Company number 03800768



# RENAISSANCE VILLAGES LIMITED FINANCIAL STATEMENTS 31 DECEMBER 2020



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# Registered Office:

Unit 3 Edwalton Business Park Landmere Lane Edwalton Nottingham NG12 4JL

Registered in England & Wales No. 03800768

#### **DIRECTORS' REPORT**

The Directors present their annual report together with the audited financial statements of Renaissance Villages Limited ("the Company") for the year ended 31 December 2020.

#### Result for the year and dividend

There was a loss before tax of £18,000 for the year (2019: profit of £1,000). The Directors do not recommend the payment of a dividend.

#### Likely future developments

The business is not currently trading and it is the intention of the Directors to liquidate the company in the foreseeable future.

#### **Directors**

The Directors of the Company, who were in office during the year and up to the date of signing the financial statements are shown below:

JS Bunce

ME Eustace (resigned 18 December 2020)

S Badelek (appointed 18 December 2020, resigned 2 February 2021)

#### **Modern Slavery**

The Group and its global subsidiaries recognise that companies have an obligation to ensure that their business and supporting supply chains are slavery free. Legal & General's full slavery statement can be found at https://www.legalandgeneralgroup.com/.

#### Disclosure of information to auditors

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

#### **Independent auditors**

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

By Order of the Board

J Bunce

DocuŠigned by:

Director

14 September 2021

#### STATEMENT OF DIRECTORS' RESPONSIBILITIES

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

Company law requires the directors to prepare financial statements for each financial period. Under that law they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland.

Under company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

# INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF RENAISSANCE VILLAGES LIMITED

#### Our opinion

We have audited the financial statements of Renaissance Villages Limited ("the company") for the year ended 31 December 2020 which comprise the Income Statement, Balance Sheet and Statement of Changes in Equity and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2020 and of its loss for the year then ended:
- have been properly prepared in accordance with UK accounting standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

#### Going concern

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

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

Our conclusions based on this work:

- we consider that the Directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the Directors' assessment that there is not, a material uncertainty related events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the above conclusions are not a guarantee that the company will continue in operation.

# INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF RENAISSANCE VILLAGES LIMITED

#### Fraud and breaches of laws and regulations - ability to detect

Identifying and responding to risks of material misstatement due to fraud

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of Directors as to the Company's high-level policies and procedures to prevent and detect fraud, and the Company's channel for "whistleblowing", as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Reading Board minutes.

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit

As required by auditing standards, we perform procedures to address the risk of management override of controls, in particular the risk that management may be in a position to make inappropriate accounting entries. On this audit we do not believe there is a fraud risk related to revenue recognition as there is no revenue generated during the year.

We did not identify any additional fraud risks.

- 'We performed procedures including:
- Identifying journal entries to test based on risk criteria and comparing the identified entries to supporting documentation.

Identifying and responding to risks of material misstatement due to non-compliance with laws and regulations

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with the Directors (as required by auditing standards), and discussed with the Directors the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit

The potential effect of these laws and regulations on the financial statements varies considerably.

The Company is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies legislation), distributable profits legislation and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Whilst the Company is subject to many other laws and regulations, we did not identify any others where the consequences of non-compliance alone could have a material effect on amounts or disclosures in the financial statements.

# INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF RENAISSANCE VILLAGES LIMITED

Context of the ability of the audit to detect fraud or breaches of law or regulation

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

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

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

#### **Directors' Report**

The Directors are responsible for the Directors' Report. Our opinion on the financial statements does not cover those reports and we do not express an audit opinion thereon.

Our responsibility is to read the Directors' Report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the Directors' Report;
- in our opinion the information given in those reports for the financial period is consistent with the financial statements; and
- in our opinion those reports have been prepared in accordance with the Companies Act 2006.

#### Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in these respects.

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF RENAISSANCE VILLAGES LIMITED

#### Directors' responsibilities

As explained more fully in their statement set out on page 2, the Directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

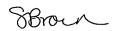
#### Auditor's responsibilities

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

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

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

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.



Sarah Brown (Senior Statutory Auditor) for and on behalf of KPMG LLP, Statutory Auditor

Chartered Accountants One Snowhill Snow Hill

Queensway

Birmingham

B4 6GH

20 September 2021

# RENAISSANCE VILLAGES LIMITED INCOME STATEMENT

# For the year ended 31 December 2020

· ·	Note	<b>2020</b> £000	<b>2019</b> £000
Turnover	2.		· -
Gross profit	·	· <u>-</u>	
Administrative expenses		(18)	1
Operating loss		(18)	. 1
Other interest receivable and similar income	5	-	-
(Loss)/Profit before taxation	_	(18)	1
Tax on (loss)/profit	6	(5)	(42)
Loss for the financial year	<u>-</u>	(23)	(41)

# RENAISSANCE VILLAGES LIMITED BALANCE SHEET

#### As at 31 December 2020

	Note	<b>2020</b> £000	<b>2019</b> £000
Fixed Assets			
Tangible assets	. 7	-	-
Investments	8	<u>-</u>	_
		-	-
Current assets			
Debtors		457	474
Cash at bank and in hand	•	<u> </u>	<u>i</u>
	•	458	475
Creditors: amounts falling due within one year	10	(45)	(39)
Net current assets	_	413	436
Total assets less current liabilities	<del>-</del>	413	436
Net assets	<u>-</u>	413	436
Capital and reserves			
Called up share capital	13	-	-
Profit and loss account	14	413	436
Shareholders' equity		413	436

The notes on pages 10 to 17 form an integral part of these financial statements

These financial statements were approved by the Board of Directors on 14 September 2021 and were signed on its behalf by:

— DocuSigned by:

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J Bunce Director

# INSPIRED VILLAGES GROUP LIMITED STATEMENT OF CHANGES IN EQUITY

# As at 31 December 2020

	Share Capital £000	Retained Earnings £000	Total £000
As at 1 January 2019	-	477	477
Loss for the year	-	(41)	(41)
As at 31 December 2019		436	436
Loss for the year	-	(23)	(23)
Total comprehensive income for the year	-	413	413
As at 31 December 2020		413	413

#### NOTES TO FINANCIAL STATEMENTS

#### 1 Accounting policies

Renaissance Villages Limited (the "Company") is a private company incorporated, domiciled and registered in England and Wales in the UK. The registered number is 03800768 and the registered address is Unit 3 Edwalton Business Park, Landmere Lane, Edwalton, Nottingham NG12 4JL.

These financial statements were prepared in accordance with Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland ("FRS 102"). The presentation currency of these financial statements is sterling. All amounts in the financial statements have been rounded to the nearest £1,000.

The Company's ultimate parent undertaking is Legal & General Group Plc.

The largest and smallest group in which the results of the Company are consolidated is that headed by the Group, whose registered office address is One Coleman Street, London EC2R 5AA. No other group financial statements include the results of the Company. The consolidated financial statements of the Group is available to the public and may be obtained from One Coleman Street, London EC2R 5AA. In these financial statements, the company is considered to be a qualifying entity (for the purposes of this FRS) and has applied the exemptions available under FRS 102 in respect of the following disclosures:

- Cash Flow Statement and related notes;
- The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements

Judgements made by the directors, in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

# Significant judgements

There are no signification judgements that management have made in the process of applying the entity's accounting policies.

#### Key sources of estimation uncertainty

Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. The key assumptions and other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are as follows:

#### 1.1 Measurement convention

The financial statements are prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value.

#### 1.2 Going concern

These accounts have been prepared on a going concern basis.

#### NOTES TO FINANCIAL STATEMENTS

#### 1 Accounting policies (continued)

#### 1.3 Basic financial instruments

#### Trade and other debtors / creditors

Trade and other debtors are recognised initially at transaction price less attributable transaction costs. Trade and other creditors are recognised initially at transaction price plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses in the case of trade debtors. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a marketrate of instrument for a similar debt instrument.

#### Interest-bearing borrowings classified as basic financial instruments

Interest-bearing borrowings are recognised initially at the present value of future payments discounted at a market rate of interest. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method, less any impairment losses.

# Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits. Bank overdrafts that are repayable on demand and form an integral part of the Company's cash management are included as a component of cash and cash equivalents for the purpose only of the cash flow statement.

#### 1.4 Turnover

Turnover represents proceeds from fees for the provision of professional services. Turnover recognised but not received is carried forward in trade debtors.

#### 1.5 Provisions

A provision is recognised in the balance sheet when the Company has a present legal or constructive obligation as a result of a past event, that can be reliably measured, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are recognised at the best estimate of the amount required to settle the obligation at the reporting date.

Where the Company enters into financial guarantee contracts to guarantee the indebtedness of other companies within its group, the company treats the guarantee contract as a contingent liability until such time as it becomes probable that the company will be required to make a payment under the guarantee.

Payments (excluding costs for services and insurance) made under operating leases are recognised in the profit and loss account on a straight-line basis over the term of the lease unless the payments to the lessor are structured to increase in line with expected general inflation; in which case the payments related to the structured increases are recognised as incurred. Lease incentives received are recognised in profit and loss over the term of the lease as an integral part of the total lease expense.

#### NOTES TO FINANCIAL STATEMENTS

#### 1 Accounting policies (continued)

#### 1.6 Taxation

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

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

Deferred tax is provided on timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements. Deferred tax is not recognised on permanent differences arising because certain types of income or expense are non-taxable or are disallowable for tax or because certain tax charges or allowances are greater or smaller than the corresponding income or expense.

Deferred tax is measured at the tax rate that is expected to apply to the reversal of the related difference, using tax rates enacted or substantively enacted at the balance sheet date. Deferred tax balances are not discounted.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that is it probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

# NOTES TO FINANCIAL STATEMENTS (CONTINUED)

2	Turnover		
		<b>2020</b> £000	<b>2019</b> £000
	Other in a second		
	Other income	•	<del>.</del>
	Total turnover		
	The turnover was derived from the company's principal activity wh	nich was carried out in the UK.	
	The whole of the turnover is attributable to continuing operations.		
3	Expenses and auditor's remuneration		
	Included in profit/loss are the following:		
		2020 £000	<b>2019</b>
	Auditor's remuneration	18	-
	Depreciation of tangible assets Defined contribution plans expense	<u>-</u>	· -
Į.	Staff costs		
	The average number of persons employed by the company during t	he year, including the directors, 2020	amounted to: 2019
		No.	No
	Administrative staff	<u>-</u>	
	Management staff	-	-
	Sales staff	-	-
	The aggregate payroll costs incurred during the year, relating to the	above, were:	
		2020 £000	<b>2019</b>
		2000	2000
	Wages and salaries	- -	-
	Social security costs Other pension costs	. <del>-</del>	-
	-	· .	

# NOTES TO FINANCIAL STATEMENTS (CONTINUED)

_			
5	Other interest receivable and similar income	2020	2010
		<b>2020</b> £000	<b>2019</b> £000
	Interest on cash and cash equivalents	-	-
6	Taxation		
	Total tax expense recognised in the income statement, other comprehens	sive income and equity	
		2020	2019
		£000	£000
	Current tax		10
	Current tax on income for the year	-	48
	Adjustments in respect of prior periods	(5)	-
	Total current tax	(5)	48
	Deferred tax (see note 11)		(46)
	Origination and reversal of timing differences		(44)
	Total tax expense	(5)	(42)
	Reconciliation of effective tax rate		,
	1000 memorial of ordered that face	2020	2019
		£000	£000
	Loss before taxation	(18)	1
	Income tax expense	(5)	(42)
	Tax using the UK corporation tax rate of 19% (2018: 19%)	. 3	-
	Effect of capital allowances and depreciation	-	-
	Effect of different UK tax rates on some earnings	<del>-</del>	4
	Tax losses surrendered to fellow group companies	-	-
	Unrealised gains/(losses) in excess of revaluations/adjustments	-	-
	Other timing difference	(8)	(46)
	Total tax expense included in loss	<del></del>	(42)

Millbrook Village Management Limited

Bramshott Place Management Limited

Great Alne Park Management Limited

#### RENAISSANCE VILLAGES LIMITED

# NOTES TO FINANCIAL STATEMENTS (CONTINUED)

7	Tangible assets				
		•	Equipment	Equipment	
		•	2020	2019	
			£000	£000	
	Cost				
	At 1 January		-	-	
	Items written off		-	-	
	At 31 December		-		
	Depreciation				
	At 1 January			-	
	Items written off		· <b>-</b>		
	At 31 December				
	Carrying amount				
	At 1 January			-	
	Items written off		· -		
	At 31 December				
8	Investments		•		
	·			Shares in	
				group	
		•		undertakings	
	Cost			£	
	As at 1 January 2020 and 31 December 2020			4	
	Carrying amount			•	
	As at 1 January 2020 and 31 December 2020			. 4	
	At 31 December 2020 the company held the following equity in operating undertakings:				
	Durrants Management Limited	Nature of busines  Management comp		Percentage of 100%	

The shares held are 1 ordinary share in each company, with a value of £1 per share: £4 in total. These companies are incorporated and registered in England and Wales. The net assets of the subsidiaries listed above at 31 December 2020 were not less than the carrying value of the investments.

Management company

Management company

Management company

100%

100%

100%

# NOTES TO FINANCIAL STATEMENTS (CONTINUED)

9	Debtors		
	Destors	2020	2019
		£000	£000
		2000	. 2000
	Deferred tax asset	_	5
	Prepayments and accrued income	-	-
	Amounts owed by group undertakings	212	224
	Other debtors	245	245
		2.13	2.13
		457	474
10	Creditors: amounts falling due within one year	·	
		2020	2019
		£000	£000
•	Trade creditors	_	-
	Accruals and deferred income	(6)	_
	Social security and other tax	-	<u>-</u>
	Other creditors	(39)	(39)
			,
		(45)	(39)
11	Deferred tax		
	The deferred tax included in the statement of financial position is as follows:	• .	
		2020	2019
		£000	£000
	Included in debtors (note 9)	_	5
	The deferred tax account consists of the tax effect of timing differences in respect	of:	•
	The deferred tax account consists of the tax effect of thining differences in respect	Oi.	2019
		2020	£000
		£000	2000
		2000	
	Accelerated capital allowances	_	_
	Losses	_	5
		<del></del> .	

# 12 Employee benefits

# Defined contribution plans

No amounts were recognised in profit or loss as an expense in relation to defined contribution plans (2019: £Nil)

### NOTES TO FINANCIAL STATEMENTS (CONTINUED)

13	Capital and reserves		•		
	·	<b>2020</b> No.	<b>2020</b> £	<b>2019</b> <i>No</i> .	2019 £
	Allotted, called up and fully paid				
	2 Ordinary shares at £1 each (2)	2	2 .	2	2
	2 Ordinary A shares at £1 each (2)	2	2	2	2
		4	4	4	4

#### 14 Profit and loss account

This reserve records retained earnings and accumulated losses.

#### 15 Commitments

Capital commitments

The Company had no capital commitments at 31 December 2020 or 31 December 2019.

# 16 Contingencies

The Company had no contingent liabilities at 31 December 2020 or 31 December 2019.

#### 17 Related parties

As the Company is a wholly owned subsidiary of Inspired Villages Group Ltd, it is exempt from the requirement of FRS 102 to disclose transactions with other members of the Inspired Villages Group Ltd group.

#### 18 Ultimate parent company and parent company of larger group

The Company's ultimate parent undertaking is Legal & General Group Plc.

The largest and smallest group in which the results of the Company are consolidated is that headed by the Group, whose registered office address is One Coleman Street, London EC2R 5AA. No other group financial statements include the results of the Company. The consolidated financial statements of the Group is available to the public and may be obtained from One Coleman Street, London EC2R 5AA.

#### 19 Post-balance sheet events

On 3rd August 2021, the equity and shares of subsidiary undertakings were transferred as follows.

Held directly by the Company at 31/12/20

Bramshott Place Management Ltd

Durrants Management Ltd

Millbrook Village Management Ltd

Great Alne Park Management Ltd

Equity and shares transferred to:

Senior Living (Bramshott Place) Ltd

Senior Living (Durrants) Ltd

Senior Living (Exeter) Ltd

Senior Living (Liphook) Ltd