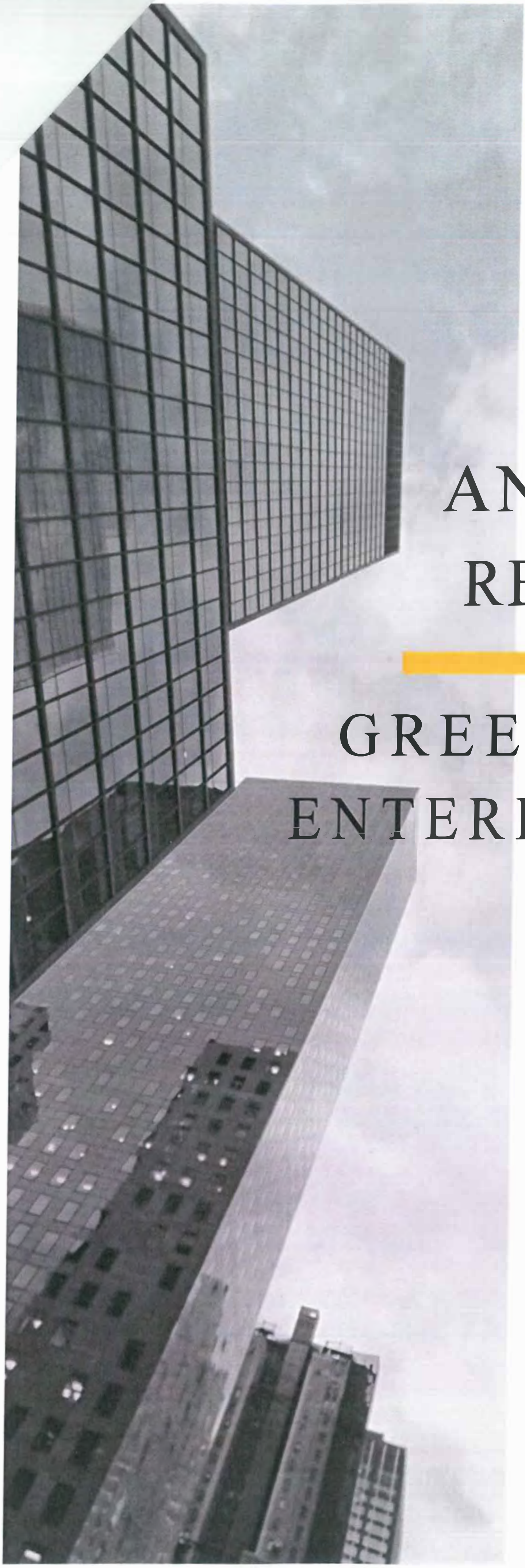

ANNUAL REPORT

GREEN GLOBE ENTERPRISES, INC.

COPY

AVSHALUM RABAYEV
NOTARY PUBLIC, State of New York
No. 01RA6169026
Qualified in Kings County
My Commission Expires June 18, 2023

2021

Since our founding in 2010, Green Globe Enterprises, Inc. has sought to help investors achieve their long-term financial goals through access to specialized asset classes that offer the potential for diversification, income and capital growth. Our strategies encompass core real assets—including U.S. and global real estate securities, global listed infrastructure, commodities and natural resource equities—as well as preferred securities, master limited partnerships and large-cap value equities. These strategies are made available through a variety of vehicles catering to institutional and individual investors in the Americas, Europe and Asia Pacific. The ability to add value for investors through fundamental investment research and active portfolio management remains the foundation of our business.

In 2021, Green Globe Enterprises, Inc. achieved record revenues of $426 million, a 7.7% increase over $393 million in 2020. We has a net profit of $65 million.

It has been eleven years since the company was founded in 2010. Economic uncertainty is high, market volatility is extreme, and weak commodity markets continue to undermine efforts of stimulating inflation. Central banks are unable to provide much help as monetary policy is already at the maximum level of adjustment, or is nearing it. The result: investors' confidence is low, risk aversion is high, and the pressure on managers to get things done is over the top, although room for growth exists, especially in specialized investment strategies, mass consumption of actively managed durables is in constant decline. Investors frustrated by the number of highly paid active managers who have failed to deliver superior performance and/or loss protection continue to move towards passive index tracking strategies.

Proactive strategies are also failing as aging baby boomers, who cannot afford the significant risk of loss, are cutting back on fixed assets in favor of less risky, income-oriented investments and absolute return strategies. Coincidentally, entry barriers are rising as more power is concentrated in the hands of distributors and asset advisors who continue to weed out the number of managers from their recommended lists. Long-term active asset management in its current form is no longer a growing industry. Most new investment flows go to managers on these lists, resulting in a small number of big winners. And with the Department of Labor's proposed fiduciary rule, welfare counselors are putting more emphasis on controlling the total cost of financial planning. As a consequence, managers face heightened expectations to succeed and do so at a lower cost for the investor. At the same time, the costs of providing these services are rising, putting pressure on margins.

Costs are rising on several fronts: the onslaught of new regulations, the consolidation of large distributors, and increased spending needs for compliance, distribution, marketing, and IT. In addition, distributors now require a higher level of seed capital to initiate and promote new strategies. These growing headwinds come at a time when the global market environment is not entirely cooperative. However, through a process of elimination and consolidation, managers who are well prepared for the new era should become even stronger. At Green Globe Enterprises, Inc. we see this as a time for bold action. This does not mean a radical change - we believe that we are headed in the right direction, have the right approach and the right people to help us move forward. What it really means is to act with conviction in accordance with your strategic plan. We will continue to develop our strong Real Assets brand.

We will continue to focus on specialized asset classes that are well suited for active management, where the strength of our platform provides a clear competitive advantage. As more investors adopt a basic satellite approach to portfolio building and manager selection, we believe that alternative strategies should get a share of the asset allocation.

Realizing that high investment returns start with our people, we have made talent development an integral part of our culture and have been in succession planning for eleven years now. We will continue to strengthen our global footprint and select outlets.

We expect regulation to open up a defined contribution market that is under-distributed across real assets. In Europe, we have implemented new leadership to cope with a highly fragmented market. We continue to build the Green Globe Enterprises, Inc. brand. Our Brand is represented in the USA, Europe, and Ukraine, serving markets that are in need of income and are primarily focused on active management. We see the expected emergence of active, non-transparent ETFs as a key growth opportunity for the company in the future. Never in our 11-year history have we shied away from a challenge, and we're not about to start now. After founding Green Globe Enterprises in 2010, it took several difficult years before the market was ready for what we have to offer. Through perseverance and conviction, we moved forward until finally the investors showed up. By that time, we had established ourselves as the leaders in REIT investing in the US.

We are confident that Green Globe Enterprises, Inc. has become one of those companies that has grown stronger and is ready to help investors meet the challenges of the next generation. Our operating margin remained stable compared to last year. Unrealized losses from our seed investments, primarily in energy and commodities, accounted for the difference between operating income and pre-tax net income. Overall, our investment performance has been strong, with seven out of ten of our major strategies outperforming their benchmarks. Preferred Securities Investment Team had another great year as the strategy outperformed the benchmark for the eleventh year in a row. On the development side, we launched an innovative concept that takes a limited-term approach to an asset class that is generally considered to be highly sensitive to interest rates.

Our US real estate strategy delivered a relatively strong return of 4.6%, outperforming the broader US equity market and well above key REIT benchmarks. Despite positive absolute returns and high relative efficiency, the strategy saw a 0.6% decline in AUM due to net outflows, which was partially offset by strength. While our global/international real estate strategies also outperformed their benchmarks, they posted a 5% decline in AUM, also mainly due to net churn.

FORM 10-K
Table of Contents

UNITED STATES SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 10-K

(Mark One)

☒ ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934 FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021 OR

☐ TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934 FOR THE TRANSITION PERIOD FROM TO

Commission File No. 001-32236

GREEN GLOBE ENTERPRISES, INC.

New York (State or Other Jurisdiction of Incorporation or Organization)	27-3595815 (I.R.S. Employer Identification No.)
2881 W.12, #12D, Brooklyn NY 11234, USA (Address of Principal Executive Offices)	11234 (Zip Code)

(Exact name of registrant as specified in its charter)

Registrant's telephone number, including area code: (218) 784 4136

Indicate by check mark if the registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act. Yes ☐ No ☒

Indicate by check mark if the registrant is not required to file reports pursuant to Section 13 or Section 15(d) of the Act. Yes ☐ No ☒

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes ☒ No ☐

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate website, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§ 232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes ☒ No ☐

Indicate by check mark if disclosure of delinquent filers pursuant to Item 405 of Regulation S-K is not contained herein and will not be contained, to the best of the registrant's knowledge, in the definitive proxy or information statements incorporated by reference in Part III of this Form 10-K or any amendment to this Form 10-K. ☐

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See the definitions of "large accelerated filer," "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act. (Check one):

Large Accelerated Filer ☒ Accelerated Filer ☐

Non Accelerated Filer ☐ (Do not check if a smaller reporting company) Smaller reporting company ☐

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act.) Yes ☐ No ☒

Documents Incorporated by Reference

Portions of the definitive Proxy Statement of Green Globe Enterprises, Inc. (the Proxy Statement) to be filed pursuant to Regulation 14A of the general rules and regulations of the Securities Exchange Act of 1934, as amended, for the 2022 annual meeting of stockholders scheduled to be held in May 2022 are incorporated by reference into Part III of this Form 10-K.

ART I

Item 1. Business

Overview

Green Globe Enterprises, Inc. (GGE), a New York corporation formed on September 29, 2010, is a global investment manager specializing in liquid real assets, including real estate securities, listed infrastructure, commodities and natural resource equities, as well as preferred securities and other income solutions. Headquartered in New York City, with offices in London, Hong Kong, Tokyo and Seattle, we serve institutional and individual investors around the world.

GGE is the holding company for its direct and indirect subsidiaries, including Green Globe Enterprises Capital Management, Inc. (GGECM), Green Globe Enterprises Securities, LLC (GGES), Green Globe Enterprises Asia Limited (GGEAL), Green Globe Enterprises UK Limited (GGEUK) and Green Globe Enterprises Japan, LLC (GGEJL).GGE and its subsidiaries are collectively referred to as the Company, we, us or our.

Our revenue is derived primarily from investment advisory fees received from institutional accounts and investment advisory, administration, distribution and service fees received from open-end and closed-end funds. Our fees are based on contractually specified percentages of the value of the managed assets in each client's account. Our revenue fluctuates with changes in the total value of the assets in a client's account and is recognized over the period that the assets are managed.

At December 31, 2021, we managed $93,8 billion in assets - $47.3 billion in institutional accounts, $28.5 billion in open- end funds, and $18.0 billion in closed-end funds.

Investment Vehicles

We manage three types of investment vehicles: institutional accounts, open-end funds and closed-end funds.

Institutional Accounts

Institutional accounts for which we serve as investment adviser represent portfolios of securities we manage for institutional clients. We manage the assets in each institutional account in accordance with the investment requirements of that client as set forth in such client's investment advisory agreement and investment guidelines. The investment advisory agreements with our institutional account clients are generally terminable at any time.

Subadvisory assets, which represent accounts for which we have been appointed as a subadvisor by the investment adviser to that vehicle, are included in our institutional account assets. As subadvisor, we are responsible for managing the investments, while the investment adviser oversees our performance as subadvisor; the fund sponsor is responsible for decisions regarding the amount, timing and whether to pay distributions of income for the vehicle to its beneficial owners. As of December 31, 2021, approximately $47.3 billion of our institutional account assets were subadvisory assets.

Open-end Funds

The open-end funds for which we serve as investment adviser offer and issue new shares continuously as assets are invested and redeem shares when assets are withdrawn. The share price for purchases and redemptions of shares of each of the open-end funds is determined by each fund's net asset value, which is calculated at the end of each business day. The net asset value per share is the current value of a fund's assets less liabilities, divided by the fund's total shares outstanding.

The investment advisory fees that we receive from the open-end funds for which we serve as investment adviser vary based on each fund's investment strategy, fees charged by other comparable funds and the market in which the fund is offered. In addition, we receive a separate fee for providing administrative services to certain open-end funds at a rate that is designed to reimburse us for the cost of providing these services. The open-end funds pay us a monthly investment advisory fee and an administration fee, if applicable, based on a percentage of the value of the fund's average assets under management. For the year ended December 31, 2021, investment advisory and administrative fees from open-end funds totaled approximately $28.5 billion.

Closed-end Funds

The closed-end funds for which we serve as investment adviser are registered investment companies that have issued a fixed number of shares through public offerings.

The investment advisory fees that we receive from the closed-end funds for which we serve as investment adviser vary based on each fund's investment strategy, fees charged by other comparable funds and prevailing market conditions at the time each closed-end fund initially offered its shares to the public. In addition, we receive a separate fee for providing administrative services to eight of the nine closed-end funds at a rate that is designed to reimburse us for the cost of providing these services. The closed-end funds pay us a monthly investment advisory fee and an administration fee, if applicable, based on a percentage of the value of the fund's average assets under management. For the year ended December 31, 2021, investment advisory and administrative fees from closed-end funds totaled approximately $18 billion.

Our investment advisory agreements with each closed-end fund for which we serve as investment adviser are generally terminable upon a vote of a majority of the fund's board of directors on 60 days' notice and are subject to annual approval, following the initial two-year term, by a majority of the directors of the fund's board who are not "interested persons," as defined by the Investment Company Act.

Our Investment Strategies

Each of our investment strategies is overseen by a specialist team, each of which is led by a portfolio manager, or a team of portfolio managers, supported by dedicated analysts. These personnel are located in our New York, Seattle, London and Hong Kong offices. Each team executes fundamentally driven, actively managed investment strategies and each has a unique and well defined process that includes top-down macroeconomic and bottom-up fundamental research and portfolio management elements. These teams are subject to multiple levels of oversight and support from our President and Chief

Investment Officer, our Chief Administrative Officer-Investments, our Investment Risk Committee, our Investment Operating Committee and our Legal and Compliance Department. Some of our strategies may involve multiple asset classes and are overseen by investment committees led by senior portfolio managers of our specialist teams.

Below is a summary of our investment strategies:

Real Assets invests in a diversified multi-strategy portfolio of companies and securities that generally own or are backed by tangible real assets, including real estate securities, global listed infrastructure, commodities and natural resource equities, with the objective of achieving attractive total returns over the long term, while providing diversification and maximizing the potential for real returns in periods of rising inflation and rising interest rates.

Real Estate Securities invests in a portfolio of common stocks and other securities issued by U.S. and non-U.S. real estate companies, including real estate investment trusts (REITs) and similar REIT-like entities. This strategy draws on the expertise of our integrated global real estate securities investment team.

Global Listed Infrastructure invests in a diversified portfolio of U.S. and non-U.S. securities issued by infrastructure companies such as utilities, pipelines, toll roads, airports, railroads, marine ports and telecommunications companies located in developed markets with opportunistic allocations to emerging markets. The investment objective is total return.

MLPs and Midstream Energy invests in a diversified portfolio of energy-related master limited partnerships (MLPs) and securities of companies that derive revenues or operating income from the exploration, production, gathering, transportation, processing, storage, refining, distribution or marketing of natural gas, crude oil and other energy. The investment objective is total return.

Commodities invests in a diversified portfolio of exchange-traded commodity future contracts and other commodity-related financial derivative instruments and takes a fundamental, research-driven approach to commodities management, including the ability to short a portion of the portfolio, while seeking alpha through active trade implementation, which may involve employing spread trades while staying fully invested. The investment objective is total return.

Preferred Securities invests in a diversified portfolio of preferred and debt securities issued by U.S. and non-U.S. companies. The preferred securities are issued by banks, insurance companies, REITs and other diversified financial institutions as well as utility, energy, pipeline and telecommunications companies. We employ a unified investment process that underlies our traditional total return preferred securities strategy as well as the lower duration capital preservation strategies.

Large Cap Value invests in a diversified portfolio of dividend-paying common stocks and preferred stocks issued by U.S. large capitalization companies that appear to be undervalued but have good prospects for capital appreciation and dividend growth. The investment objective is total return.

In addition, we offer variations on these strategies that may combine multiple strategies in a single portfolio. Individual portfolios may be customized to comply with client-specific guidelines, benchmarks or risk profiles. Certain portfolios may employ leverage.

Our Distribution Network

Our distribution network encompasses the major channels in the asset management industry, including large brokerage firms, registered investment advisers, institutional investors and retirement recordkeepers. The U.S. registered open-end funds for which we serve as investment adviser are available for purchase with and without commissions through full service and discount broker/dealers as well as the significant networks serving financial advisers. Our institutional account clients include corporate and public defined benefit and defined contribution pensions, endowments and foundations and insurance funds.

Competition.

We compete with a large number of global and U.S. investment managers, commercial banks, broker/dealers, insurance companies and other financial institutions. Many competing firms are parts of larger financial services companies and attract business through numerous channels, including retail banking, investment banking and underwriting contacts, insurance agencies and broker/dealers.

Our direct competitors in wealth management are other funds and exchange-traded-fund (ETF) sponsors, including large nationally recognized investment management firms that have a more diverse product offering and smaller boutique firms that specialize in particular asset classes. We also compete against managers that will manage separate-account portfolios for wealth management clients. In the institutional channel, we compete against a number of investment managers offering similar products and services, from boutique establishments to major commercial and investment banks.

Performance, price and brand are our principal sources of competition. Prospective clients will typically base their decisions to invest, or continue to invest, with us on our ability to generate returns in excess of a benchmark and the cost of doing so. We are evaluated based on our performance and our fees relative to our competitors. In addition, individual fund shareholders may also base their decision on the ability to access the funds we manage through a particular distribution channel.

Regulation

We are subject to regulation under U.S. federal and state laws, as well as applicable laws in the other jurisdictions in which we do business. Violation of applicable laws or regulations could result in fines, temporary or permanent prohibition of engagement in certain activities, reputational harm and loss of clients, suspension of personnel or revocation of their regulatory licenses, suspension or termination of investment adviser and/or broker/dealer registrations, or other sanctions and penalties.

GGECM is a registered investment adviser with the U.S. Securities and Exchange Commission (the SEC) and is an approved investment manager by the Luxembourg Commission de Surveillance de Secteur Financier (the CSSF) and the Irish Financial Services Regulatory Authority. GGECM has also obtained exemptions from registration that allow it to provide investment management services to institutions in Australia and Canada. In addition, GGECM is a registered commodity trading advisor and a registered commodity pool operator with the Commodities Futures Trading Commission (the CFTC) and is a member of the National Futures Association (the NFA), a futures industry self-regulatory organization. The CFTC and NFA regulate futures contracts, swaps, and various other financial instruments in which certain of the Company's clients may invest.

GGEUK, our UK-based subsidiary, is a registered investment adviser with the SEC and the United Kingdom Financial Conduct Authority (the FCA). GGEUK provides investment management services in several European Union member states pursuant to the Markets in Financial Instruments Directive (MiFID). GGEUK is subject to the Financial Services and Markets Act 2000, which regulates, among other things, certain liquidity and capital resources requirements. Such requirements may limit our ability to withdraw capital from CSUK. In addition, CSUK is subject to certain pan European regulations, including MiFID, the Capital Requirements Directive and the Alternative Investment Fund Managers Directive (AIFMD). MiFID regulates the provision of investment services throughout the European Economic Area and the Capital Requirements Directive regulates capital requirements. AIFMD regulates the management, administration and marketing of alternative investment funds domiciled in or marketed within the European Union and establishes a regime for the cross-border marketing of those funds.

GGEAL, our Hong Kong-based subsidiary, is a registered investment adviser with the SEC and the Hong Kong Securities and Futures Commission (the SFC). GGEAL is subject to the Securities and Futures Ordinance (the SFO), which regulates, among other things, offers of investments to the public and the licensing of intermediaries. GGEAL and its employees conducting any of the regulated activities specified in the SFO are required to be licensed with the SFC and are subject to the rules, codes and guidelines issued by the SFC.

In their capacity as U.S. registered investment advisers, GGECM, GGEUK and GGEAL are subject to the rules and regulations of the Investment Advisers Act of 1940 (the Advisers Act). The Advisers Act imposes numerous obligations on registered investment advisers, including recordkeeping, operational and marketing requirements, disclosure obligations and prohibitions on fraudulent activities. In addition, our subsidiaries that serve as investment adviser or subadviser to U.S. registered funds are subject to the Investment Company Act, which imposes additional governance, compliance, reporting and fiduciary obligations.

GGEJL, our Tokyo-based subsidiary, is a financial instruments operator registered with the Financial Services Agency of Japan and the Kanto Local Finance Bureau and is subject to the Financial Instruments and Exchange Act. GGEJL supports the marketing, client service and business development activities of the Company.

GGES is a registered broker/dealer regulated by the SEC, the Financial Industry Regulatory Authority and other federal and state agencies. GGES is subject to regulations governing, among other things, sales practices, capital structure, and recordkeeping. GGES is also subject to the SEC's net capital rule, which specifies minimum net capital levels for registered broker/dealers and is designed to enforce minimum standards regarding the general financial condition and liquidity of broker/ dealers. Under certain circumstances, this rule may limit our ability to withdraw capital and receive dividends from GGES.

Because of the global and integrated nature of our business, regulation applicable to an affiliate in one jurisdiction may affect the operation of affiliates in others or require compliance at a group level.

Item 1A. Risk Factors

Risks Related to Our Business

A significant portion of our revenue for 2021 was derived from a single institutional client.

At December 31, 2021, our largest institutional client, Daiwa Asset Management, which holds accounts across numerous strategies and in subadvisory and model-based accounts and products, represented approximately 12% of our total revenue for 2021. Approximately 50% of the institutional account assets we managed and approximately 25% of our total assets under management were derived from this client. In addition, approximately 17% of our assets under advisement were derived from this client. Loss of, or significant withdrawal of assets from, any of these accounts would reduce our revenue and adversely affect our financial condition.

A decline in the absolute or relative performance of real estate securities would have an adverse effect on the assets we manage and our revenue.

As of December 31, 2021, a significant majority of the assets we managed were concentrated in real estate securities.

Real estate securities and real property investments owned by the issuers of real estate securities are subject to varying degrees of risk that could affect any returns we realize. Returns on investments in real estate securities depend on the amount of income and capital appreciation or loss realized by the underlying real property. Income and real estate values may be adversely affected by, among other things, the cost of compliance with applicable laws, interest rates, the availability of financing, the creditworthiness of the tenants, and the limited ability of issuers of real estate securities to vary their portfolios promptly in response to changes in market conditions. If the underlying properties do not generate sufficient income to meet operating expenses, the income and the ability of an issuer of real estate securities to pay interest and principal on debt securities or any dividends on common or preferred stocks will be adversely affected. A decline in the performance of real estate securities would have an adverse effect on the assets we manage, reducing the fees we earn and our revenue.

Support provided to new products may reduce fee income, increase expenses and expose us to potential losses on invested capital.

From time to time, we may support the development of new investment products by waiving a portion of the fees we receive for managing such products, by subsidizing expenses or by making seed investments. Seed investments in new products utilize Company capital that would otherwise be available for general corporate purposes and expose us to capital losses, which we do not currently hedge.

The structure and terms of the distribution arrangements with intermediaries, including fees paid by us or our funds to intermediaries to assist with distribution efforts and the ability of our funds to participate in these intermediary platforms, are subject to changes driven by market competition and regulatory developments. There can be no assurance that we will be able to retain access to these channels. Loss of any of these third-party distribution channels, or changes to their structure and terms, or any reduction in our ability to access clients and investors through existing and new distribution channels, could adversely affect our business.

The growth of our business could be adversely affected if we are unable to manage the costs associated with the implementation of our business strategy.

Our business strategy continues to involve diversifying our investment management business to include products and services outside of investments in U.S. real estate securities. As part of the implementation of our strategy, we have emphasized the development of broader real assets strategies, including commodities, global listed infrastructure, and natural resource equities, and have expanded our geographical presence outside the U.S. This has entailed hiring additional portfolio managers and additional personnel to support our strategies. As a result, our fixed costs and other expenses have increased due to expenses incurred to support the development of new strategies and to enhance our infrastructure, including additional office space, increased travel and technology and compliance resources. The success of our business strategy and future growth is contingent upon our ability to continue to support the development and implementation of new strategies and products and our ability to successfully manage multiple offices and navigate legal and regulatory systems both domestically and internationally. In the future, we may not have sufficient resources to adequately support our growth.

Our reputation is important to the success of our business. We believe that the Green Globe Enterprises, Inc. brand has been, and continues to be, well received globally both in our industry and with our clients, reflecting the fact that our brand, like our business, is based in part on trust and confidence.

Risks Related to our Common Stock

A majority of our common stock is owned by our Chairman and Chief Executive Officer, which may limit the ability of other stockholders to influence the affairs of the Company.

Our Chairman and Chief Executive Officer beneficially owned approximately 51% of our common stock as of December 31, 2021. As long as our Chairman and Chief Executive Officer own a majority of our common stock, they will have the ability to, among other things:

- elect all of the members of our board of directors, thereby controlling the management and affairs of the Company;
- determine the outcome of matters submitted to a vote of our stockholders; and
- prevent any unsolicited acquisition of us and, consequently, adversely affect the market price of our common stock or prevent our stockholders from realizing a premium on their shares.

The interests of our Chairman and Chief Executive Officer may differ from those of other stockholders in instances where, for example, management compensation is being determined or where an unsolicited acquisition of us could result in a change in our management. The concentration of beneficial ownership in our Chairman and Chief Executive Officer may limit the ability of our other stockholders to influence the affairs of the Company.

Regulatory and Legal Risks

We may be adversely impacted by legal and regulatory changes in the U.S. and internationally.

We continue to operate in a highly regulated industry and are subject to new regulations and revisions to, and evolving interpretations of, existing regulations in the U.S. and internationally.

In the U.S., the SEC proposed a number of significant regulations in 2021 that, if adopted, would significantly affect the operation and management of our U.S. registered funds and increase our operating expenses. Specifically, the SEC proposed the following:

- the Investment Company Reporting Modernization Release, which would increase the frequency of, and expand the information provided in, our funds' SEC filings;
- the Open-End Fund Liquidity Risk Management Programs, Swing Pricing, which would require a fund to classify each of its holdings based on how quickly the holding (or a portion thereof) could be converted to cash and to hold a minimum amount of highly liquid assets; and
- the Use of Derivatives by Regulated Investment Companies and Business Development Companies, which would limit the amount of derivatives in which a fund could transact.

Outside the U.S., the European Commission is in the process of formulating rules and regulations under MiFID II and the Markets in Financial Instruments Regulation. These, together with the changes contemplated by AIFMD, will have direct and indirect effects on our operations in the European Economic Area, including marketing restrictions and increased compliance, disclosure and other obligations, which could impact our ability to expand in these markets.

The foregoing regulatory changes and other reforms, including changes to laws affecting the tax status of REITs, may result in changes to our business operations and increased expenses.

We carry insurance in amounts and under terms that we believe are appropriate. We cannot guarantee that our insurance will cover most liabilities and losses to which we may be exposed, or that our insurance policies will continue to be available at acceptable terms and fees. Certain insurance coverage may not be available or may be prohibitively expensive in future periods. As our insurance policies are due for renewal, we may need to assume higher deductibles or pay higher premiums, which would increase our expenses and reduce our net income.

The tax treatment of certain of our funds involves the interpretation of complex provisions of U.S. federal income tax law for which no precedent may be available and may be subject to potential legislative, judicial or administrative change and differing interpretations, possibly on a retroactive basis.

The U.S. federal income tax treatment of certain of our funds depends in some instances on determinations of fact and interpretations of complex provisions of U.S. federal income tax law for which no clear precedent or authority may be available. U.S. federal income tax rules are constantly under review by the IRS and the U.S. Department of Treasury, frequently resulting in revised interpretations of established concepts, statutory changes, revisions to regulations and other modifications and interpretations. Changes to the U.S. federal income tax laws and interpretations thereof could cause us to change our investments and commitments, affect the tax considerations of an investment in us and change the character or treatment of portions of our income. In addition, the Company may be required to make certain assumptions when electing a particular tax treatment. It is possible that the IRS could assert successfully that the assumptions made by us do not satisfy the technical requirements of the Internal Revenue Code and/or Treasury Regulations and could require items of income, gain, deduction, loss or credit, including interest deductions, be adjusted, reallocated or disallowed in a manner that adversely affects us and our clients.

Item 1B. Unresolved Staff Comments

The Company has no unresolved SEC staff comments.

Item 2. Properties

Our principal executive office is located in leased office space at 2881 W.12, #12D, Brooklyn NY 11234, USA. In addition, we have leased office space in London, Hong Kong, Tokyo and Seattle.

Item 3. Legal Proceedings

From time to time, we may become involved in legal matters relating to claims arising in the ordinary course of our business. There are currently no such matters pending that we believe could have a material effect on our consolidated results of operations, cash flows or financial condition. In addition, from time to time, we may receive subpoenas or other requests for information from various U.S. federal and state governmental authorities, domestic and international regulatory authorities and third parties in connection with certain industry-wide inquiries or other investigations or legal proceedings. It is our policy to cooperate fully with such requests.

Item 4. Mine Safety Disclosures

Not applicable.

PART II

Item 5. Executive Overview

General

We are a global investment manager specializing in liquid real assets, including real estate securities, listed infrastructure, commodities and natural resource equities, as well as preferred securities and other income solutions. Founded in 2010, we are headquartered in New York City, with offices in London, Hong Kong, Tokyo and Seattle.

Our primary investment strategies include U.S. and global/international real estate securities, global listed infrastructure, master limited partnerships (MLPs), commodities, multi-strategy real assets, preferred securities and large cap value. Our strategies encompass a variety of investment objectives and risk profiles and are actively managed by specialist teams of investment professionals who employ fundamental-driven research and portfolio management processes. We offer our strategies through a variety of investment vehicles, including U.S. registered funds and other commingled vehicles and separate accounts, including sub-advised portfolios for financial institutions around the world.

Our products and services are marketed through multiple distribution channels. We distribute our U.S. registered funds principally through financial intermediaries, including broker/dealers, registered investment advisers, banks and fund supermarkets. Our funds domiciled in Europe are marketed to retail and institutional investors through financial intermediaries, as well as privately to institutional investors. Our institutional clients include corporate and public defined benefit and defined contribution pension plans, endowment funds and foundations, insurance companies and other financial institutions that access our investment management services directly or through consultants.

Our revenue is derived from investment advisory fees received from our clients, including fees for managing or sub- advising separate accounts, and investment advisory, administration, distribution and service fees received from Company- sponsored open-end and closed-end funds. Our fees are based on contractually specified percentages of the value of the assets we manage. Our revenue fluctuates with changes in the total value of our assets under management, which may occur as a result of our investment decisions, market conditions, foreign currency fluctuations, or investor subscriptions or redemptions, and is recognized over the period that the assets are managed.

2021 Financial Highlights

Revenue increased 7,7% from the year ended December 31, 2020 to $426 million for the year ended December 31, 2021. The increase in revenue was primarily attributable to higher average assets under management in open-end funds and institutional accounts.

2021 Business Developments

In May 2021, the Company celebrated the eleven-year anniversary of the Green Globe Enterprises Preferred Securities and Income Fund, Inc. with a 5-Star Rating by Morningstar.

Assets Under Management

The following table sets forth information regarding the net flows and appreciation/(depreciation) of assets under management by investment vehicle for the periods presented (in millions):

Institutional Accounts	**Year Ended December 31, 2021**
Assets under management, beginning of period	$ 43,271
Inflows	1,419
Outflows	(2,655)
Net outflows	(1,236)
Market appreciation	5,261
Transfers *	57
Total (decrease) increase	4,025
Assets under management, end of period	$ 47,296

Average assets under management for period	$ 46,192

Open-end Funds	
Assets under management, beginning of period	$ 27,398
Inflows	5,113
Outflows	(4,902)
Net inflows	211
Market appreciation	1,304
Transfers *	—
Total increase	1,093
Assets under management, end of period	$ 28,491
Average assets under management for period	$ 27,232

Closed-end Funds	**Year Ended December 31, 2021**
Assets under management, beginning of period	$ 16,844
Inflows	—
Outflows	(41)
Net (outflows) inflows	(41)
Market (depreciation) appreciation	(1,133)
Total (decrease) increase	(1,174)
Assets under management, end of period	$ 18,018
Average assets under management for period	$ 17,871

Total	
Assets under management, beginning of period	$ 87,513
Inflows	6,532
Outflows	(7,598)
Net outflows	(1,066)
Market appreciation	7,367
Total (decrease) increase	6,301
Assets under management, end of period	$ 93,814
Average assets under management for period	$ 91,295
Assets under management, beginning of period	$ 87,513

Overview

Assets under management were $93.8 billion at December 31, 2021, to net outflows of $1,1 billion, partially offset by market appreciation of $7,4 billion. Net outflows in 2021 included $4.8 billion from U.S. real estate, $3.2 billion from global/international real estate, partially offset by net inflows of $1.9 billion into preferred securities and $654 million into global listed infrastructure.

A majority of our revenue, approximately 94%, for the year ended December 31, 2021, respectively, was derived from investment advisory and administrative fees for providing asset management services to institutional accounts and open-end funds and closed-end funds sponsored by us.

Average assets under management was $91.3 billion for the year ended December 31, 2021

Institutional accounts

Assets under management in institutional accounts were $47.3 billion at December 31, 2021, partially offset by market appreciation of $5.3 billion. Net outflows in 2021 included $1,7 billion from U.S. real estate and $1.5 billion from global/international real estate, partially offset by net inflows of $923 million into global listed infrastructure. Market appreciation in 2021 included $2.4 billion from U.S. real estate and $1.9 billion from global/international real estate, partially offset by market depreciation of $864 million from global listed infrastructure and $435 million from commodities.

Average assets under management for institutional accounts was $46.2 billion for the year ended December 31, 2021.

Open-end funds

Assets under management in open-end funds were $28.5 billion at December 31, 2021. The increase in assets under management during 2021 was due to market appreciation of $1.3 billion and net inflows was $0.2 million. Market appreciation in 2021 included $678 million from U.S. real estate and $427 million from preferred securities, partially offset by market depreciation of $214 million from global listed infrastructure. Net inflows in 2021 included $3.1 billion into preferred securities, largely offset by net outflows of $1.1 billion from U.S. real estate and $813 billion from global/international real estate.

Average assets under management for open-end funds was $27.2 billion for the year ended December 31, 2021.

Closed-end funds

Assets under management in closed-end funds were $18.0 billion at December 31, 2021.

Average assets under management for closed-end funds was $17.9 billion for the year ended December 31, 2021.

Item 6. Results of Operations

(in thousands)

Results of operations	**Year Ended December 31, 2021**
Assets under management, beginning of period	$ 426,041
Total revenue	268,248
Total expenses	(42,301)
Total non-operating (loss) income	$ 116,492
Income before provision for income taxes	$ 426,041

Result for 2021 year

Revenue

Revenue increased 7,7% to $426,0 million for the year ended December 31, 2021. This increase was attributable to higher investment advisory and administration fees, resulting from higher average assets under management in open-end funds and institutional accounts, higher portfolio consulting and other revenue, attributable to higher average assets under advisement from model-based strategies, and higher distribution and service fee revenue, attributable to higher average assets under management in our open-end funds in 2021.

Expenses

Total operating expenses increased 6% to \$268.2 million for the year ended December 31, 2021 from the year ended December 31, 2020, primarily due to increases in employee compensation and benefits, general and administrative expenses and service fees.

Non-operating income

Non-operating loss for the year, ending December 31, 2021, was \$41.3 million compared to non-operating gain

The change was primarily due to unrealized losses on initial investment and impairment charges, other than temporary, recorded in the third quarter of 2021. Non-operating losses for the year, ending 31 December, 2021, include a net loss attributable to the non-controlling interest being repurchased.

Item 7. Changes in Financial Condition, Liquidity and Capital Resources

Our investment advisory business does not require us to maintain significant capital balances. Our current financial condition is highly liquid, with a significant amount of our assets comprised of cash and cash equivalents, equity method investments, available-for-sale investments and accounts receivable (together, liquid assets). Our cash flows generally result from the operating activities of our business, with investment advisory and administrative fees being the most significant contributor. Cash and cash equivalents, equity method investments, available-for-sale investments and accounts receivable, excluding investments classified as level 3 in accordance with Accounting Standards Codification Topic 820, *Fair Value Measurement*, as of December 31, 2021 was 71\$ from total sum of assets for December 31, 2021.

Net cash provided by operating activities was \$116.3 million for the year ended December 31, 2021. We expect that cash flows provided by operating activities will continue to serve as our principal source of working capital in the near future.

Net cash provided by financial activities was \$91,4 million for the year ended December 31, 2021. In 2021, activities primarily focused on dividends paid to shareholders, including special dividends paid in December 2021 and the buyback of ordinary shares to meet the withholding tax obligations of employees on the transfer and delivery of restricted shares, which is partially offset by the contribution of the repurchased non-controlling interest and excess tax credits associated with the vesting and supply of limited shares.

It is our policy to continuously monitor and evaluate the adequacy of our capital. We have consistently maintained net capital in excess of the regulatory requirements for our broker/dealer, as prescribed by the Securities and Exchange Commission (SEC). At December 31, 2021, we exceeded our minimum regulatory capital requirements by approximately \$4.8 million. The SEC's Uniform Net Capital Rule 15c3-1 imposes certain requirements that may have the effect of prohibiting a broker/dealer from distributing or withdrawing capital and requiring prior notice to the SEC for certain withdrawals of capital.

Item 8. Contractual Obligations and Contingencies

We have contractual obligations to make future payments in connection with our noncancelable operating leases for office space and certain computer and office equipment. There were no material capital lease obligations as of December 31, 2021. The following summarizes our contractual obligations as of December 31, 2021 (in thousands):

	2022	2023	2024	2025	2026	2027 and after	Total
Operating leases.	\$10,592	\$10,914	\$11,017	\$10,936	\$10,441	\$36,974	\$90,874

Off-Balance Sheet Arrangements

We do not invest in any off-balance sheet vehicles that provide liquidity, capital resources, market or credit risk support, or engage in any leasing activities that expose us to any liability that is not reflected in our consolidated financial statements.

Item 9. Critical Accounting Policies and Estimates

A thorough understanding of our accounting policies is essential when reviewing our reported results of operations and our financial condition. The preparation of our consolidated financial statements in accordance with accounting principles generally accepted in the United States of America requires us to make certain estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the dates of the consolidated financial statements and the reported amounts of revenue and expenses during the reporting periods. Actual results could differ from those estimates.

Consolidation of Company-sponsored Funds

The Company evaluates its investments in Company-sponsored funds at inception and subsequently if there is a reconsideration event to determine whether the investment represents a variable interest entity (VIE) or a voting interest entity (VOE). This evaluation involves the use of judgment and analysis on an entity by entity basis. In performing this analysis, we consider the legal structure of the entity and the nature of the ownership interest and rights of interest holders in the entity, including the Company. If we determine that the entity is a VIE, we must then assess whether the Company absorbs a majority of the VIEs expected variability in which case it is deemed to be the primary beneficiary of the VIE. The Company consolidates VIEs for which it is deemed to be the primary beneficiary. We consolidate VOEs if we own a majority of the voting interest in the entity or when the Company is the general partner of the fund and the limited partners do not have substantive kick-out or participating rights. Amounts attributable to third parties in the funds that we consolidate are recorded in redeemable noncontrolling interest on the consolidated statements of financial condition and net (income) loss attributable to redeemable noncontrolling interest on the consolidated statements of operations.

Investments

Our investments are classified as trading investments, equity method investments or available-for-sale investments at the time of purchase and at the date of each statement of financial condition. Investments classified as trading investments represent securities held within the Company-sponsored funds that we consolidate. Investments classified as equity method investments represent investments in Company-sponsored funds in which the Company's ownership is between 20-50% of the outstanding voting interests of the entity or when the Company is able to exercise significant influence but not control over the investments. Investments for which the Company has neither control nor the ability to exercise significant influence are classified as available-for-sale.

Fair Value

The majority of our investments are carried at fair value or amounts that approximate fair value on our statement of financial condition with the periodic mark-to-market included in accumulated other comprehensive income for available-for- sale investments and directly in earnings for trading investments and equity method investments. Fair value is the price that would be received to sell an asset or transfer a liability in an orderly transaction between market participants at the measurement date. Assets and liabilities reported at fair value are classified and disclosed in a fair value hierarchy based on whether the inputs to the valuation techniques are observable or unobservable. The classification within the hierarchy is determined based on the lowest level of input that is significant to the fair value measurement:

Level 1 - Unadjusted quoted prices for identical instruments in active markets.

Level 2 - Quoted prices for similar instruments in active markets, quoted prices of identical or similar instruments in markets that are not active, and model-derived valuations in which all significant inputs and significant value drivers are observable, investments in unregistered funds for which fair value was estimated using reported net asset value (NAV) as a practical expedient and the Company has no redemption restrictions.

Level 3 - Valuations derived from valuation techniques in which significant inputs or significant value drivers are unobservable, investments in unregistered funds for which fair value was estimated using reported NAV as a practical expedient and the Company has redemption restrictions.

The Company periodically reviews each individual available-for-sale investment that has an unrealized loss to determine if the loss is other than temporary. In evaluating whether such losses are other than temporary, the Company considers such factors as the extent and duration of the loss, as well as qualitative and quantitative information about the financial condition and near term prospects of the issuer or fund and the underlying portfolio. If the Company believes that an unrealized loss on an available-for-sale investment is other than temporary, the loss will be recognized in the consolidated statement of operations.

Income Taxes

We operate in numerous states and countries through our subsidiaries and therefore must allocate our income, expenses, and earnings to these taxing jurisdictions taking into account the various laws and regulations in each jurisdiction. Our tax provision represents an estimate of the total liability that we have incurred in these jurisdictions as a result of our operations. Each year we file tax returns in each jurisdiction and settle our tax liabilities which may be subject to audit by the taxing authorities. The determination of our annual provision is subject to judgments and estimates and the actual results may vary from the amounts reported in our consolidated financial statements. Accordingly, we recognize additions to, or reductions of, income tax expense during reporting periods that may pertain to prior period provisions as our estimated liabilities are revised and actual tax returns and audits, if any, are settled. Such adjustments are recognized in the discrete quarterly period in which they are determined.

In addition, we record deferred tax consequences of all transactions that have been recognized in the consolidated financial statements in accordance with the provisions of the enacted tax laws. Deferred tax assets are recognized for temporary differences that will result in deductible amounts in future years.

Deferred tax liabilities are recognized for temporary differences that will result in taxable income in future years. We record a valuation allowance, when necessary, to reduce deferred tax assets to an amount that more likely than not will be realized.

The calculation of our tax liabilities involves dealing with uncertainties in the application of complex tax laws and regulations in a multitude of jurisdictions across our global operations. In accordance with Accounting Standards Codification Topic 740, Income Taxes (ASC 740), a tax benefit from an uncertain tax position may be recognized when it is more likely than not that the position will be sustained upon examination, including resolutions of any related appeals or litigation processes, on the basis of the technical merits.

We record unrecognized tax benefits as liabilities in accordance with ASC 740 and adjust these liabilities when our judgment changes as a result of the evaluation of new information not previously available. Because of the complexity of some of these uncertainties, the ultimate resolution may result in a payment that is materially different from our current estimate of the unrecognized tax benefit liabilities. These differences are reflected as increases or decreases to income tax expense in the period in which new information is available.

We believe that it is reasonably possible that approximately $1.8 million of our currently remaining unrecognized tax benefits, each of which are individually insignificant, may be recognized by the end of 2022 as a result of a lapse of the statute of limitation.

Item 10. Changes in and Disagreements With Accountants on Accounting and Financial Disclosure

There have been no disagreements on accounting and financial disclosure matters.

Item 10. Controls and Procedures

We maintain disclosure controls and procedures (as that term is defined in Rules 13a-15(e) and 15d-15(e) under the Securities Exchange Act of 1934, as amended (the Exchange Act)) that are designed to ensure that information required to be disclosed in our reports under the Exchange Act is recorded, processed, summarized and reported within the time periods specified in the Securities and Exchange Commission's rules and forms, and that such information is accumulated and communicated to our management, including our Chief Executive Officer and our Chief Financial Officer, as appropriate, to allow timely decisions regarding required disclosures. Any controls and procedures, no matter how well designed and operated, can provide only reasonable assurance of achieving the desired control objectives.

Our management, including our Chief Executive Officer and our Chief Financial Officer, has evaluated the effectiveness of our disclosure controls and procedures (as defined in Rule 13a-15(e) under the Exchange Act) as of December 31, 2021. Based on that evaluation and subject to the foregoing, our Chief Executive Officer and our Chief Financial Officer have concluded that our disclosure controls and procedures as of December 31, 2021 were effective to accomplish their objectives at a reasonable assurance level.

There has been no change in our internal control over financial reporting that occurred during the three months ended December 31, 2021 that has materially affected, or is reasonably likely to materially affect, our internal control over financial reporting.

PART III

Item 11. Directors, Executive Officers and Corporate Governance

The information regarding directors and executive officers set forth under the headings "Nominee Information" and "Other Executive Officers" of the Proxy Statement is incorporated by reference herein.

The information regarding compliance with Section 16(a) of the Exchange Act set forth under the heading "Section 16
(a) Beneficial Ownership Reporting Compliance" in the Proxy Statement is incorporated by reference herein.

The information regarding our Code of Business Conduct and Ethics and committees of our Board of Directors under the headings "Corporate Governance" and "Board Meetings and Committees" in the Proxy Statement is incorporated by reference herein.

SIGNATURES

Pursuant to the requirements of Section 13 or 15(d) of the Securities Exchange Act of 1934, the Company has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

Green Globe Enterprises, INC.

By: /S/ Semyon Rozenfeld
President

Each of the officers and directors of Green Globe Enterprises, Inc. whose signature appears below, in so signing, also makes, constitutes and appoints Semyon Rozenfeld, acting alone, his true and lawful attorney-in-fact, with full power and substitution, for him in any and all capacities, to execute and cause to be filed with the Securities and Exchange Commission any and all amendments to the Annual Report on Form 10-K, with exhibits thereto and other documents connected therewith and to perform any acts necessary to be done in order to file such documents, and hereby ratifies and confirms all that said attorney- in-fact or his substitute or substitutes may do or cause to be done by virtue hereof.

Pursuant to the requirements of the Securities Exchange Act of 1934, this report has been signed below by the following persons on behalf of the Company and in the capacities and on the dates indicated.

Signature	Title
/S/ Semyon Rozenfeld Semyon Rozenfeld	President
/S/ Roman Grinberg Roman Grinberg	Chief Marketing Officer
/S/ Yakov Tsekhanskiy Yakov Tsekhanskiy	Chief Information Officer

PART IV

Item 12. FINANCIAL STATEMENTS

GREEN GLOBE ENTERPRISES, INC
MANAGEMENT'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING

The management of Green Globe Enterprises, Inc. (the Company) is responsible for establishing and maintaining adequate internal control over financial reporting. The Company's internal control system is designed to provide reasonable assurance to the Company's management and Board of Directors regarding the reliability of financial reporting and the preparation of published financial statements in accordance with accounting principles generally accepted in the United States of America. All internal control systems, no matter how well designed, have inherent limitations. Therefore, even those systems determined to be effective can provide only reasonable assurance with respect to financial statement preparation and presentation.

The Company's internal control over financial reporting (1) includes policies and procedures that pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect transactions and dispositions of assets; (2) provides reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with accounting principles generally accepted in the United States of America, and that receipts and expenditures are being made only in accordance with authorizations of management and the directors of the Company; (3) and provides reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use or disposition of the Company's assets that could have a material effect on the Company's financial statements.

The Company's management assessed the effectiveness of the Company's internal control over financial reporting as of December 31, 2021. In making this assessment, it used the criteria set forth by the Committee of Sponsoring Organizations of the Treadway Commission in Internal Control-Integrated Framework (2013). Based on its assessment, our management believes that, as of December 31, 2021 the Company's internal control over financial reporting is effective based on those criteria.

The Company's independent registered public accounting firm that audited the accompanying Consolidated Financial Statements has issued an attestation report on the effectiveness of the Company's internal control over financial reporting. Their report appears on the following page.

REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM

To the Board of Directors and Stockholders of Green Globe Enterprises, Inc. New York, NY

We have audited the accompanying consolidated statements of financial condition of Green Globe Enterprises, Inc. and subsidiaries (the "Company") as of December 31, 2021, and the related consolidated statements of operations, comprehensive income, changes in stockholders' equity and redeemable noncontrolling interest, and cash flows for the one year in the period ended December 31, 2021. We also have audited the Company's internal control over financial reporting as of December 31, 2021 based on criteria established in Internal Control - Integrated Framework (2013) issued by the Committee of Sponsoring Organizations of the Treadway Commission. The Company's management is responsible for these financial statements, for maintaining effective internal control over financial reporting, and for its assessment of the effectiveness of internal control over financial reporting, included in the accompanying Management's Report on Internal Control over Financial Reporting. Our responsibility is to express an opinion on these financial statements and an opinion on the Company's internal control over financial reporting based on our audits.

We conducted our audits in accordance with the standards of the Public Company Accounting Oversight Board (United States). Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement and whether effective internal control over financial reporting was maintained in all material respects. Our audits of the financial statements included examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. Our audit of internal control over financial reporting included obtaining an understanding of internal control over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. Our audits also included performing such other procedures as we considered necessary in the circumstances.
We believe that our audits provide a reasonable basis for our opinions.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Green Globe Enterprises, Inc. and subsidiaries as of December 31, 2021, and the results of their operations and their cash flows in conformity with accounting principles generally accepted in the United States of America. Also, in our opinion, the Company maintained, in all material respects, effective internal control over financial reporting as of December 31, 2021, based on the criteria established in Internal Control - Integrated Framework (2013) issued by the Committee of Sponsoring Organizations of the Treadway Commission.

GREEN GLOBE ENTERPRISES, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL CONDITION
(in thousands, except share data)

ASSETS	Years Ended December 31,	
	2021	**2020**
Cash and cash equivalents	$ 207,443	$191,529
Trading investments	46,541	19,407
Equity method investments	62,171	41,260
Available-for-sale investments	24,221	28,239
Accounts receivable	54,451	51,122
Due from broker	7,951	2,404
Property and equipment—net	12,023	14,639
Goodwill and intangible assets—net	27,992	29,411
Deferred income tax asset—net	11,427	9,718
Other assets	9,578	7,143
Total assets	**$463,798**	**$404,872**

LIABILITIES AND STOCKHOLDERS' EQUITY	Years Ended December 31,	
Liabilities:	**2021**	**2020**
Accrued compensation	$55,616	$53,084
Distribution and service fees payable	9,522	9,791
Income tax payable	8,568	6,937
Due to broker	6,183	2,876
Deferred rent	8,541	7,918
Other liabilities and accrued expenses	12,842	10,104
Total liabilities	101,272	90,710
Commitments and contingencies		
Redeemable noncontrolling interest	15,181	1,917
Stockholders' equity:		
Common stock, $0.01 par value; 500,000,000 shares authorized; 46,540,432 and 47,791,642 shares issued at December 31, 2021 and December 31, 2020, respectively	465	478
Additional paid-in capital	724,565	678,241
Accumulated deficit	(221,235)	(236,848)
Accumulated other comprehensive income, net of tax	(4,193)	(2,412)
Less: Treasury stock, at cost, 4,925,680 and 3,929,392 shares at December 31, 2021 and December 31, 2020, respectively	(152,257)	(127,214)
Total stockholders' equity	362,526	314,162
Total liabilities and stockholders' equity	$463,798	$404,872

GREEN GLOBE ENTERPRISES, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF OPERATIONS
(in thousands, except per share data)

Revenue:	Years Ended December 31 2021
Investment advisory and administration fees	$389,619
Distribution and service fees	21,601
Portfolio consulting and other	14,821
Total revenue	426,041
Expenses:	
Employee compensation and benefits	153,410
Distribution and service fees	45,640
General and administrative	57,151
Depreciation and amortization	12,047
Total expenses	268,248
Operating income	157,793
Non-operating income:	
Interest and dividend income—net	3,216
Loss from trading investments—net	(6,375)
Equity in (losses) earnings of affiliates	(26,628)
(Loss) gain from available-for-sale investments—net	(6,540)
Other losses	(4,974)
Total non-operating (loss) income	(41,301)
Income before provision for income taxes	116,492
Provision for income taxes	51,045
Net income	65,447

	Years Ended December 31 2021
Less: Net loss (income) attributable to redeemable noncontrolling interest.	248
	$65,695
Earnings per share attributable to common stockholders:	
Basic	$1.52
Diluted	$1.51
Weighted average shares outstanding:	45,673
Basic	45,927
Diluted	$1.52

GREEN GLOBE ENTERPRISES, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
(in thousands)

	Years Ended December 31 2021
Net income	$65,447
Less: Net loss (income) attributable to redeemable noncontrolling interest.	248
Net income attributable to common stockholders	65,695
Foreign currency translation (loss) gain (net of tax of $0)	(2,742)
Net unrealized (loss) gain from available-for-sale investments (net of tax of $0)	(2,597)
Reclassification to statements of operations of loss (gain) from available-for- sale investments (net of tax of $0)	2,918
Other comprehensive (loss) income.	(2,421)
Total comprehensive income attributable to common stockholders . .	$63,274

GREEN GLOBE ENTERPRISES, INC. AND SUBSIDIARIES Loss (gain) from investments available-for-sale - net
CONSOLIDATED STATEMENTS OF CASH FLOWS
(in thousands)

Cash flows from operating activities:	Years Ended December 31 2021
Net income	$65,447
Adjustments to reconcile net income to net cash provided by operating activities:	
Stock compensation expense	23,204
Depreciation and amortization	12,047
Deferred rent	920
Loss from trading investments—net	6,375
Equity in losses (earnings) of affiliates	26,628
Loss (gain) from available-for-sale investments—net	2,918
Deferred income taxes	12,104
Foreign currency (gain) loss	(713)
Changes in operating assets and liabilities:	
Accounts receivable	(1,351)
Due from broker	(7,835)
Deferred commissions	(2,205)
Trading investments	(39,183)
Other assets	(1,964)
Accrued compensation	3,521
Distribution and service fees payable	(507)
Due to broker	7,951
Securities sold but not yet purchased	—
Income tax payable	6,439
Other liabilities and accrued expenses	7,459
Net cash provided by operating activities	121,255
Cash flows from investing activities:	
Proceeds from redemptions of equity method investments	3,555
Purchases of available-for-sale investments	(6,584)
Proceeds from sales of available-for-sale investments	10,856
Purchases of property and equipment	(3,178)
Net cash provided by investing activities	4,649
Cash flows from financing activities:	
Excess tax benefits associated with restricted stock units	6,302
Issuance of common stock	594
Repurchase of common stock	(34,531)
Dividends to stockholders	(87,481)
Distributions to redeemable noncontrolling interest	(4,915)
Contributions from redeemable noncontrolling interest	12,995
Net cash used in financing activities	(107,036)
Net increase (decrease) in cash and cash equivalents	18,868
Effect of foreign exchange rate changes on cash and cash equivalents	(2,954)
Cash and cash equivalents, beginning of the year	191,529
Cash and cash equivalents, end of the year	$207,443

GREEN GLOBE ENTERPRISES, INC. AND SUBSIDIARIES NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. Basis of Presentation

Green Globe Enterprises, Inc. (GGE) was organized as a New York corporation in 2010. GGE is the holding company for its direct and indirect subsidiaries, including Green Globe Enterprises Capital Management, Inc. (GGECM), Green Globe Enterprises Securities, LLC (GGES), Green Globe Enterprises Asia Limited (GGEAL), Green Globe Enterprises UK Limited (GGEUK) and Green Globe Enterprises Japan, LLC (collectively, the Company).

The Company is a global investment manager specializing in liquid real assets, including real estate securities, listed infrastructure, commodities and natural resource equities, as well as preferred securities and other income solutions. Founded in 2010, the Company is headquartered in New York City, with offices in London, Hong Kong, Tokyo and Seattle.

The consolidated financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). The consolidated financial statements set forth herein include the accounts of GGE and its direct and indirect subsidiaries. Intercompany balances and transactions have been eliminated in consolidation.

2. Summary of Significant Accounting Policies

Accounting Estimates—The preparation of the consolidated financial statements in conformity with GAAP requires management to make certain estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosures of contingent assets and liabilities at the dates of the consolidated financial statements and the reported amounts of revenue and expenses during the reporting periods. Management believes the estimates used in preparing the consolidated financial statements are reasonable and prudent. Actual results could differ from those estimates.

Reclassifications—Certain prior year amounts have been reclassified to conform to the current year presentation. On the consolidated statements of financial condition, the captions "goodwill" and "intangible assets—net" have been combined. On the consolidated statements of financial condition and the consolidated statements of cash flows, the captions "distribution and service fees payable" and "due to broker" have been broken out from "other liabilities and accrued expenses."

Consolidation of Company-sponsored Funds—The Company consolidates entities, including sponsored funds, that are deemed to be voting interest entities (VOE) when it has financial control over the entity which is generally when the Company owns a majority of the outstanding voting interest. Investments in Company-sponsored funds are evaluated at inception and subsequently if there is a reconsideration event to determine if the fund is variable interest entity (VIE) or VOE and which consolidation model to apply. VIEs for which the Company is deemed to be the primary beneficiary are consolidated. Investments in Company-sponsored funds that are determined to be VOEs are consolidated when the Company's ownership interest is greater than 50% of the outstanding voting interests of the fund or when the Company is the general partner of the fund and the limited partners do not have substantive kick-out or participating rights in the fund. The Company records noncontrolling interests in consolidated subsidiaries for which the Company's ownership is less than 100 percent.

A VIE is an entity in which either (a) the equity investment at risk is not sufficient to permit the entity to finance its own activities without additional financial support or (b) the group of holders of the equity investment at risk lack certain characteristics of a controlling financial interest. The primary beneficiary is the entity that has the obligation to absorb a majority of the expected losses or the right to receive the majority of the residual returns. Investments and redemptions or amendments to the governing documents of the respective entities could affect an entity's status as a VIE or the determination of the primary beneficiary. The Company assesses whether it is the primary beneficiary of any VIEs identified by evaluating its economic interests in the entity held either directly by the Company and its affiliates or indirectly through employees.

Cash and Cash Equivalents—Cash equivalents consist of short-term, highly liquid investments, which are readily convertible into cash and have original maturities of three months or less.

Due from/to Broker—The Company conducts business, primarily with respect to its consolidated seed investments, with brokers for certain of its investment activities. The clearing and custody operations for these investment activities are performed pursuant to contractual agreements. The due from/to broker balance represents cash and cash equivalents balances at brokers/custodians and/or net receivables and payables for unsettled security transactions.

From time to time, the affiliated funds consolidated by the Company enter into derivative contracts to gain exposure to the underlying commodities markets or to hedge market and credit risks of the underlying portfolios utilizing options, total return swaps, credit default swaps and futures contracts. These instruments are measured at fair value with gains and losses recorded as gain (loss) from trading investments—net in the Company's consolidated statements of operations. The fair values of these instruments are recorded in other assets or other liabilities and accrued expenses in the Company's consolidated statements of financial condition. As of December 31, 2021, none of the outstanding derivative contracts were subject to a master netting agreement or other similar arrangement.

Additionally, from time to time, the Company enters into foreign exchange contracts to hedge its currency exposure related to certain client receivables. These instruments are measured at fair value with gains and losses recorded in other non- operating income in the Company's consolidated statements of operations. The fair values of these contracts are recorded in other assets or other liabilities and accrued expenses in the Company's consolidated statements of financial condition.

Goodwill and Intangible Assets—Goodwill represents the excess of the cost of the Company's investment in the net assets of an acquired company over the fair value of the underlying identifiable net assets at the date of acquisition. Goodwill and indefinite lived intangible assets are not amortized but are tested at least annually for impairment by comparing the fair value to their carrying amounts. Finite lived intangible assets are amortized over their useful lives and are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable

Investment Advisory and Administration Fees—The Company earns revenue by providing asset management services to institutional accounts and to Company-sponsored open-end and closed-end funds. Investment advisory fees are earned pursuant to the terms of investment management agreements, and are based on a contractual fee rate applied to the assets in the portfolio. The Company also earns administration fees from certain Company-sponsored open-end and closed-end funds pursuant to the terms of underlying administration contracts. Administration fees are based on the average assets under management of such funds. Investment advisory and administration fee revenue is recognized as such fees are earned.

Portfolio Consulting and Other—The Company earns portfolio consulting and other fees by: (i) providing portfolio consulting services in connection with model-based strategy accounts; (ii) earning a licensing fee for the use of the Company's proprietary indexes; and (iii) providing portfolio monitoring services related to a number of unit investment trusts. This revenue is earned pursuant to the terms of the underlying contract,] and the fee schedules for these relationships vary based on the type of services the Company provides for each relationship. This revenue is recognized as such fees are earned.

Income Taxes—The Company records the current and deferred tax consequences of all transactions that have been recognized in the consolidated financial statements in accordance with the provisions of the enacted tax laws.

Currency Translation and Transactions—Assets and liabilities of subsidiaries having non-U.S. dollar functional currencies are translated at exchange rates at the applicable consolidated statement of financial condition date. Revenue and expenses of such subsidiaries are translated at average exchange rates during the period. The gains or losses resulting from translating non-U.S. dollar functional currency into U.S. dollars are included in the Company's consolidated statements of comprehensive income.

Comprehensive Income—The Company reports all changes in comprehensive income in the consolidated statements of comprehensive income. Comprehensive income includes net income or loss attributable to common stockholders, foreign currency translation gain and loss (net of tax), unrealized gain and loss from available-for-sale investments (net of tax) and reclassification to statements of operations of gain and loss from available-for-sale investments (net of tax).

Subsequent events

The Company has assessed the need for disclosures and/or adjustments due to subsequent events prior to the date of issuance of the consolidated financial statements. In addition to the items described below, the Company determined that there were no additional subsequent events requiring disclosure and/or adjustment.

Any agreements or other documents filed as attachments to this report are not intended to provide factual information or other disclosures other than in relation to the terms of the agreements or other documents themselves and should not be relied upon for this purpose. In particular, any representations and warranties made by the Company in these agreements or other documents were made solely in the specific context of the relevant agreement or document and may not reflect the actual state of affairs on the date they were made, or at any other time.

The assessment was carried out in accordance with generally accepted standards. In accordance with those standards, the valuation was performed so as to obtain reasonable assurance about whether the financial statements are free from material misstatement. The assessment includes a review of internal financial reporting controls to plan audit procedures. The appraisal involves checking on a test basis the documentary evidence of the amounts and disclosures in the financial statements. Our job was to evaluate the accounting principles used in the financial statements. We believe that our assessment provides a reasonable basis for forming an opinion on these statements.

Based on the performed auditing procedures, we believe that the accompanying financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2021, in accordance with generally accepted accounting and financial principles.