2020
	€ 000	**€ 000**
Investment in subsidiaries	2,612,141	2,535,667
Investment in joint ventures	290,458	274,301
Investment in funds	-	1,000
Financial assets due from related parties	550	297
Total	**2,903,149**	**2,811,265**

All subsidiaries and joint ventures are disclosed in Note 23 of the financial statements. The Company does not have any branches.

4. Company results

The Company has made a loss of € 37,778 k for the year ended 31 December 2021 (2020: loss € 806,469 k).
At 31 December 2021, the Company's cash and cash equivalents amounts to € 1,478 k (2020: € 1,256 k) and net assets amount to € 1,004,622 k (2020: € 990,101 k).

5. Disposals during the year

The Company did not dispose off any direct assets during the current year. A number of indirect assets were disposed through its subsidiaries during the current year as follows:

- Parco de Medici held by Viale Parco de' Medici 61 S.r.l.
- Fratenelle and Cap Vaise held by Silver Knight B Lyon 2013 S.a.r.l.
- Playa Hotels & Resorts B.V. held by PHR Investments Sarl

6. Post balance sheet events

Refer to note 24 of the financial statements for further details.

7. Principal risks - Financial, operating and investment risk

The effective management of risks supports the delivery of the Company's objectives, protection of its reputation and achievement of sustainable value. The Company has established a robust risk management and internal control framework and sets out below the financial, operational and strategic risks and how they are effectively mitigated. Refer to note 19 of the financial statements for further information of financial risks of the Company.

a. Operational and financial risks

Risk description	Potential impact	Mitigation
Underlying market conditions	The ongoing challenging global economic conditions highlights the Company's exposure to a variety of potential issues that are beyond the control of the Company, including (but not limited to) a steep depreciation in asset values across all classes, highly volatile markets, an erosion of investor/partner confidence, fluctuations in supply and demand that could adversely affect lease rates and operating cash flow and a lack of price transparency in many markets. More specifically, COVID-19 has caused a major disruption to business and economic activity across the globe. The Company will continue to monitor any development in these areas.	The Company applies proactive cost control, revenue management and economic modelling of new investments. The organisational structure of the Company provides local knowledge and close monitoring of valuations, capacity and demand. The Company strategy supports prudent, long term investment mitigating the impact of crystallizing short term, unrealized losses. Closely monitored loan-to-value metrics mitigate risks pertaining to loans and borrowings and unexpected decline in asset values.

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7. Principal risks - Financial, operating and investment risk (continued)

Risk description	Potential impact	Mitigation
Catastrophe exposures	The occurrence of events such as hurricanes, earthquakes, pandemics, acts of terrorism and other catastrophes could adversely affect the Company's assets, including by exposing the Company to widespread loss resulting from the declining value of invested assets.	The Company has adequate insurance policies in place to mitigate the risk arising from catastrophic events.
Reputational harm	The Company's investment strategy includes entering into alliances with key partners across the globe. If the Company was to suffer reputational damage this could adversely impact the Company's ability to enter into future alliances of this nature, or adversely impact relationships with existing partners.	The Company adheres to a Code of Ethics and Standards of Professional Conduct and has established processes and procedures to monitor employee performance in this regard.
The risk of doing business in foreign territories	The Company is investing in many entities that own assets in several countries and jurisdictions. Operations in these countries may be affected by regional economic downturns, changes in foreign currency exchange rates, political upheaval, imposition of new or increased taxes or regulatory requirements, nationalization and other restrictive government actions. Adverse actions from any single country could adversely affect the Company's results and operations, liquidity and financial condition depending on the magnitude of the event and the Company's financial exposure at that time in that country.	The Company is geographically diversified which reduces reliance on the success of any one economy or location. We continue to monitor current and emerging market developments carefully.

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7. Principal risks - Financial, operating and investment risk (continued)

b. Strategic risks

Risk description	Potential impact	Mitigation
Transaction risk	Reduction in economic and investment value. Exposing the Company to onerous ongoing commitments.	Investment decisions are made following comprehensive discussions at an appropriate senior level. In many cases, extensive valuation and due diligence, supported by external expertise is obtained prior to and post investment. The Company adopts a cautious approach to investment opportunities, focusing on long term value over short term opportunity.
Concentration of investments and exposures	Events or developments that have a negative effect on any particular industry, asset class, group of related industries or geographic region may have a greater adverse effect on the investment portfolios to the extent that the portfolios are concentrated. Furthermore, the Company's ability to sell assets relating to such particular groups of related assets may be limited if other market participants are seeking to sell at the same time.	The Company seeks to maintain a diversified portfolio of varied asset types, usage profiles and geographical spread. Investment decisions are made following comprehensive discussions at an appropriate senior level.

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7. Principal risks - Financial, operating and investment risk (continued)

Managing joint ventures and acquisitions	Failure to effectively conduct and manage the Company's acquisitions and joint venture relationships may mean that the related business objectives are not met which could adversely impact asset value and the Company's reputation. In addition, some of the Company's investments are in commingled funds over which the Company has little or no control, and there can be little assurance that all the general partners of such funds will invest the Company's capital effectively.	The Company has well defined joint venture and acquisition processes which cover important areas such as effective due diligence and management of relations with partners. The Company has comprehensive contracts with joint venture partners and contract management processes in place to ensure compliance with contractual terms and conditions. In addition operational due diligence is carried out on all of our external partners to independently verify that the partner's execution ability is aligned with the Company's stated investment strategy.
Taxation	As a Company, we seek to plan and manage our tax affairs efficiently in the jurisdictions in which we operate. In doing so, we aim to act in compliance with the relevant laws and disclosure requirements. In an increasingly complex international tax environment, a degree of uncertainty is inevitable in estimating our tax liabilities. The effective rate of tax may be influenced by a number of factors, including changes in laws and accounting standards, which could increase the rate.	We exercise our judgment and seek appropriate professional advice in assessing the amounts of tax to be paid and the level of provision required.

8. Future development of the Company

The goals of the year 2022 are to manage and develop the existing subsidiaries and to look for and analyse possible acquisitions whether directly or through its subsidiaries and joint ventures. The Directors do not anticipate a change in the goals in the foreseeable future.

The Company is not involved in any activities in the field of research and development.

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Statement of Directors' responsibilities

The Directors are responsible for preparing the Company's financial statements, in accordance with applicable laws and regulations.

The Directors are required to prepare the Company's financial statements each year. The Directors are required to prepare the Company's financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union.

The Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the Company and of the Company's profit or loss for that year.

In preparing the Company's financial statements, the Directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state that the financial statements comply with IFRS as adopted by the European Union; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business in foreseeable future.

The Directors are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the assets, liabilities, financial position and profit or loss of the Company and which enable them to ensure that the financial statements of the Company comply with the provision of the applicable laws and regulations. The Directors are also responsible for taking all reasonable steps to ensure such records are kept by its subsidiaries which enable them to ensure that the financial statements of the Company comply with the provision of the applicable laws and regulations. They are also responsible for safeguarding the assets of the Company, and hence take reasonable steps for the prevention and detection of fraud and other irregularities.

This Directors' Statement may be signed by means of an electronic signature and such signature shall be conclusive evidence of the approval of this Directors' Statement.

Approved by:

Obaid ALDHAHERI (Jun 21, 2022 13:48 GMT+2)

Director

Deman SMIT (Jun 21, 2022 14:09 GMT+2)

Director

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To the Board of Directors of
Tamweelview European Holdings S.A.
51, boulevard Royal
L-2449 Luxembourg
Luxembourg

REPORT OF THE REVISEUR D'ENTREPRISES AGREE

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Tamweelview European Holdings S.A. (the "Company"), which comprise the statement of financial position as at 31 December 2021, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2021 and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union.

Basis for opinion

We conducted our audit in accordance with the Law of 23 July 2016 on the audit profession ("Law of 23 July 2016") and with International Standards on Auditing ("ISAs") as adopted for Luxembourg by the Commission de Surveillance du Secteur Financier ("CSSF"). Our responsibilities under the Law of 23 July 2016 and ISAs as adopted for Luxembourg by the CSSF are further described in the « Responsibilities of "réviseur d'entreprises agréé" for the audit of the financial statements » section of our report. We are also independent of the Company in accordance with the International Code of Ethics for Professional Accountants, including International Independence Standards, issued by the International Ethics Standards Board for Accountants ("IESBA Code") as adopted for Luxembourg by the CSSF together with the ethical requirements that are relevant to our audit of the financial statements, and have fulfilled our other ethical responsibilities under those ethical requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other information

The Board of Directors is responsible for the other information. The other information comprises the information stated in the annual report including the management report but does not include the financial statements and our report of the "réviseur d'entreprises agréé" thereon.

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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, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report this fact. We have nothing to report in this regard.

Responsibilities of the Board of Directors for the financial statements

The Board of Directors is responsible for the preparation and fair presentation of the financial statements in accordance with IFRSs as adopted by the European Union, and for such internal control as the Board of Directors determines 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 Board of Directors is 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 Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Responsibilities of the réviseur d'entreprises agréé for the audit of the financial statements

The objectives of our audit 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 a report of the "réviseur d'entreprises agréé" that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Law of 23 July 2016 and with ISAs as adopted for Luxembourg by the CSSF 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.

As part of an audit in accordance with the Law of 23 July 2016 and with ISAs as adopted for Luxembourg by the CSSF, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

— Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

— Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.

— Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our report of the "réviseur d'entreprises agréé" to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our report of the "réviseur d'entreprises agréé". However, future events or conditions may cause the Company to cease to continue as a going concern.

— Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on other legal and regulatory requirements

The management report is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

Luxembourg, 22 June 2022

KPMG Luxembourg
Société anonyme
Cabinet de révision agréé

Bobbi Jean Breboneria
Partner

Statement of financial position

As at 31 December 2021

	Note	Dec 2021 € 000	Dec 2020 € 000
Assets			
Investments at fair value through profit or loss	6	2,903,149	2,811,265
Tax and other receivables	7	1,633	1,276
Cash and cash equivalents		1,478	1,256
Total assets		**2,906,260**	**2,813,797**
Liabilities			
Borrowings due to related parties	8, 21	1,878,677	1,795,115
Deferred tax liabilities	9	18,456	23,877
Current tax liabilities		825	838
Trade and other payables	10	3,680	3,866
Total liabilities		**1,901,638**	**1,823,696**
Net assets		**1,004,622**	**990,101**
Equity			
Share capital	11	601,236	601,236
Share premium	12	206,778	154,479
Legal reserves	13	48,404	48,404
Retained earnings		148,204	185,982
Total equity		**1,004,622**	**990,101**

These financial statements may be signed by means of an electronic signature and such signature shall be conclusive evidence of the approval of these Financial Statements.

These financial statements were approved and authorised for issue on behalf of the Board of Directors on 21 June 2022, by:

Obaid ALDHAHERI (Jun 21, 2022 13:48 GMT+2)

Director

Deman SMIT (Jun 21, 2022 14:09 GMT+2)

Director

The notes on pages 15 to 44 are an integral part of these financial statements.
The report of the Réviseur d'Entreprises agréé is set out on pages 8 to 10.

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Statement of profit or loss and other comprehensive income

For the year ended 31 December 2021

	Note	Dec 2021 € 000	Dec 2020 € 000
Net gain / (loss) on investments at fair value through profit or loss	6	62,636	(798,945)
Net gain on sale of investments at fair value through profit or loss	14	4,389	18,939
Total investment income / (loss)		**67,025**	**(780,006)**
Corporate costs	15	(1,520)	(5,289)
Other income		990	-
Net foreign exchange (loss) / gain	16	(54,298)	43,565
Operating income / (loss)		**12,197**	**(741,730)**
Finance income	17	3	186
Finance costs	8, 17, 21	(55,381)	(61,565)
Net finance costs		**(55,378)**	**(61,379)**
Loss before tax		**(43,181)**	**(803,109)**
Current tax charge	18	(18)	(258)
Deferred tax release / (charge)	9, 18	5,421	(3,102)
Taxation		**5,403**	**(3,360)**
Loss for the year		**(37,778)**	**(806,469)**
Other comprehensive income for the year		-	-
Total comprehensive loss for the year		**(37,778)**	**(806,469)**

The notes on pages 15 to 44 are an integral part of these financial statements.
The report of the Réviseur d'Entreprises agréé is set out on pages 8 to 10.

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Statement of changes in equity

For the year ended 31 December 2021

	Share capital	Share premium	Legal reserves	Retained earnings	Total equity
	€ 000	€ 000	€ 000	€ 000	€ 000
	(refer to Note 11)	(refer to Note 12)	(refer to Note 13)		
At 1 January 2020	601,236	85,432	39,128	1,001,727	1,727,523
Loss for the year	-	-	-	(806,469)	(806,469)
Injection of capital[1]	-	69,047	-	-	69,047
Transfer to legal reserves [2]	-	-	9,276	(9,276)	-
At 31 December 2020	**601,236**	**154,479**	**48,404**	**185,982**	**990,101**
At 1 January 2021	601,236	154,479	48,404	185,982	990,101
Loss for the year	-	-	-	(37,778)	(37,778)
Injection of capital[1]	-	52,299	-	-	52,299
At 31 December 2021	**601,236**	**206,778**	**48,404**	**148,204**	**1,004,622**

[1] Refer to details in Note 12
[2] Refer to details in Note 13

The notes on pages 15 to 44 are an integral part of these financial statements.
The report of the Réviseur d'Entreprises agréé is set out on pages 8 to 10.

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Statement of cash flows

For the year ended 31 December 2021

	Note	Dec 2021 € 000	Dec 2020 € 000
Operating activities			
Loss before tax		**(43,181)**	**(803,109)**
Adjustments for non-cash items:			
Net (gain) / loss on investments at fair value through profit or loss	6	(62,636)	798,945
Net gain on sale of investments at fair value through profit or loss	14	(4,389)	(18,939)
Interest expenses to related parties	8, 17, 21	55,381	61,565
Foreign exchange loss / (gain)	16	54,298	(43,565)
Profit /(loss) before tax adjusted for non-cash items		**(527)**	**(5,103)**
Changes in working capital		957	57,100
Taxes paid		(31)	(254)
Net proceeds from sale of investments at fair value through profit or loss	14	7,586	177,321
Equity contributions to investments at fair value through profit or loss	6, 19.5	(37,369)	(185,791)
Capital distributions received from investments at fair value through profit or loss	6, 19.5	-	168,003
Income distributions received from investments at fair value through profit or loss	6, 19.5	1,037	6,706
Loans provided to investments at fair value through profit or loss	19.5, 21	(13,725)	(29,043)
Interest received from investments at fair value through profit or loss	19.5, 21	38,488	14,970
Loans repaid by investments at fair value through profit or loss	19.5, 21	15,298	3,322
Net cash from operating activities		**11,714**	**207,231**
Cash flows from financing activities			
Injection of additional capital by Parent Company	12	3,044	46,407
Interest paid to related parties	8, 21	(26,762)	-
Loans obtained from related parties	8, 21	11,636	24,113
Loans repaid to related parties	8, 21	-	(280,641)
Net cash used in financing activities		**(12,082)**	**(210,121)**
Net decrease in cash and cash equivalents		**(368)**	**(2,890)**
Cash and cash equivalents at 1 January		1,256	4,406
Foreign exchange translation differences		590	(260)
Cash and cash equivalents at 31 December		**1,478**	**1,256**
Non cash transactions			
Loans settled by investments at fair value through profit or loss	19.5, 21	20,963	23,760
Interest settled by investments at fair value through profit or loss	19.5, 21	1,802	-
Equity contributions to investments at fair value through profit or loss	6	60,439	23,760
Borrowings settled with related parties	8, 21	11,581	22,640
Injection of additional capital by Parent Company	12	49,255	22,640

The notes on pages 15 to 44 are an integral part of these financial statements.
The report of the Réviseur d'Entreprises agréé is set out on pages 8 to 10.

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Notes to the financial statements

for the year ended 31 December 2021

1. General information

Tamweelview European Holdings S.A. (hereafter "the Company" or "TEH") was incorporated on 17 April 2003 and organised under the laws of Luxembourg as a "société anonyme" for an unlimited period.

The financial statements of the Company for the year ended 31 December 2021 comprise the financial performance and financial position of the Company and its interests in subsidiaries, joint ventures and funds in accordance with the investment entities consolidation exemption under IFRS 10, Consolidated Financial Statements.

The registered address of the Company is 51 Boulevard Royal, L-2449, Luxembourg.

The Company is included in the financial statements of Silver Holdings S.A., prepared in accordance with International Financial Reporting Standards ("IFRSs") as adopted by the European Union, forming the smallest body of undertakings of which the Company forms part as a direct subsidiary undertaking. The registered office of Silver Holdings S.A. is located at 51 Boulevard Royal, L-2449 Luxembourg and its R.C.S. Luxembourg number is B198784 and its financial statements are published in accordance with Luxembourg laws.

The Company is also included in the financial statements of Abu Dhabi Investment Authority ("ADIA" or "Ultimate Parent Company"), prepared in accordance with IFRS, forming the largest body of undertakings of which the Company forms part as an indirect subsidiary undertaking. The registered office of ADIA is located at 211 Corniche Road, Abu Dhabi, United Arab Emirates.

The Company's financial year starts on 1 January and ends on 31 December of each year.

The main activity of the Company is the holding of participations in any form whatsoever, in Luxembourg companies and foreign companies and all other forms of investments, the acquisition by purchase, subscription, or in any other manner as well as the transfer by sale, exchange or otherwise of stock, bonds, debentures, notes and other securities of any kind, as well as the management, control and development of such participations.

On 1 January 2016, the shares and loans of TEH were transferred from ADIA, its ultimate parent and ultimate beneficial owner, to Silver Holdings S.A. which becomes its shareholder ("Parent Company").

2. Significant accounting policies

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise specifically stated.

2.1 Basis of preparation

The financial statements have been prepared in accordance with IFRSs.

These non-statutory financial statements have been prepared by management solely for the exclusive use of the directors and lenders of the Company.

The Directors have, at the time of approving the financial statements, a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Thus, the Company continues to adopt the going concern basis of accounting for the purpose of the preparation of the financial statements.

The financial statements have been prepared on a going concern basis despite the current liabilities exceed current assets by € 204,950 k as at 31 December 2021. The Parent Company, Silver Holdings S.A., will not ask for repayment of current intercompany payables if it would prevent the Company to continue to carry on its business and operations. In addition, the Parent Company intends to provide all necessary financial support to the Company to meet its financial obligation as and when fall due in the foreseeable future, within at least 12 months from the date of the approval of these financial statements, if the Company is unable to fulfil these out of its own resources.

The financial statements are presented in thousands of Euros (€ 000), which is the Company's presentation and functional currency. Because the Company meets the definition of an investment entity as defined in IFRS 10, these financial statements have been prepared on a fair value measurement basis for all investment assets, which include investments in subsidiaries, investments in joint ventures and investments in funds. The basis of preparation regarding financial liabilities and non-investment assets is amortised cost.

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Notes to the financial statements

for the year ended 31 December 2021

2.1 Basis of preparation (continued)

Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period. If the revision affects both current and future periods, the change is recognised over those periods.

The preparation of the financial statements requires the use of certain critical accounting estimates. It also requires management to exercise judgment in the process of applying the Company's accounting policies. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Notes 4 and 5 to these financial statements.

2.2 Adoption of new and revised standards

Newly effective standards

During 2021, the Company adopted the following IFRS standards, amendments and interpretations which are effective for annual periods beginning on or after 1 January 2021:

- Interest rate benchmark reforms - Phase 2 (Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4, and IFRS 16) (1 January 2021)

The adoption of the above amendments did not have a material impact on these financial statements.

Other standards issued but not yet effective

Further, the Company has not early adopted the following new and revised standards and accounting interpretations that are not yet mandatorily effective for the year ended 31 December 2021:

- Covid-19-Related Rent Concessions beyond 30 June 2021 (Amendments to IFRS 16) (1 April 2021)
- Onerous contracts - cost of fulfilling a contract (Amendments to IAS 37) (1 January 2022)
- Annual improvements to IFRS standards 2018-2020 (1 January 2022)
- Reference to the Conceptual Framework (Amendments to IFRS 3) (1 January 2022)
- Disclosure of Accounting Policies (Amendments to IAS 1 and IFRS Practice Statement 2) (1 January 2023)*
- Definition of Accounting Estimate (Amendments to IAS 8) (1 January 2023)*
- Deferred Tax related to Assets and Liabilities arising from a Single Transaction (Amendments to IAS 12) (1 January 2023)*
- Sale or contribution of assets between an investor and its associate or joint venture (Amendments to IFRS 10 and IAS 28) (Available for optional adoption/effective date deferred indefinitely)*

The adoption of any relevant standards listed above, which the Company plans to adopt once they are effective have been assessed and are not expected to have a material impact on these financial statements.

*These standards are yet to be endorsed by European Union.

2.3 Investment entities consolidation exemption

The Company acts as a holding company for various real estate investments held through direct and indirect subsidiaries and joint ventures of the Company. The Company meets the definition of an investment entity as defined by IFRS 10 on the basis that:

- it obtains funds for investment from Silver Holdings S.A. and it manages those investments on behalf of Silver Holdings S.A.;
- its objective is to invest these funds solely for capital appreciation and investment income; and
- it measures and evaluates returns for all its investments on a fair value basis.

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2.3 Investment entities consolidation exemption (continued)

In addition to the above, the Company has considered the following typical characteristics of an investment entity:

Typical characteristics of an investment entity	Company's position
a) It has more than one investment;	The Company holds significant numbers of investments, please refer to Note 23.
b) It has more than one investor;	Although the Company has one shareholder, the capital provided by the "Parent Company" is invested for the purpose of generating returns to the "Parent Company" for the benefit of its stakeholders.
c) It has investors that are not related parties of the entity, and	As above.
d) It has ownership interests in the form of equity or similar interests.	The Parent Company has invested in equity shares of the Company.

The Company does not plan to hold its individual investments indefinitely and determines exit strategies as part of the investment process. No other benefits are derived from these investments.

Accordingly, the Company applies the exception to consolidation and account for its investments in subsidiaries, joint ventures and funds at fair value through profit or loss.

None of the subsidiaries of the Company are engaged in providing investment related service and hence, no consolidation is required as at 31 December 2021 and 2020, respectively.

2.4 Investments at fair value through profit or loss

2.4.1 Subsidiaries

A subsidiary is an entity ("investee") that is controlled by another entity. Control is achieved when a Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Company reassesses whether or not they control an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above. Where the Company has less than a majority of the voting rights of an investee, they are considered to have power over the investee when the voting rights are sufficient to give them the practical ability to direct the relevant activities of the investee unilaterally. The Company considers all relevant facts and circumstances in assessing whether or not the Company's voting rights in an investee are sufficient to give them power, including:

- the size of the Company's holding of voting rights relative to the size and dispersion of holdings of the other vote holders;
- potential voting rights held by the Company, other vote holders or other parties;
- rights arising from other contractual arrangements; and
- any additional facts and circumstances that indicate that the Company has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made, including voting patterns at previous shareholders' meetings.

The fair value of the Company's investments in subsidiaries, and the related net gains and losses, have been presented as a single line item in the statement of financial position and the statement of profit or loss and other comprehensive income, respectively.

Loans to subsidiaries are accounted for at fair value on the basis that they are managed and their performance is monitored on a fair value basis as part of the total investment at fair value through profit or loss.

2.4.2 Joint ventures

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement and have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities of the joint arrangement require unanimous consent of the parties sharing control.

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2.4 Investments at fair value through profit or loss (continued)

2.4.2 Joint ventures (continued)

The Company's investments in joint ventures are designated as financial assets measured at fair value and recorded at their fair value at each reporting date with changes directly credited or charged to profit or loss.

The fair value of the Company's investments in joint ventures, and the related net gains and losses, has been presented as a single line item in the statement of financial position and the statement of profit or loss and other comprehensive income, respectively.

Loans to joint ventures are accounted for at fair value on the basis that they are managed and their performance is monitored on a fair value basis as part of the total investment at fair value through profit or loss.

A list of the investments in subsidiaries and joint ventures are given in Note 23.

2.4.3 Funds

Investments in funds are stated at fair value, with any resultant gain or loss recognised in profit or loss and other comprehensive income. The net gain or loss recognised in profit or loss incorporates any distribution or interest earned on the financial assets.

Loans to funds are accounted for at fair value on the basis that they are managed and their performance is monitored on a fair value basis as part of the total investment in funds.

2.5 Financial instruments – Fair values and risk management

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

2.5.1 Financial assets

Financial assets are classified either as measured at fair value through profit or loss (FVTPL), fair value through other comprehensive income (FVTOCI) or as measured at amortised cost. The classification depends on the entity's business model for managing the financial asset and the contractual cash flow characteristics of the financial asset.

Financial assets are classified as measured at amortised cost if, and only if, they are held within a business model whose objective is achieved by holding financial assets in order to collect contractual cash flows and the contractual cash flows solely represent payments of principal and interest on the principal outstanding at a given time. The interest payments should represent consideration only for the time value of money and the credit risk associated with the outstanding principal amount. Interest can also include consideration for other basic lending risks (for example, liquidity risk) and costs (for example administrative costs) associated with holding the financial asset for a particular period of time. In addition, interest can include a profit margin that is consistent with a basic lending arrangement.

Financial assets are classified as measured at fair value through other comprehensive income only if the financial assets are held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset gives rise to cash flows that are solely payments of principal and interest on the outstanding principal.

Financial assets are classified as measured at fair value unless they are classified as measured at amortised cost. However, an entity may, at initial recognition, irrevocably designate a financial asset that meets the conditions for amortised cost measurement as measured at fair value through profit or loss if doing so eliminates or significantly reduces a measurement or recognition inconsistency (also referred to as an accounting mismatch) that would otherwise arise from measuring assets or liabilities or recognising gains and losses on them on different bases.

The Company's financial assets comprise of investments in subsidiaries, investments in joint ventures, investments in funds, loans to related parties, cash and cash equivalents and other receivables. The Company's interests in subsidiaries, joint ventures and investment funds comprise both equity interests and loans.

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2.5.1 Financial assets (continued)

The Company's investments in equities (subsidiaries, joint ventures and funds) and loans are classified as financial assets measured at fair value through profit or loss since they do not meet the business model or the cash flow characteristics criteria for financial assets classified as measured at amortised cost. In making an assessment of the objective of the business model in which a financial asset is held, the Company considers all of the relevant information about how the business is managed including the documented investment strategy and the execution of the strategy in practice, how the performance of the portfolio is evaluated and reported to the Company's management, the risks that affect the performance of the business model and how these risks are managed and how the investment manager is compensated. The Company's investments are managed, and their performance reported to key management personnel, on a fair value basis. Therefore, none of the investment portfolios meet the business model requirements for the FVTOCI classification. These assets are subsequently measured at fair value. Changes in the fair value of these investments are recognised as gains or losses in the statement of profit or loss and other comprehensive income. These include any interest or dividend income and foreign exchange gains and losses.

Cash and cash equivalents and other receivables are classified as financial assets measured at amortised cost. These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost includes an adjustment for the expected credit loss (ECL) allowance. Interest revenue, foreign exchange gains and losses and changes in the ECL allowance are recognized in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

The Company carries out a periodic assessment for ECL allowance for financial assets held at amortised cost at an amount equal to 12-month ECL allowance. 12-month ECL allowance is the portion of ECL allowance that results from default events that are possible within the 12 months after the reporting date (or a shorter period if the expected life of the financial asset is less than 12 months). However, if the credit risk on a financial asset has increased significantly since its initial recognition, the ECL allowance for that asset is measured at lifetime ECL, which represents the expected credit losses that result from all possible default events over the expected life of the financial asset . ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e the difference between the contractual cash flows due in accordance with contract and all the cash flows the Company expects to receive). This is based on the Company's experience of historical credit losses and any forward looking factors and the current economic environment.

The Company derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when the Company transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a liability (collateralised borrowing) for the proceeds received.

2.5.2 Financial liabilities

Financial liabilities are classified as measured at amotised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading, including derivatives or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilties including borrowings are recognised initially at fair value, less attributable costs. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in profit or loss over the period of the borrowings using the effective interest method.

The fair value at initial recognition of loans from Silver Holdings S.A. which are non-interest bearing or with off-market interest is determined by calculating the present value of all the future cash flows using the market interest rate for similar securities as the discount rate. The difference between the fair value and the loan proceeds received at initial recognition is considered to be capital contribution from an equity participant and is recognised directly in equity.

Subsequently, this difference is amortised to profit or loss over the term of the loan using the effective interest rate method.

Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

Financial liabilities comprise of borrowings and trade and other payables that are classified as financial liabilities measured at amortised cost.

The Company derecognises a financial liability when its contractual obligations are either discharged, cancelled or have expired.

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2.6 Fair value measurements

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants in the principal (or most advantageous) market at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique.

In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of an asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date.

For financial reporting purposes, fair value measurements are categorized into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety.

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

Transfers of assets and liabilities between the various fair value hierarchy levels are deemed to have occurred or their significance to the fair value measurement in its entirety when there are changes in the observability of the valuation inputs and such an assessment is performed annually at the end of the reporting period.

2.7 Net gain / (loss) on investments at fair value through profit or loss

Net gain / (loss) on investments at fair value through profit or loss includes unrealized fair value changes and foreign exchange differences, interest and dividend income.

2.8 Dividend income

A dividend receivable from investments is recognised when the Company's right to receive payment has been established (provided that it is probable that the economic benefits will flow to the Company and the amount of revenue can be measured reliably). The dividend income is included in the net gain / (loss) on investments at Fair value through profit or loss.

2.9 Interest revenue

Interest revenue and expense on financial assets and liabilities at amortised cost, respectively, are recognised in profit or loss on an accrual basis using the effective interest method. Interest on financial assets measured at fair value through profit or loss is recognised in the statement of profit or loss and other comprehensive income as part of net net gain / (loss) on investments at Fair value through profit or loss, as disclosed in Note 6.

2.10 Income tax

Income tax expense comprises current and deferred tax. Tax is recognised in the profit or loss, except to the extent that it relates to items recognised directly in equity or other comprehensive income. In this case the tax is also recognised in equity or other comprehensive income.

The current tax is calculated on the basis of the tax laws enacted or substantively enacted at the reporting date in the countries where the Company holds and operates investments, and/or generates taxable income from investments. Current tax, to the extent unpaid, is recognised as a current tax liability. If the amount already paid for income taxes exceeds the amount due, the excess is recognised as a current tax receivable. The Company considers an uncertainty in income tax to exist in scenarios where it may be unclear how tax law applies to a particular transaction or circumstance, or whether a taxation authority will accept an entity's tax treatment.

IFRIC 23 requires companies to measure the effect of the uncertainty using the method that is expected to better predict the resolution of the uncertainty:

(a) The most likely amount, the single most likely amount in a range of possible outcomes;
(b) The expected value, the sum of the probability-weighted amounts in the range of possible outcomes.

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of the previous year. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received that reflects uncertainty related to income taxes, if any. It is measured using tax rates enacted or substantively enacted at the reporting date.

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2.10 Income tax (continued)

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date. The amount of deferred tax is the best estimate of the future tax amount expected to be paid or received and reflects uncertainty related to income taxes, if any.

Deferred tax is recognised, using the balance sheet approach, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. The valuation is based on expected disposal strategies. However, the deferred tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss.

Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves. Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax liabilities are provided on temporary differences arising on investments in subsidiaries and joint ventures, except where the timing of the reversal of the temporary difference is controlled by Company and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred taxes assets and liabilities relate to income taxes levied by the same taxation authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

For investment property held by direct or indirect subsidiaries and joint ventures that is measured at fair value, the presumption that the carrying amount of the investment property will be recovered through sale has not been rebutted.

2.11 Cash and cash equivalents

Cash equivalents are short term, highly liquid investments that are readily convertible to known amounts of cash with original maturities of three months or less and that are subject to an insignificant risk of value change.

Cash and cash equivalents of the Company comprise of deposits held at call with banks.

2.12 Borrowings

Borrowings are recognised initially at fair value, less attributable costs. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in profit or loss over the period of the borrowings using the effective interest method.

The fair value at initial recognition of loans from Silver Holdings S.A. which are non-interest bearing or with off-market interest is determined by calculating the present value of all the future cash flows using the market interest rate for similar securities as the discount rate. The difference between the fair value and the loan proceeds received at initial recognition is considered to be capital contribution from an equity participant and is recognised directly in equity. Subsequently, this difference is amortised to profit or loss over the term of the loan using the effective interest rate method.

2.13 Borrowing costs

Borrowing costs for qualifying assets (i.e an asset that necessarily takes a substantial period of time to get ready for its intended use or sale) valued at fair value are not capitalised and are recognised as an expense when incurred. Such assets include investment properties and property, plant and equiment as these are valued at fair value.

2.14 Foreign currency translation

The financial statements are presented in thousands of Euros (€ 000), the Company's functional and presentation currency.

Transactions in foreign currencies are translated into Euros at the exchange rate at the dates of the transactions.

Monetary assets and liabilities denominated in foreign currencies are translated into Company's functional currency at the exchange rate at the reporting date. Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are translated into the Company's functional currency at the exchange rate at the date on which the fair value was determined.

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2.14 Foreign currency translation (continued)

Foreign currency differences arising on retranslation are recognised in profit or loss as 'Net foreign exchange (loss) / gain, except for those arising on investments at FVTPL, which are recognised as a component of 'Net gain / (loss) from investments at fair value through profit or loss'.

2.15 Share capital

Share capital represents the nominal (par) value of shares that have been issued to the shareholder. The Company may issue shares up to its authorised share capital. Each share has a nominal (par) value of £ 1. The Company may issue 1 share against each capital contribution (regardless of the amount contributed) or it may also elect to issue one share against multiple contributions received by the Company during a given reporting period.

2.16 Share premium

Share premium represents the amount of paid-in capital received from the Company's shareholder in excess of the par value of issued shares. The difference between the capital contribution(s) amounts received from the Parent Company and the par value of the issued shares (i.e. € 1) is recognised as share premium.

2.17 Other reserves

Any capital contributions received by the Company from its shareholder against which no nominal shares are issued during the reporting period, are recognised as "Other reserves" and forms part of the equity of the Company. When these amounts are capitalised by the Company in subsequent reporting periods (in part or in full), the Company issues shares to the shareholder.

2.18 Dividends paid to shareholder

Dividends paid by the Company to its shareholder are first paid out of distributable profits to the extent available.

3. Financial risk management

3.1 Financial risk factors

The Company's activities expose it to a variety of financial risks, market risk (including currency risk, interest rate risk and equity price risk), credit risk and liquidity risk. The Company's overall risk management programme focuses on the unpredictability of financial markets and seeks to reduce the risk to an acceptable level on the Company's financial performance. Refer to Note 19 for further disclosure on financial instruments.

COVID-19

The outbreak of the COVID - 19 pandemic and the measures adopted by governments in countries worldwide to mitigate the pandemic's spread significantly impacted the Company and its subsidiaries in 2020. By 2021, although the pandemic still impacted the Company and its subsidiaries, the extent was reduced with no further hotel closures after May 2021.

For the year ended 31 December 2021 the assets held by the Company's subsidiaries recognised a net operating income of €60,641 k (2020: net operating income € 9,598k) while total loss for the year was € 30,032 k (2020: Loss € 763,780 k) which reflects the current market conditions due to the pandemic. See Note 6 for further details.

The Company and its subsidiaries are in progress of completing an accretive 55% LTV refinancing of the maturing facility at SONIA + 264bps, with a 5 year tenor. To allow for asset stabilization, the new facility has a covenant-lite structure (no hard cash-flow covenants in particular) in exchange for a limited interest and carry guarantee.

Market risk

'Market risk' is the risk that changes in market prices – such as interest rates, foreign exchange rates and equity prices – will affect the Company's income or the fair value of its holdings of financial instruments.

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i) Currency risk

Currency risk is the risk that the exchange rate of the Company's functional currency relative to other foreign currencies may change in a manner that has an adverse effect on the fair value or future cash flows of the Company's financial assets or financial liabilities denominated in currencies other than its functional currency.

The Company enters into transactions that are denominated in currencies other than its functional currency. Consequently, the Company is exposed to risk that the exchange rate of its currency relative to other foreign currencies may change in a manner that has an adverse effect on the fair value or future cash flows of the Company's financial assets or financial liabilities denominated in currencies other than the EUR.

The Company's policy with respect to managing its currency risk is to reduce its total foreign currency exposure to an acceptable level on the Company's financial performance. The Company ensures to the extent possible that the income and expenses in foreign currencies are in balance (Refer to Note 19.1).

ii) Interest rate risk

Interest rate risk is the risk that fluctuations in market interest rates may impact the Company's financial performance, future cash flows or the fair value of its financial instruments. Unfavourable changes in interest rates may reduce profits or result in losses for the Company.

The Company ensures that it funds itself from the Parent Company in the desired mix of fixed and floating interest bearing loans such that it is consistent with the Company's risk preference and the risks are reduced to an acceptable level on the Company's financial performance.

Borrowings taken at variable rates exposes the Company to cash flow interest rate risk while borrowings issued at fixed rates expose the Company to fair value interest rate risk. The Company targets a balanced portfolio approach, whilst nevertheless taking advantage of opportune market movements (Refer to Note 19.2).

iii) Equity price risk and real estate price risk

The Company is also exposed to property price and property rentals risk arising out of investment properties, property, plant and equipment and other real estate assets held through its investments at FVTPL. Thus, the equity investments of the Company represent indirect investments in real estate so that equity price risk for the Company is in substance exposure to real estate price risk. The Company manages these investments in accordance with its investment policies. Equity price risk is primarily driven by volume and concentration of the Company's investments. While being an investment entity, the Company seeks exposure to equity price risk through volume of its investments. However, in order to address these risks, the Company's activities are spread over several sectors (hotels, offices, residential and shopping centres) and over multiple geographical areas across the globe that each undergo specific business cycles.

The Company uses local knowledge and experience and engage local property managers to address property price and property rental risks.

Credit risk

Credit risk refers to the risk that counter party will default on its contractual obligation resulting in financial loss to the Company.

Credit risk derives principally from the Company's loan investments at FVTPL, other receivables, financial assets due from related parties and cash and cash equivalents. Although, loan investments at FVTPL are typically subject to credit risk, in the Company's circumstance, since the total investment (debt and equity) is measured at fair value as a whole, it reflects that these loan investments at FVTPL in substance have an exposure to equity price risk (i.e. risk arising out of fluctuations in property price and property rentals of underlying investments). The Company manages its concentration of counterparty credit risk by seeking to undertake transactions with well-capitalised counterparties and by monitoring the credit worthiness of these counterparties. Cash and cash equivalents are held with high-credit-quality financial institutions (refer to Note 19.3).

Liquidity risk

Liquidity risk is the risk that the Company might encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset.

Prudent liquidity risk management implies maintaining sufficient cash, the availability of funding through an adequate amount of committed credit facilities and the ability to close out market positions. Due to the inherent nature of its assets, the Company is exposed to liquidity risk. However, liquidity risk is managed by the shareholders of the Company (Refer to Note 19.4).

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3.2 Capital management

The Company defines capital as share capital, share premium, other reserves and retained earnings. The primary objective of the Company's capital management is to avoid permanent impairment of capital (e.g. forced sale at a loss, default on loan and repossession of asset) in order to provide returns for the shareholders. To maintain or adjust the capital structure, the Company may align the dividend payment to shareholders, return capital to shareholders, issue new shares, obtain new borrowings or sell assets to reduce borrowings. The overall objective remains unchanged in 2021. The Company has a combination of debt and equity to maintain a sound capital position to support the investment activities of the Company. Activities are assessed based on their risk and rewards and can be financed through debt or equity. To date, debt has been utilised on a conservative basis so as to enhance returns to investors both in a tax efficient and risk adverse manner. There are no loan covenants to be complied with at the Company level. For loan compliance by underlying entities, please refer to note 6. Further, there were no externally imposed capital requirements which the Company must comply with.

4. Critical accounting estimates and assumptions

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates may differ from actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are disclosed below.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

4.1 Estimate of fair value of Investments at fair value through profit or loss

4.1.1 Subsidiaries and joint ventures

Investments in subsidiaries and joint ventures are carried at fair value, which predominantly reflects the Company's economic share of the underlying fair value of the net assets ("the NAV") of the subsidiaries and joint ventures. The following are the key estimates which form a significant element of the overall assessment of fair value of subsidiaries and joint ventures:

Investment properties and property, plant and equipment ("PPE")

The fair value of investment properties and PPE held by subsidiaries and joint ventures is determined based on periodic valuations by external independent appraisers. In order to determine the fair value of the investment properties held by subsidiaries and joint ventures, the Company has obtained independent valuations from professionally qualified property valuers which reflect the highest and best use of the properties.

The Company determines the amount within a range of reasonable fair value estimates. In making its judgement, the Company considers information from a variety of sources including:

i. current prices in an active market for properties of different nature, condition or location (or subject to different lease or other contracts), adjusted to reflect those differences;

ii. recent prices of similar properties in less active markets, with adjustments to reflect any changes in economic conditions since the date of the transactions that occurred at those prices; and

iii. discounted cash flow projections based on reliable estimates of future cash flows, derived from the terms of any existing lease and other contracts and (where possible) from external evidence such as current market rents for similar properties in the same location and condition, and using discount rates that reflect current market assessments of the uncertainty in the amount and timing of the cash flows.

If information on current or recent prices is not available, the fair values of investment properties are determined using discounted cash flow valuation techniques. The Company uses assumptions that are mainly based on market conditions existing at each reporting date.

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4.1.1 Subsidiaries and joint ventures (continued)

Investment properties and property, plant and equipment ("PPE") (continued)

The principal assumptions underlying management's estimate of fair value are those related to the potential use of the asset, the receipt of contractual rentals; expected future market rentals; void periods; maintenance requirements; and appropriate discount rates. These valuations are regularly compared to actual market yield data and actual transactions by the Company and those reported by the market. The expected future market rentals are determined on the basis of current market rentals for similar properties in the same location and condition. (Refer to Note 19.5).

External borrowings

The Company's subsidiaries consider the terms of the existing loans, including prepayment penalties, whether the loans are transferrable and market observable inputs in estimating fair value.

Current and deferred taxes

The Company is subject to income and capital gain taxes in Luxembourg and the UK predominantly. Significant judgement is required in determining the total provision for current and deferred income tax.

The principal assumptions underlying management's measurement of fair value include those related to the exit strategy on an asset-by-asset or entity-by-entity basis and, to the extent practicable, consideration of the current market conditions and expected term and manner of the disposal, for example tax efficient sale of shares or direct property sale. In case of measuring fair value when the manner of disposal is a share deal, management also includes assumptions about how potential buyers would take into account the effect of assuming liability for tax obligations that are based on the tax base of assets within the sold entity.

4.1.2 Funds

Investments in real estate funds and co-investments are carried at fair value, which has been estimated by the Company's management in the absence of readily determinable fair values. The valuations are based on attributable net assets determined using financial information and/or confirmations provided by the external managers of each investment fund and are in certain cases supported by internal analysis prepared by management. Not all of the funds and co-investments publish financial information as at 31 December, and of those that do, not all have been finalised and sent to the Company by the date of this report.

Most funds and co-investments record their underlying assets at fair value, or include fair value information disclosures in their financial statements. Valuation adjustments are made periodically in the funds to reflect the fair value of underlying investments. For investments without a public market, the review of value is made at least annually using appropriate valuation methodologies, taking into account those considered by the fund's management or the Company's management to be most appropriate for the type of investment. Gains and losses arising from changes in carrying value are included in profit or loss and other comprehensive income for the period.

In determining the appropriate valuation in each case for the purpose of the Company's financial statements, the underlying fund financial statements has been reviewed.

Considerable judgement is required in interpreting market data to determine the estimates of value; accordingly the estimates of value presented in the financial statements are not necessarily indicative of the amounts that the Company or the fund could realise in a market exchange. The use of different market assumptions and/or estimation methodologies may have a material effect on the estimated fair values.

The valuation of the investment in funds is affected by the prevailing market and economic conditions which in certain instances is highlighted in the financial information of the fund (Refer to Note 19.5).

5. Critical judgements in applying the Company's accounting policies

In the application of the Company's significant accounting policies, which are described in note 2, management is required to make judgements (other than those involving estimations) that have a significant impact on the amounts recognised in the financial statements. These may take the form of considering whether the substance of business transactions differs from its form, in evaluating the adequacy of disclosure, and in assessing the probable impact of future events.

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5.1 Control, joint control and significant influence

When the Company acquires an interest in another entity, significant judgement may be required to determine whether the Company has control, joint control or significant influence over the entity, especially when:

- it does not control the entity even though it holds more than half of the voting rights;
- it controls the entity even though it holds less than half of the voting rights;
- it does not have significant influence even though it holds 20 percent or more of the voting rights; and
- it has significant influence even though it holds less than 20 percent of the voting rights.

In exercising this judgement, the Directors assess whether or not the Company has the practical ability to direct the relevant activities of the entity unilaterally. The Directors consider the existence of contractual arrangements between the Company and other investors to direct relevant activities, or to exercise joint control.

Further judgement may be required to determine the type of joint arrangement (i.e. joint operation or joint venture). The Directors consider the effect of contractual arrangements that evidence rights to assets and obligations of the joint arrangements.

Please refer to Note 23 for a listing of entities where such judgement has been exercised by the Directors.

6. Investments at fair value through profit or loss

The Company's investments at fair value through profit and loss comprises:

	Equity interest	Loans	Dec 2021 Total
	€ 000	€ 000	€ 000
Subsidiaries and joint ventures:			
Subsidiaries	1,340,640	1,271,501	2,612,141
Joint ventures	290,458	-	290,458
	1,631,098	**1,271,501**	**2,902,599**
Funds:			
Funds	-	-	-
	-	**-**	**-**
Financial assets due from related parties	-	550	550
Total investments at FVTPL	**1,631,098**	**1,272,051**	**2,903,149**

	Equity interest	Loans	Dec 2020 Total
	€ 000	€ 000	€ 000
Subsidiaries and joint ventures:			
Subsidiaries	1,295,053	1,240,614	2,535,667
Joint ventures	274,301	-	274,301
	1,569,354	**1,240,614**	**2,809,968**
Funds:			
Funds	1,000	-	1,000
	1,000	**-**	**1,000**
Financial assets due from related parties	-	297	297
Total investments at FVTPL	**1,570,354**	**1,240,911**	**2,811,265**

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6. Investments at fair value through profit or loss (continued)

Subsidiaries and joint ventures

The Company's subsidiaries and joint ventures invest in real estate assets, primarily properties (hotels, offices, residential and shopping centres) carried at fair value. The fair value of the Company's investments in subsidiaries and joint ventures is considered to be the sum of all underlying assets at fair value, less liabilities at fair value, adjusted for the Company's ownership share. Assets and liabilities are presented on page 29.

For further information on fair value measurement of investments at FVTPL, refer to Note 19.5.

Funds

The Company invests in a wide range of real estate funds which in turn are invested across a variety of sectors. Investments in real estate funds are carried at fair value. The fair values are based on the share of the Company's net assets in the fund. The net assets are determined using financial information, confirmations provided by external fund managers and the internal valuations by the Company's management.

The fund's financial information used by the Company for the purpose of valuation reflects direct properties and their underlying investments valued at the reporting date using a number of sources of information, including independent third party appraisals and amounts estimated by the fund manager in the absence of readily determinable independent fair values, based on the best available information about the circumstances at the measurement date (i.e. 31 December) that becomes available until the date of approving the financial statements.

For further information on fair value measurement of investments at FVTPL, refer to Note 19.5.

Changes in the carrying amounts of the Company's equity interests in direct real estate companies and other real estate investments, including funds are as follows:

	Dec 2021	Dec 2020
	€ 000	€ 000
Balance at 1 January	1,570,354	2,496,674
New capital injection *	97,808	209,551
Capital distribution	-	(168,003)
Income distribution	(2,537)	(6,706)
Disposals	(3,197)	(158,382)
Revaluation losses	(31,330)	(802,780)
Balance at 31 December	**1,631,098**	**1,570,354**

*These include non-cash capital injection made during 2021 amounting to € 60,439k (2020: € 23,760k) as detailed below:

During 2020, non-cash capital injections amounting to € 23,760k were made by the Company into Silver Light B 2014 S.a.r.l (a direct subsidiary investment held at fair value through profit or loss) in lieu of loan receivable from the same entity. Refer to note 19.5 for further details.

During 2021, non - cash capital injections amounted to €60,439 k on account of the following transactions:

- Capitalisation of related party loan between Parent Company and Silver Opal B 2015 S.à r.l. (a direct subsidiary investment of the Company held at fair value through profit or loss) amounting to € 37,674 k. This was transacted by way of non-cash equity injection through share premium received from Parent Company followed by non-cash capital injection by the Company into Silver Opal B 2015 S.à r.l. for equivalent amount. Please refer to note 12 for more details.
- Capitalisation of related party loans held by the Company with Silver Diamond TEHB24 Sarl (a direct subsidiary of the Company held at fair value through profit or loss) and Viale Parco de' Medici 61 S.r.l. (a direct subsidiary investment of the Company held at fair value through profit or loss) amounting to € 12,525 k and € 10,240 k respectively. Refer to note 19.5 for further details.

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6. Investments at fair value through profit or loss (continued)

The table below provides an analysis of the net gains on investments at fair value through profit or loss in the statement of profit or loss and other comprehensive income.

	Dec 2021	Dec 2020
	€ 000	€ 000
Subsidiaries and joint ventures:		
Revaluation losses	(30,032)	(763,780)
Foreign exchange gain / (loss)	50,282	(39,735)
Interest revenue	43,431	43,570
	63,681	**(759,945)**
Funds:		
Revaluation losses	(1,298)	(39,000)
	(1,298)	**(39,000)**
Interest income on finacial assets due from related parties	253	-
	253	**-**
Net gain / (loss) on investments at fair value through profit or loss	**62,636**	**(798,945)**

The table below provides a breakdown of the Company's share of income generated in the underlying direct real estate companies. The income generated through rental income, after deduction of expenses, can be distributed to the Company in the form of dividends.

	Dec 2021	Dec 2020
	€ 000	€ 000
Revenue	308,622	238,594
Expenses related to real estate and hotels	(247,981)	(228,996)
Net operating income	**60,641**	**9,598**
Corporate costs	(28,644)	(45,854)
Revaluation gain / (loss) on investment properties and PPE	132,229	(96,786)
Net loss on investment at fair value through profit or loss	(84,750)	(185,036)
Net finance costs	(92,507)	(78,491)
Taxation	(1,521)	(47,015)
Other income / (expenses)	(17,570)	(322,467)
Loss for the year	**(32,122)**	**(766,051)**
Less: loss for the year attributable to non-controlling interest	(2,090)	(2,271)
Loss for the year attributable to the Company	**(30,032)**	**(763,780)**

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6. Investments at fair value through profit or loss (continued)

The Company's equity interests in direct real estate companies comprise the following underlying assets and liabilities:

	Dec 2021	Dec 2020
	€ 000	€ 000
Property, plant and equipment	1,198,233	1,029,766
Investment properties	2,787,543	2,668,230
Inventory property	125,416	124,117
Investments at fair value through profit or loss	511,066	582,760
Cash and cash equivalents	133,690	137,318
Borrowings - related parties	(1,389,259)	(1,347,096)
Borrowings - external	(1,525,290)	(1,431,321)
Deferred tax liabilities - net	(115,565)	(117,128)
Net other assets and liabilities	(94,736)	(77,292)
Net assets as 31 December	**1,631,098**	**1,569,354**

As at the date of the financial statements, Silver Diamond TEHC24 s.a.r.l. and Green Agate D 2010 Limited (indirect subsidiaries investments held at FVTPL of the Company) were not in compliance with its covenants attached to corresponding loan agreements. However, both entities obtained waivers from the respective lenders, which were extended until July 2022. Accordingly, they were subject to restriction on dividend declaration and payment, as a result of the lender waiver negotiated.

Subject to the above, there are no breaches in loan or other covenants resulting in restrictions on the Company or its subsidiaries' and joint ventures ability to access, use or transfer cash or other assets to other entities. The Company has not entered into any contractual arrangements that would require the Company or any of its subsidiaries and joint ventures to provide financial support to an unconsolidated structured entity that could expose these entities to a loss.

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7. Tax and other receivables

	Dec 2021	Dec 2020
	€ 000	**€ 000**
Dividend receivable	1,500	-
Other receivables	118	1,232
Tax receivables	15	44
Total	**1,633**	**1,276**

At 31 December, receivables are aged between 0 to 60 days which is in line with the normal credit period of the Company.The expected credit loss is deemed immaterial. The balances of other receivables (excluding tax receivables) are within credit terms.

The Company's receivables are all denominated in Euros.

8. Borrowings due to related parties

	Dec 2021	Dec 2020
	€ 000	**€ 000**
Borrowings - due to related parties	1,878,677	1,795,115
	1,878,677	**1,795,115**

The maturity profile of borrowings is as follows:

	< 1 year	1 – 5 years	> 5 years	Total
	€ 000	**€ 000**	**€ 000**	**€ 000**
At 31 December 2021				
Borrowings - due to related parties	357,972	1,379,144	141,561	1,878,677
Carrying value	**357,972**	**1,379,144**	**141,561**	**1,878,677**

	< 1 year	1 – 5 years	> 5 years	Total
	€ 000	**€ 000**	**€ 000**	**€ 000**
At 31 December 2020				
Borrowings - due to related parties	74,864	985,177	735,074	1,795,115
Carrying value	**74,864**	**985,177**	**735,074**	**1,795,115**

Borrowings due to related parties comprise of loan agreements entered where interest rates on fixed rate borrowings vary from 0.58% to 8.90% (2020: 1.67% to 8.9%) and maturity dates vary from 2022 to 2060 (2020: 2021 to 2030).

The Company's borrowings are denominated in EUR, USD, CHF, GBP, JPY, and SEK.

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8. Borrowings due to related parties (continued)

A reconciliation of movement of liabilities to cash flows arising from financing activities is as follows:

	Borrowings
	€ 000
Balance as at 1 January 2021	1,795,115
Changes from financing cash flows:	
Proceeds from loans and borrowings	11,636
Interest paid	(26,762)
Total changes from financing cash flows	**1,779,989**
Other non cash changes:	
Interest expense	55,381
Foreign exchange	54,888
Repayment of borrowings in specie [1]	(11,581)
Total liability-related other changes	**98,688**
Balance at 31 December 2021	**1,878,677**

	Borrowings
	€ 000
Balance as at 1 January 2020	2,056,543
Changes from financing cash flows:	
Proceeds from loans and borrowings	24,113
Repayment of borrowings	(280,641)
Total changes from financing cash flows	**1,800,015**
Other non cash changes:	
Interest expense	61,565
Foreign exchange	(43,825)
Repayment of borrowings in specie [1]	(22,640)
Total liability-related other changes	**(4,900)**
Balance at 31 December 2020	**1,795,115**

[1] This consists of non-cash repayment of borrowings amounting to € 11,581k (2020: €22,640k) made by the Company to its Parent Company in lieu of capital injection through share premium for the same amount. Refer to note 12 for further details.

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9. Deferred tax liabilities

The deferred tax balances after offset are summarised in the following schedule:

	Dec 2021	Dec 2020
	€ 000	€ 000
Balance at 1 January	23,877	20,775
Tax (release) / charge to profit or loss	(5,421)	3,102
Balance at 31 December	**18,456**	**23,877**

	Dec 2021	Dec 2020
	€ 000	€ 000
Deferred tax liabilities		
To be paid after more than 12 months	**18,456**	**23,877**

The gross movement in deferred tax liabilities during the year, without taking into consideration the offsetting of balances within the same tax jurisdiction, is as follows:

	Deferred Tax Liabilities
	€ 000
At 1 January 2020	20,775
Charged to profit or loss	3,102
At 31 December 2020	**23,877**
At 1 January 2021	**23,877**
Released to profit or loss	(5,421)
At 31 December 2021	**18,456**

The tax losses and tax credits expire as follows:

	Dec 2021	Dec 2020
	€ 000	€ 000
Expiry period		
More than 1 year	**935,203**	**935,203**

Deferred income tax assets relating to temporary differences have not been recognised (2020: NIL). No deferred tax assets have been recognised for gross tax loss carry-forwards and tax credits amounting to € 935,203 k (2020: € 935,203 k).

10. Trade and other payables

	Dec 2021	Dec 2020
	€ 000	€ 000
Trade payables	1,792	2,483
Accruals	990	1,376
Other payables	898	7
Total	**3,680**	**3,866**

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11. Share capital

	Dec 2021	Dec 2020
	€ 000	€ 000
Issued and fully paid		
6,012,356 (2020: 6,012,356) common shares of €100 each	601,236	601,236
Share capital	**601,236**	**601,236**

All ordinary shares rank equally with regard to the Company's residual assets. The holder of these shares is entitled to dividends as declared from time to time and entitled to one vote per share at general meetings of the Company.

12. Share premium

	Dec 2021	Dec 2020
	€ 000	€ 000
Share premium	**206,778**	154,479

During 2021, the Company received capital contributions in cash through share premium amounting to €3,044k (2020: € 46,407k). Further, the Company received non-cash capital contributions through share premium amounting to € 11,581k (2020: € 22,640k) in lieu of settlement of borrowings payable to the Parent Company and € 37,674k (2020: € NIL) for the purpose of making non-cash capital injection into Silver Opal B 2015 S.à r.l. for settlement of related party loans.. Please refer to note 6 & 8 for further details.

13. Legal reserves

At year end legal reserves amount to € 48,404k (2020: € 48,404k). In accordance with Luxembourg law of August 10, 1915, as subsequently amended, on commercial companies, the Company is required to transfer a minimum of 5% of its net profit for each financial year to a legal reserve. This requirement ceases to be necessary once the balance of the legal reserve reaches 10% of the issued share capital. The legal reserve is a non-distributable reserve.

14. Net gain on sale of investments at fair value through profit or loss

	Net proceeds	Carrying value	Dec 2021 Gain on sale of investments
	€ 000	€ 000	€ 000
Investments at FVTPL:			
Parco de Medici	5,005	1,268	3,737
Silver Knight B Lyon 2013 S.a.r.l.	986	1,088	(102)
White Rook B Madeleine 2014 (OPCI)	849	841	8
Metro Poland	746	-	746
Total	**7,586**	**3,197**	**4,389**

	Net proceeds	Carrying value	Dec 2020 Gain on sale of investments
	€ 000	€ 000	€ 000
Investments at FVTPL:			
Porta Nuova Gioia	177,321	154,457	22,864
Silver Swan C 2018 S.a.r.l.	-	3,925	(3,925)
Total	**177,321**	**158,382**	**18,939**

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15. Corporate costs

	Dec 2021	Dec 2020
	€ 000	**€ 000**
Tax advisor fees	463	584
Consulting and legal fees	346	3,388
Accounting fees	117	116
Audit fees	106	101
Asset management fees	12	70
Corporate administration expenses	6	21
Other corporate costs	470	1,009
Total	**1,520**	**5,289**

16. Net foreign exchange (loss) / gain

	Dec 2021	Dec 2020
	€ 000	**€ 000**
Foreign exchange (loss)/gain	(54,298)	43,565

Above numbers include foreign exchange loss of €54,888k (2020: gain € 43,825k) related to borrowing with related parties (refer to Note 8). These borrowings are denominated in a number of different currencies, refer to Note 19.1 for currency exposure.

17. Net finance costs

	Dec 2021	Dec 2020
	€ 000	**€ 000**
Interest income from related parties	-	181
Interest income from bank deposits	3	5
Finance income	**3**	**186**
Interest on amounts due to related parties	(55,381)	(61,565)
Finance costs	**(55,381)**	**(61,565)**
Net finance costs	**(55,378)**	**(61,379)**

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18. Current and deferred tax expense

	Dec 2021	Dec 2020
	€ 000	**€ 000**
Current tax		
Current tax charge on profits	10	-
Witholding tax charge	8	258
	18	**258**
Deferred tax		
Deferred tax release / (expense) in respect of origination and reversal of temporary differences	(5,421)	3,102
	(5,421)	**3,102**
Taxation	**(5,403)**	**3,360**

The tax on profit differs from the hypothetical amount arrived at by applying the Luxembourg domestic current tax rate of 24.94% (2020: 24.94%) to the profit before tax.

The charge for the year can be reconciled to the profit in the statement of profit or loss and other comprehensive income as follows:

	Dec 2021	Dec 2020
	€ 000	**€ 000**
Loss before tax	(43,181)	(803,109)
Loss before tax excluding results of subsidiaries and JVs, net of tax	**(43,181)**	**(803,109)**
Tax at the domestic rate of 24.94% (2020: 24.94%)	(10,769)	(200,295)
Tax effects of:		
Foreign rate differential	5,366	203,655
Tax (release) / charge	**(5,403)**	**3,360**

The Corporate income tax (CIT) rate is 17% for companies with taxable income in excess of € 200 k plus solidarity surtax of 7% on the CIT rate, and including the 6.75% municipal business tax rate applicable in Luxembourg city for the year ended December 2021 and 2020.

19. Financial Instruments – Fair values and risk management

19.1 Currency risk

The following table gives the impact on net asset value of the Company for every 5 % increase in rate against Euro for each currency in which the Company has a significant exposure arising from assets and liabilities held directly by the Company.

	Dec 2021	Dec 2020
	€ 000	**€ 000**
US Dollar	(25,164)	(22,491)
Swiss Franc	(16,424)	(15,735)
Pound Sterling	(5,981)	(5,367)
Japanese Yen	(692)	(719)

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19.2 Interest rate risk

As at 31 December 2021, the Company is exposed to interest rate risk because the entity borrows and lends funds from/to related parties at fixed and floating interest rates. The risk is managed by the Company by maintaining an appropriate mix between fixed and floating rate borrowings such that it is consistent with the Company's risk preference and the risks are reduced to an acceptable level on the Company's financial performance.

The Company does not have any external borrowings and is therefore not exposed to interest rate risk from external borrowings. Fixed interest bearing borrowings from related parties exposes the entity to fair value interest rate risk.

If interest rates had been 1% higher/lower and all other variables were held constant, the Company's profit for the year ended 31 December 2021 would decrease/increase by € 1,810 k (2020: € 1,094 k) on its variable related parties payables. The Company does not account for any of its directly held financial liabilities at FVTPL. Therefore, a change in interest rates at the reporting date would not affect profit or loss.

19.3 Credit risk

Credit risk refers to the risk that counterparty will default on its contractual obligation resulting in financial loss to the Company. It arises principally from loan investments at FVTPL, other receivables, financial assets due from related parties, and cash and cash equivalents. The Company's exposure to credit risk arising from loan investments at FVTPL is € 1,272,051 k (2020: € 1,240,911 k). The Company's exposure to credit risk arising from these loan investments is only in relation to those entities where the Company has existing equity investments i.e. investments in subsidiaries and joint ventures. Hence, given the interrelation of the equity and loan type funding to these types of investees, the investment in loan investments at FVTPL is in actual effect subject to equity price risk instead of credit risk in the conventional sense. This is also reflected in measuring the total investment (debt and equity) at fair value. The Company's financial assets, which are subject to the expected credit loss model within IFRS 9, are cash and cash equivalents, other receivables and amounts due from related parties. At 31 December 2021, the total of financial assets subject to ECL model within IFRS 9 was € 3,096 k (2020: € 2,488 k) on which the ECL was immaterial.

The Company's counterparty for cash and cash equivalents is JP Morgan Chase Bank, an A- rated bank by Standards & Poors's.

The Company's exposure and the credit ratings of its counterparties are continuously monitored and the aggregate value of transactions concluded is spread amongst approved counterparties. The Directors are of the opinion that the credit risk associated with all other financial assets is immaterial.

19.4 Liquidity risk

Liquidity risk is the risk that the Company might encounter difficulty raising liquid funds to meet commitments as they fall due. Prudent liquidity risk management implies maintaining sufficient cash, the availability of funding through an adequate amount of committed credit facilities and the ability to close out market positions.

The table below analyses the Company's financial liabilities into relevant maturity groupings based on the remaining period as from 31 December to the contractual maturity date.

		Contractual cash flows			
	Carrying Amount	Less than 1 year	Between 1 and 5 years	Later than 5 years	Total
	€ 000	€ 000	€ 000	€ 000	€ 000
At 31 December 2021					
Borrowings - due to related parties	1,878,677	413,280	1,525,992	146,341	2,085,613
Trade and other payables	3,680	3,680	-	-	3,680
Total	**1,882,357**	**416,960**	**1,525,992**	**146,341**	**2,089,293**
At 31 December 2020					
Borrowings - due to related parties	1,795,115	332,162	1,039,005	677,136	2,048,303
Trade and other payables	3,866	3,866	-	-	3,866
Total	**1,798,981**	**336,028**	**1,039,005**	**677,136**	**2,052,169**

As the amounts disclosed in the table are the contractual undiscounted cash flows, these amounts will not necessarily reconcile to the amounts disclosed in the statement of financial position for borrowings, trade and other payables considered as financial instruments.

The analysis above does not include commitments to investments at FVTPL (refer to Note 20).

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19.5 Fair value measurements recognised in the statement of financial position

The following table provides an analysis of financial instruments as at 31 December 2021 that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which the fair value is observable (refer to Note 2.6) :

	Dec 2021	Dec 2020
	€ 000	€ 000
Investments at FVTPL		
Level 3:		
Investments at FVTPL - Equity	1,631,098	1,570,354
Investments at FVTPL - Loan	1,271,501	1,240,614
Investments at FVTPL - Financial assets due from related parties	550	297
	2,903,149	**2,811,265**

The Company has not disclosed the fair value of financial instruments such as other receivables, cash and cash equivalents, borrowings due to related parties carried at floating interest rate, tax liabilities and trade and other payables as their carrying amounts are a reasonable approximation of their fair value.

The fair value of borrowings due to related parties carried at fixed interest rate is approximately € 1,675,177 k (2020: € 1,574,764 k). The carrying value of borrowings due to related parties at fixed interest rate is € 1,697,665 k (2020: € 1,592,516 k). These financial assets and liabilities are held at amortised cost and categorised as level 3 in the fair value hierarchy.

The following table presents the reconciliation from the opening balances to the closing balances of Level 3 fair value measurements of equity investments at FVTPL:

	Subsidiaries	Joint ventures	Funds	Total
	€ 000	€ 000	€ 000	€ 000
At 1 January 2020	2,251,530	245,144	-	2,496,674
New capital injection*	139,380	30,171	40,000	209,551
Capital distribution	(168,003)	-	-	(168,003)
Disposals	(158,382)	-	-	(158,382)
Income distribution	(6,706)	-	-	(6,706)
Revaluation losses	(762,765)	(1,015)	(39,000)	(802,780)
At 31 December 2020	**1,295,054**	**274,300**	**1,000**	**1,570,354**
At 1 January 2021	1,295,054	274,300	1,000	1,570,354
New capital injection*	97,510	-	298	97,808
Disposals	(3,197)	-	-	(3,197)
Income distribution	(2,537)	-	-	(2,537)
Revaluation (losses) / gains	(46,190)	16,158	(1,298)	(31,330)
At 31 December 2021	**1,340,640**	**290,458**	**-**	**1,631,098**

* Please refer to note 6 for further details.

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19.5 Fair value measurements recognised in the statement of financial position (continued)

The following table presents the reconciliation from the opening balances to the closing balances of Level 3 fair value measurements of loan investments at fair value through profit or loss:

	Subsidiaries	Related party	Total
	€ 000	**€ 000**	**€ 000**
Balance at 1 January 2020	1,249,134	951	1,250,085
New loan issued	28,860	183	29,043
Loan repayment received*	(26,245)	(837)	(27,082)
Interest repayment	(14,970)	-	(14,970)
Interest accrued	43,570	-	43,570
Foreign exchange differences	(39,735)	-	(39,735)
At 31 December 2020	**1,240,614**	**297**	**1,240,911**
At 1 January 2021	1,240,614	297	1,240,911
New loan issued	13,725	-	13,725
Loan repayment received **	(36,261)	-	(36,261)
Interest repayment**	(40,290)	-	(40,290)
Interest accrued	43,431	253	43,684
Foreign exchange differences	50,282	-	50,282
At 31 December 2021	**1,271,501**	**550**	**1,272,051**

*During 2020 this includes non-cash loan repayment amounting to 23,760k made by Silver Light B 2014 S.a.r.l (a direct subsidiary investment held at fair value through profit or loss) to the Company in lieu of capital injection for the same amount. Refer to note 6 for further details.

** During 2021, this includes cumulative non-cash loan repayment amounting to € 20,963 k and cumulative non-cash interest repayment amounting to €1,802 k made by Silver Diamond TEHB24 Sarl (a direct subsidiary investment of the Company held at fair value through profit or loss) amounting to € 12,525 k (€ 12,342 k towards non-cash loan repayment and € 183 k towards non-cash interest repayment) and by Viale Parco de' Medici 61 S.r.l. (a direct subsidiary investment of the Company held at fair value through profit or loss) amounting to € 10,240 k (€ 8,621k of non-cash loan repayment and €1,619 k non-cash interest repayment) in lieu of non-cash capital injection for the same amount. Refer to note 6 for further details.

The fair value of the Company's equity and loan interests in subsidiaries, joint ventures and funds has been determined as a whole to be equal to the Company's share of Net Asset Value (NAV) of these investments at the date of the statement of financial position. The NAV of these investments is considered to be the fair value of all the assets held by the subsidiary or joint venture or fund less the fair value of the liabilities of the subsidiary or joint venture or fund (other than loans from the Company) as at the date of the statement of financial position. The fair values of a subsidiary's, joint venture's and fund's underlying assets and liabilities are determined on the basis as detailed in note 4.1.1. However, any assets and/or liabilities that are measured at amortised cost (e.g., external borrowings) by these investments are re-measured on a fair value basis for this purpose. The net assets of all subsidiaries, joint ventures and funds comprise of illiquid Level 3 investments and are therefore classified as Level 3.

For the purpose of the above two tables in relation to reconciliation from the opening balances to the closing balances of Level 3 equity and loan investments, since the fair value NAV for equity and loan is measured by the Company as a whole, the amounts demonstrated in the loan investment table represents notional amounts with the remaining value being captured in equity investment table.

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19.5 Fair value measurements recognised in the statement of financial position (continued)

The Company's investments at FVTPL as at 31 December 2021 are classified as Level 3 within the fair value hierarchy. The valuation techniques used are as follows:

Financial assets	2021 € 000	2020 € 000	Level	Valuation techniques	Significant unobservable inputs	Relationship of significant unobservable inputs to fair value
Investments and loans to subsidiaries, joint ventures and funds	2,902,599	2,810,968	3	Refer to Note 4.1	The fair value of investments at FVTPL is determined on a NAV basis. The NAV comprises the sum of the underlying investments and liabilities, based on the inputs to their valuations in the underlying financial statements of the investees or other financial information. Investment in subsidiaries, joint ventures and funds is for the investment valuation as a whole, which comprises both equity and loan investments. Assets of the investees comprise mainly properties which are valued at each reporting date by external independent valuation specialists using valuation models. Valuation of properties is inherently predisposed to significant forward looking judgments. These include key assumptions and estimates with respect to each individual property type, location, future revenue streams and relevant yields. These assumptions represent mainly unobservable inputs and unlisted real estate assets and are therefore classified as Level 3 in the fair value hierarchy. Liabilities of the investees comprise mainly external debt. Valuation is based on the market input (discount rates, interest free yields, etc.) to discount their cash flows. Investment in funds is valued based on the underlying audited financial statements, unaudited management accounts and third party confirmations.	Generally, the key inputs to the assets valuations are market rents and capitalization rates for properties, and the market yields for the loans. Where the rent on a property can be adjusted to market rents, an increase in market rents relative to the capitalization rate increase the property value (and vice versa). For periods for which rents cannot be adjusted to market rents an increase in market rents results in decreasing effect on property values. An increase in market yields decreases the fair value of liabilities (and vice versa).
Financial assets due from related parties	550	297	3	Discounted cash flow *	Interest rates for debts with similar credit risk and maturity. *	An increase in interest rates would lead to a decrease in fair value and vice versa. *
Total	2,903,149	2,811,265				

* The carrying value of financial assets due from related parties are a reasonable approximation of their fair value.

Total gains and losses recognised in profit or loss and other comprehensive income include unrealised fair value gain of € 18,952 k (2020: unrealised fair value loss of € 842,515 k) relating to the Level 3 investments at FVTPL held at the end of the reporting period and are reported under the 'Net gain / (loss) on investments at fair value through profit or loss' caption in the statement of profit or loss and other comprehensive income.

A range of unobservable inputs relating to investments and loans to subsidiaries, joint ventures and funds are:

- Initial yield rate: 2021 – -1.05% - 6.76 % (2020 – -19.46% - 10.40 %)
- Terminal rate: 2021 – 3.38% to 10.50% (2020 – 3.38% to 10.75%)
- Discount rate: 2021 – 3.25% to 23.00% (2020 – 3.38% to 23.00%)

The inter-relationship between unobservable inputs and fair value measurement is that the estimated fair value would increase (decrease) if:

- expected marked rental growth were higher (lower);
- the occupancy rate were higher (lower);
- the risk-adjusted discount rate were lower (higher);
- the assumed lease up rate faster (slower); or
- the projected construction costs were lower (higher).

There were no transfers to/from Level 3 investments during the year ended 31 December 2021 (2020: nil).

The valuations as at 31 December 2021 contains a 'material valuation uncertainty' clause for 3.74% of the investment portfolio due to the market disruption caused by the COVID-19 pandemic, which resulted in a reduction in transactional evidence and market yields. This clause does not invalidate the valuation but implies that there is substantially more uncertainty than under normal market conditions. Accordingly, the valuer cannot attach as much weight as usual to previous market evidence for comparison purposes, and there is an increased risk that the price realised in an actual transaction would differ from the value conclusion. As a result of this increased uncertainty, the assumptions may be revised significantly in 2022.

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20. Commitments

The table below summarises the Company's contractual obligation in relation to:

	Dec 2021	Dec 2020
	€ 000	**€ 000**
Investments at FVTPL:		
Investments in subsidiaries	237,337	241,596
Total	**237,337**	**241,596**

These commitments are considered hard commitments (i.e. they are approved and contractually committed) and there is no option to reduce or exit the commitment. As and when the Company is required to invest funds in its investments, the Parent Company injects funds into the Company in the desired mix of capital and debt injection.

Excluded from investment in subsidiaries above are approved but not contractually committed amounts of € 203,438 k (2020:€ 209,151 k). These are considered soft commitments as the Company has the option to refuse each investment proposed by subsidiaries.

21. Related party transactions of the Company

The Company carries out transactions in the ordinary course of business with parties who are defined as related parties as per IAS 24 Related Party Disclosures. These may include transactions with the Parent Company, controlled entities, affiliates, jointly controlled entities, associates as well as Directors and other key management personnel of the Company. Further, it may include the entities controlled or significantly influenced by such parties.

The following table provides the details of transactions that have been entered into with related parties for the relevant financial year:

	Dec 2021	Dec 2020
	€ 000	**€ 000**
Related party transactions:		
Cash received/cash distributed to related parties		
Loans provided to investments at FVTPL	13,725	29,043
Loans repaid by investments at FVTPL	15,298	3,322
Interest received from investments at FVTPL	38,488	14,970
Loans obtained from related parties	11,636	24,113
Loans repaid to related parties	-	280,641
Interest paid to related parties	26,762	-
Income/expense due to/from related parties		
Interest on loans to investments at FVTPL	43,431	43,570
Interest on loans to related parties	253	-
Interest on amounts due to related parties	55,381	61,565
Non-cash transaction with related parties		
Loans settled by investments at FVTPL	20,963	23,760
Interest settled by investment at FVTPL	1,802	-
Borrowings settled with related parties	11,581	22,640

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21. Related party transactions of the Company (continued)

Financial guarantees provided to investments at FVTPL

Borrower	Relationship	Lender	Dec 2021	Dec 2020
			€ 000	**€ 000**
White Knight ZC Capitole 2013 SCI	Indirect Subsidiary	Societe Generale	134,203	135,000
Silver Royal entities *	Fellow subsidiary	Societe Generale	9,200	9,200
Silver Diamond TEHC24 Sarl & others	Indirect Subsidiary	HSBC Bank Plc	9,888	8,990
Sturegallerian AB	Indirect Subsidiary	Deutsche Pfandbriefbank AG	4,856	4,976
			158,147	**23,166**

* The Company provided financial guarantee to Societe Generale on behalf of its fellow subsidiaries, namely Silver Royal C Commerces 2013 S.A, Silver Royal C Bureaux 2013 S.A. and Silver Royal C Parking 2013 S.A, as borrowers to the financial arrangement.

Transactions between related parties are carried out at agreed rates. Remuneration of key management personnel is borne by the ultimate beneficial owner (ADIA).

Transactions with subsidiaries and joint ventures are disclosed in Note 6, and transactions with Parent Company are disclosed in note 11 and 12.

	Dec 2021	Dec 2020
	€ 000	**€ 000**
Investments at FVTPL:		
Loans to subsidiaries	**1,271,501**	**1,240,614**
Amounts due from related parties:		
Silver Royal A 2014 S.A.	373	203
Tamweelview SA	65	65
Silver Royal C Commerces 2013 S.A.	56	7
Silver Royal C Bureaux 2013 S.A.	26	3
TSA Mexican Funds Sarl	15	15
Silver Royal C Parking 2013 SA	13	2
Akaria Investment Company Ltd.	2	2
Total amounts due from related parties	**550**	**297**
Total amounts due from investments at FVTPL:	**1,272,051**	**1,240,911**

Amounts due to and from related parties and loans to subsidiaries consist of both interest-bearing and non-interest bearing loans. The interest-bearing loans carry interest at agreed terms.

	Dec 2021	Dec 2020
	€ 000	**€ 000**
Borrowings due to related parties:		
Silver Holdings S.A.	1,878,677	1,795,115
Total amounts due to related parties	**1,878,677**	**1,795,115**

The remuneration of key management for the year is € nil (2020: € nil).

22. Staff

For the year ended 31 December 2021 and 2020, the Company did not employ any staff.

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for the year ended 31 December 2021

23. Investments at fair value through profit or loss

The list of the Company's direct and indirect subsidiaries is as follows:

	Subsidiary	Classification	Location	2021 % Interest	2020 % Interest
1	Tamweelview Listed Securities Holdings S.à r.l.	Direct	Luxembourg	100	100
2	Viale Parco de' Medici 61 S.r.l.*	Direct	Italy	-	100
3	Tamweelview Co-Investment I S.à r.l.	Direct	Luxembourg	100	100
4	PHR Investments S.à r.l.**	Direct	Luxembourg	-	100
5	Sturegallerian Holding AB	Direct	Sweden	100	100
6	Silver Oryx B 2007 S.à r.l.	Direct	Luxembourg	100	100
7	Silver Etoile C 2007 S.à r.l (formerly Project Mineva Properties S.à r.l.)	Direct	Luxembourg	100	100
8	THB JV S.à r.l.	Direct	Luxembourg	100	100
9	Tamweelview Investment Properties SAS	Direct	France	100	100
10	White Knight B Capitole 2013 SAS	Direct	France	100	100
11	Silver Knight B Lyon 2013 S.à r.l.*	Direct	Luxembourg	-	100
12	Silver Knight B Antony 2013 S.à r.l.	Direct	Luxembourg	100	100
13	Silver Diamond TEHB24 S.à r.l.	Direct	Luxembourg	100	100
14	Longview S.A.	Direct	Luxembourg	100	100
15	Emihash Espanola, S.A.	Direct	Spain	100	100
16	Silver Moss B 2014 S.à r.l.	Direct	Luxembourg	100	100
17	Silver Light B 2014 S.à r.l.	Direct	Luxembourg	100	100
18	White River B Levallois 2014 OPCI	Direct	France	100	100
19	White Rook B Madeleine 2014 (OPCI)**	Direct	France	-	100
20	Silver Opal B 2015 S.à r.l.	Direct	Luxembourg	100	100
21	Silver Franc B 2015 S.à r.l.	Direct	Luxembourg	100	100
22	White Tower C 2016 OPCI	Direct	France	100	100
23	Coima Mistral Fund	Direct	Italy	100	100
24	White Knight ZC Capitole 2013 SCI	Indirect	France	100	100
25	White Knight ZC Vaise 2013 SCI*	Indirect	France	-	100
26	White Knight C Fraternelle 3 2013 SAS*	Indirect	France	-	100
27	White Knight ZC Antony 2013 SCI	Indirect	France	100	100
28	Silver Diamond TEHC24 Sarl	Indirect	Luxembourg	100	100
29	Gold Diamond D Aberdeen 2005 Ltd	Indirect	British Virgin Islands	100	100
30	Gold Diamond D Birmingham 2005 Ltd	Indirect	British Virgin Islands	100	100
31	Gold Diamond D Bournemouth 2005 Ltd	Indirect	British Virgin Islands	100	100

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23. Investments at fair value through profit or loss (continued)

	Subsidiary	Classification	Location	2021 % Interest	2020 % Interest
32	Gold Diamond D Cardiff 2005 Ltd	Indirect	British Virgin Islands	100	100
33	Gold Diamond D Edinburgh 2005 Ltd	Indirect	British Virgin Islands	100	100
34	Gold Diamond D Liverpool City Centre 2005 Ltd	Indirect	British Virgin Islands	100	100
35	Gold Diamond D Heathrow 2005 Ltd	Indirect	British Virgin Islands	100	100
36	Gold Diamond D Manchester Airport 2005 Ltd	Indirect	British Virgin Islands	100	100
37	Gold Diamond D Newcastle MetroCentre 2005 Ltd	Indirect	British Virgin Islands	100	100
38	Gold Diamond D Peterborough 2005 Ltd	Indirect	British Virgin Islands	100	100
39	Gold Diamond D Portsmouth 2005 Ltd	Indirect	British Virgin Islands	100	100
40	Gold Diamond D Swansea 2005 Ltd	Indirect	British Virgin Islands	100	100
41	Gold Diamond D Waltham Abbey 2005 Ltd	Indirect	British Virgin Islands	100	100
42	Gold Diamond D York 2005 Ltd	Indirect	British Virgin Islands	100	100
43	Gold Diamond D Bexleyheath 2005 Ltd	Indirect	British Virgin Islands	100	100
44	Gold Diamond D Bristol City Centre 2005 Ltd	Indirect	British Virgin Islands	100	100
45	Gold Diamond D Bristol 2005 Ltd	Indirect	British Virgin Islands	100	100
46	Gold Diamond D Durham 2005 Ltd	Indirect	British Virgin Islands	100	100
47	Gold Diamond D Glasgow 2005 Ltd	Indirect	British Virgin Islands	100	100
48	Gold Diamond D Huntingdon 2005 Ltd	Indirect	British Virgin Islands	100	100
49	Gold Diamond D Leeds 2005 Ltd	Indirect	British Virgin Islands	100	100
50	Gold Diamond D Maida Vale 2005 Ltd	Indirect	British Virgin Islands	100	100
51	Gold Diamond D Marble Arch 2005 Ltd	Indirect	British Virgin Islands	100	100
52	Gold Diamond D Northampton 2005 Ltd	Indirect	British Virgin Islands	100	100
53	Gold Diamond D Preston 2005 Ltd	Indirect	British Virgin Islands	100	100
54	Gold Diamond D Regents Park 2005 Ltd	Indirect	British Virgin Islands	100	100
55	Gold Diamond D Slough 2005 Ltd	Indirect	British Virgin Islands	100	100
56	Gold Diamond D Breadsall Priory 2005 Ltd	Indirect	British Virgin Islands	100	100
57	Gold Diamond D Dalmahoy 2005 Ltd	Indirect	British Virgin Islands	100	100
58	Gold Diamond D Forest of Arden 2005 Ltd	Indirect	British Virgin Islands	100	100
59	Gold Diamond D St. Pierre 2005 Ltd	Indirect	British Virgin Islands	100	100
60	Gold Diamond D Tudor Park 2005 Ltd	Indirect	British Virgin Islands	100	100
61	Gold Diamond D Kensington 2013 Ltd	Indirect	British Virgin Islands	100	100
62	Gold Diamond D Swindon 2013 Ltd	Indirect	British Virgin Islands	100	100
63	Gold Diamond D County Hall 2013 Ltd	Indirect	British Virgin Islands	100	100
64	Gold Diamond D Worsley Park 2013 Ltd	Indirect	British Virgin Islands	100	100
65	Gold Diamond E Swindon 2005 Ltd	Indirect	British Virgin Islands	100	100
66	Gold Diamond D Cash manager 2005	Indirect	British Virgin Islands	100	100
67	Rose Diamond D Leicester 2005 Ltd	Indirect	UK	100	100

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23. Investments at fair value through profit or loss (continued)

	Subsidiary	Classification	Location	2021 % Interest	2020 % Interest
68	Gold Diamond E County Hall 2005 Ltd	Indirect	British Virgin Islands	100	100
69	Gold Diamond E Worsley Park 2005 Ltd	Indirect	British Virgin Islands	100	100
70	Silver Agate C 2013 S.à r.l.	Indirect	Luxembourg	100	100
71	Green Agate D 2010 Ltd	Indirect	Jersey	100	100
72	Controlview BV	Indirect	Netherlands	100	100
73	Scarlet Star D 2015 SpA	Indirect	Chile	100	100
74	Scarlet Star E 2015 SpA	Indirect	Chile	100	100
75	Can Ametller Offices, S.L.	Indirect	Spain	100	100
76	Silver Moss C Retail 2014 S.à r.l.	Indirect	Luxembourg	100	100
77	Silver Moss C Mixed 2014 S.à r.l.	Indirect	Luxembourg	100	100
78	White River C Levallois 2014 SCI	Indirect	France	100	100
79	White Tower D 2011 SCI	Indirect	France	100	100
80	Silver Goethe D S.à r.l.	Indirect	Luxembourg	100	100
81	Sturegallerian AB	Indirect	Sweden	100	100
82	Sturegallerian Eleven E 2016 AB	Indirect	Sweden	100	100

*Entities disposed of during the current year
**Entities liquidated during the current year

The detailed list of entities over whose activities the Company has joint control and accounted for at fair value is as follows:

	Joint Venture	Country	2021 % Interest	2020 % Interest
1	Mark Tomahawk (formerly MB TOMAHAWK Luxembourg S.à r.l.)	Luxembourg	70	70

Although the Company owns 70% of the equity shares of the investee, based on the contractual arrangement between the Company and other investors, the Company has no control over the financial and operating policies of the investee. Instead the Company has joint control of the investee with another investor.

There are no significant restrictions on the joint ventures' ability to transfer cash to the Company in the form of cash dividends or loan repayments, except for those imposed by statutory or regulatory requirements within the jurisdictions where the entity is incorporated.

24. Post balance sheet events

In May 2022, the Executive Committee of the Ultimate Parent Company had approved to execute the following two internal restructurings:

- internally restructure Eagle Portfolio whereby Silver Diamond TEHC24 S.à r.l. (an indirect subsidiary of the Company held at fair value through profit or loss) is proposed to dispose its entire ownership (equity and loans interests) of all subsidiaries except for Gold Diamond D Marble Arch 2005 Limited to Platinum Dunes C 2019 RSC Limited (a related party of the Company).

- internally restructure Edition Portfolio whereby Silver Agate C 2013 S.à r.l. (an indirect subsidiary of the Company held at fair value through profit or loss) is proposed to dispose its entire ownership of Green Agate D 2010 Ltd. to Platinum Dunes C 2019 RSC Limited (a related party of the Company).

The sale / disposal is proposed to be executed at par value and is expected in the coming months.

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