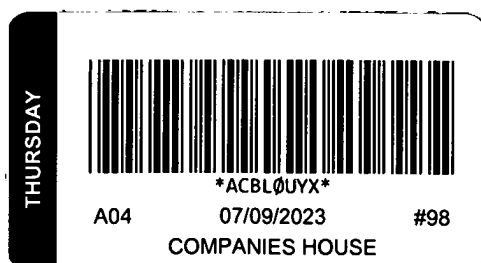


# ELEPHANT AND CASTLE PROPERTIES LIMITED

## Annual report and financial statements

For the year ended 31 December 2022

Company Registration No. 04434716



# **ELEPHANT AND CASTLE PROPERTIES LIMITED**

*Annual report and financial statements for the year ended 31 December 2022*

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## **Company Information**

### **Directors**

Rick De Blaby

Daniel Greenslade

### **Registered office**

6th Floor Lansdowne House  
Berkeley Square  
London  
W1J 6ER  
United Kingdom

### **Auditors**

Ernst & Young LLP  
1 More London Place  
London  
SE1 2AF  
United Kingdom

## **ELEPHANT AND CASTLE PROPERTIES LIMITED**

*Annual report and financial statements for the year ended 31 December 2022*

### **Directors' Report**

The Directors present the annual report and the audited financial statements for the year ended 31 December 2022.

#### **Directors**

The Directors who served during the year, and at the date of this report were:

- Rick De Blaby
- Emma Parr (appointed 27 July 2021, resigned 18 July 2022)
- Daniel Greenslade (appointed 18 July 2022)

#### **Principal activities**

Until December 2021, the principal activity of the Company was that of property management at the Elephant and Castle Town Centre plots. The Company held a long leasehold interest in the property known as the Elephant and Castle Shopping Centre (the "Shopping Centre") with a peppercorn ground rent payable to the freeholder. The lease agreement also stipulated that the Company surrendered all net income earned from the Shopping Centre to the freeholder. As such the Company did not have the right to obtain the economic benefit from the Shopping Centre.

Operations at the Shopping Centre were wound down during 2020 ahead of the planned re-development of the plots. The Company incurred the demolition costs in relation to the Shopping Centre site on behalf of other group entities, these costs being fully recoverable, with no mark up. On 13 December 2021, the lease was surrendered by the Company for a surrender premium of £3.5m. The Company is no longer operational, with all income and expenditure being in relation to legacy operations.

#### **Results and dividends**

The loss for the year amounted to £1.8m (2021: £3.2m profit).

The Directors do not recommend payment of an ordinary dividend for the year (2021: £nil).

#### **Principal risks and uncertainties**

The Company finances its activities with loans from group undertakings and therefore is exposed to the following financial and market risks:

##### **Liquidity risk**

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due. The Company aims to mitigate liquidity risk by continuously monitoring forecast and actual cash flows and matching the maturity profiles of financial assets and liabilities.

##### **Market risk**

Market risk is the risk that changes in market prices, such as foreign exchange rates and interest rates, will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. The Company mitigates this through obtaining loan financing from its parent company on interest free terms and has not accessed the external market for financing.

## **ELEPHANT AND CASTLE PROPERTIES LIMITED**

*Annual report and financial statements for the year ended 31 December 2022*

### **Directors' Report (continued)**

#### **Principal risks and uncertainties (continued)**

##### **Currency risk**

The Company has no significant assets or liabilities denominated in currencies other than Pounds Sterling and is therefore not exposed to currency risk at the statement of financial position date.

##### **Interest rate risk**

There is no interest rate risk because all loans are interest free.

##### **Going concern**

The financial statements have been prepared on a going concern basis. The Directors have considered cash flow requirements for the period to 30 June 2024 (the "going concern period").

The Directors believe that preparing the financial statements on the going concern basis is appropriate due to the continued financial support of the ultimate parent company, Get Living PLC. The Directors have received confirmation that Get Living PLC will support the Company for a period until 30 June 2024, which is a period of at least one year after the date these financial statements are approved and signed. The Company's ability to meet its future liabilities is therefore dependent on the financial performance and position of the Get Living PLC Group as a whole (the "PLC Group"). The Directors have carried out a review, including consideration of appropriate forecasts, which indicate that the Company will have adequate resources to continue to trade for the going concern period based on the ongoing liquidity of the PLC Group.

At a PLC Group level, considerations included potential risks and uncertainties in the business, including the availability and repayment profile of bank facilities and shareholder facilities, as well as forecast covenant compliance. In addition, the Directors considered the potential future risks of economic uncertainty related to a subdued global economic outlook, including the crisis in Ukraine and aftermath of the global pandemic driving global supply constraints leading to high inflation and a cost of living crisis, along with high interest rates as a result of UK political instability and policy changes. The going concern review reflects current trading trends at high occupancies for stabilised assets, a strong launch of lease-up assets and continued strong rental growth. The PLC Group has four debt facilities which expire during the going concern period, of which one has the option to extend to March 2025, with the conditions to do so considered to be within the PLC Directors control. The PLC Directors are confident in the PLC Group's ability to refinance these debt facilities. The PLC Directors have held discussions with a number of potential lenders on the refinancings and a series of competitively priced indicative quotes have been received, subject to credit committee approval. The PLC Directors are confident that the market appetite for lending against Private Rented Sector ("PRS") assets remains strong and that Get Living PLC is well placed to secure the required financing. However, if the PLC Group is not successful in refinancing the debt facilities, it will be reliant on shareholders providing funds to support the repayment of existing debt facilities. The PLC Directors have therefore concluded that there is a material uncertainty with respect to refinancing the loan facilities which may cast significant doubt over the PLC Group's ability to continue as a going concern.

Based on this, together with available market information and the Directors' knowledge and experience of the Company, the Directors believe that subject to the material uncertainty relating to the PLC Group achieving the refinancing described above, and the subsequent ability of Get Living PLC to provide support to the Company, the Company will be able to manage its business risks successfully. Accordingly, the Directors continue to adopt the going concern basis in preparing the annual report and financial statements, however, the matters described above result in the existence of a material uncertainty which may cast significant doubt over the Company's ability to continue as a going concern.

## **ELEPHANT AND CASTLE PROPERTIES LIMITED**

*Annual report and financial statements for the year ended 31 December 2022*

### **Directors' Report (continued)**

#### **Directors' statement as to disclosure of information to auditors**

The Directors who were members of the Board at the time of approving the Directors' Report are shown above. Having made enquiries of fellow Directors and of the Company's auditor, each of these Directors confirms that:

- to the best of each Director's knowledge and belief, there is no information (that is, information needed by the Company's auditor in connection with preparing their report) of which the Company's auditor is unaware; and
- each Director has taken all the steps a Director might reasonably be expected to have taken to be aware of relevant audit information and to establish that the Company's auditor is aware of that information.

#### **Auditors**

In accordance with section 485 of the Companies Act 2006, a resolution for the re-appointment of Ernst & Young LLP as auditor of the Company is to be proposed at the forthcoming Annual General Meeting.


#### **Director indemnity insurance**

The Company has in place appropriate Directors' and Officers' liability insurance cover in respect of potential legal action against its Directors. These indemnities are qualifying third-party indemnity provisions as defined by Section 234 of the Companies Act 2006. The indemnities were valid throughout the year and are currently valid.

#### **Small companies' exemption**

In preparing the report and financial statements, the Directors have taken advantage of the small companies' exemption provided under the Companies Act 2006. The Directors have also taken advantage of the exemption provided under Section 414B of the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 for the requirement to produce a Strategic Report for the year.

Approved by the Board of Directors and signed on behalf of the Board.

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...CFP11580507E#3P.....

Daniel Greenslade

Director

Date: 30 June 2023

## **ELEPHANT AND CASTLE PROPERTIES LIMITED**

*Annual report and financial statements for the year ended 31 December 2022*

### **Statement of Directors' Responsibilities**

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

Company law requires the Directors to prepare financial statements for each financial period. Under that law the Directors have elected to prepare the Company's financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 those 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

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

# **Independent Auditor's Report to the Members of Elephant and Castle Properties Limited**

## **Opinion**

We have audited the financial statements of Elephant and Castle Properties Limited (the 'company') for the year ended 31 December 2022 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and the related notes 1 to 18, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including FRS 101 "Reduced Disclosure Framework".

In our opinion, the financial statements:

- give a true and fair view of the company's affairs as at 31 December 2022 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

## **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## **Material uncertainties relating to going concern**

We draw attention to Note 2 in the financial statements, which indicates that the Company is reliant on financial support from the ultimate parent company, Get Living Plc. Note 2 indicates there is a material uncertainty relating to the Get Living Plc Group's refinancing of the Portland's Place, New Maker Yards 1 and New Maker Yards 2 debt facilities which fall due in the going concern period.

As stated in Note 2, these events or conditions, along with other matters as set forth in Note 2, indicate that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

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

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report. However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the company's ability to continue as a going concern.

## **Other information**

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of the other information, we are required to report that fact. We have nothing to report in this regard.



## **Independent Auditor's Report to the Members of Elephant and Castle Properties Limited (continued)**

### **Opinions on other matters prescribed by the Companies Act 2006**

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

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

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

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

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us 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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

### **Responsibilities of directors**

As explained more fully in the directors' responsibilities statement set out on page 6, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

### **Auditor's responsibilities for the audit of the financial statements**

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

# Independent Auditor's Report to the Members of Elephant and Castle Properties Limited (continued)

## ***Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud***

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect irregularities, including fraud. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below. However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and management.

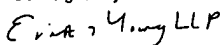
Our approach was as follows:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the company and determined that the most significant are directly relevant to specific assertions in the financial statements are those that relate to the reporting framework (FRS 101 "Reduced Disclosure Framework" (United Kingdom Generally Accepted Accounting Practice)), UK Companies Act 2006 and the relevant tax regulations in the United Kingdom.
- We understood how Elephant and Castle Properties Limited is complying with those frameworks through enquiry with Management, and by identifying the policies and procedures regarding compliance with laws and regulations, and for reporting any known instances of non-compliance to those charged with governance. We corroborated our enquiries through our review of board minutes and papers provided to the board, as well as consideration of the results of our audit procedures across the Company to either corroborate or provide contrary evidence which was then followed up. Our assessment included the tone from the top and the emphasis on a culture of honest and ethical behaviour.
- We assessed the susceptibility of the Company's financial statements to material misstatement, including how fraud might occur by reviewing the Company's principal risks and uncertainties, enquiry with Management during the planning and execution phases of our audit.
- Based on this understanding we designed our audit procedures to identify noncompliance with such laws and regulations. Our procedures involved the following:
  - Inquire of members of senior management, and when appropriate, those charged with governance regarding their knowledge of any non-compliance or potential non-compliance with laws and regulations that could affect the financial statements.
  - Reading minutes of meetings of those charged with governance.
  - Obtaining and reading correspondence from legal and regulatory bodies including HMRC.
  - Performing journal entry testing, with a focus on manual journals and journals indicating large or unusual transactions based on our understanding of the business.

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

## **Use of our report**

This report is made solely to the 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.

DocuSigned by:  
  
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Graeme Downes (Senior statutory auditor)  
for and on behalf of Ernst & Young LLP, Statutory Auditor  
London  
30 June 2023

**ELEPHANT AND CASTLE PROPERTIES LIMITED***Annual report and financial statements for the year ended 31 December 2022***Statement of Comprehensive Income**

		<b>Year ended 31 December 2022</b>	<b>Year ended 31 December 2021</b>
	<b>Notes</b>	<b>£000</b>	<b>£000</b>
Rental income	<b>5</b>	-	-
Other income	<b>5</b>	-	3,500
<b>Total revenue</b>		<b>-</b>	<b>3,500</b>
Direct property costs	<b>6</b>	-	-
<b>Gross profit</b>		<b>-</b>	<b>3,500</b>
Administrative expenses		(4)	(20)
<b>Operating (loss)/profit</b>	<b>7</b>	<b>(4)</b>	<b>3,480</b>
Interest payable and similar cost	<b>8</b>	(1,795)	(263)
<b>(Loss)/profit on ordinary activities before taxation</b>		<b>(1,799)</b>	<b>3,217</b>
Taxation	<b>9</b>	-	-
<b>(Loss)/profit for the year</b>		<b>(1,799)</b>	<b>3,217</b>
Other comprehensive income		-	-
<b>Total comprehensive (loss)/income for the year</b>		<b>(1,799)</b>	<b>3,217</b>


**ELEPHANT AND CASTLE PROPERTIES LIMITED***Annual report and financial statements for the year ended 31 December 2022***Statement of Financial Position**

		<b>31 December 2022</b>	<b>31 December 2021</b>
	<b>Notes</b>	<b>£000</b>	<b>£000</b>
<b>Current assets</b>			
Debtors	<b>10</b>	26,510	26,641
		<b>26,510</b>	<b>26,641</b>
Creditors: amounts falling due within one year	<b>11</b>	(450)	(577)
<b>Net current assets</b>		<b>26,060</b>	<b>26,064</b>
<b>Non-current liabilities</b>			
Loans and borrowings	<b>12</b>	(19,661)	(17,866)
<b>Net assets</b>		<b>6,399</b>	<b>8,198</b>
<b>Capital and reserves</b>			
Share capital	<b>13</b>	-	-
Other equity reserve	<b>14</b>	7,533	7,533
Retained (deficit)/earnings		(1,134)	665
<b>Total Shareholders' equity</b>		<b>6,399</b>	<b>8,198</b>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

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

The financial statements were approved by the Board of Directors for issue on 27 June 2023 and were signed on its behalf by:

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Daniel Greenslade

Director

Company Registration No. 04434716

Date: 30 June 2023

**ELEPHANT AND CASTLE PROPERTIES LIMITED***Annual report and financial statements for the year ended 31 December 2022***Statement of Changes in Equity**

	Share capital	Retained (deficit)/earnings	Other equity reserve	Total Shareholders' equity
	£000	£000	£000	£000
As at 31 December 2020	-	(2,552)	1,288	(1,264)
Total comprehensive income for the year	-	3,217	-	3,217
Other equity contributions	-	-	6,245	6,245
<b>As at 31 December 2021</b>	-	665	7,533	8,198
Total comprehensive loss for the year	-	(1,799)	-	(1,799)
<b>As at 31 December 2022</b>	-	<b>(1,134)</b>	<b>7,533</b>	<b>6,399</b>

## **ELEPHANT AND CASTLE PROPERTIES LIMITED**

*Annual report and financial statements for the year ended 31 December 2022*

### **Notes to the financial statements**

#### **1. Transition to and statement of compliance with FRS 101**

These Company financial statements were prepared in accordance with Financial Reporting Standard 101 "Reduced Disclosure Framework" (FRS 101) and in accordance with the Companies Act 2006.

#### **2. Basis of preparation**

The accounting policies which follow set out those policies which apply in preparing the financial statements for the year ended 31 December 2022. The comparative period is the year ended 31 December 2021. The financial statements are prepared in Pound Sterling and are rounded to the nearest thousand pounds (£000) except when otherwise indicated.

The Company has taken advantage of the following disclosure exemptions under FRS 101:

- the requirements of IFRS 7 Financial Instruments: Disclosures - the management of financial risk disclosures including management of credit, liquidity, and market risk and interest rate sensitivity analysis;
- the requirements of paragraphs 91-99 of IFRS 13 Fair Value Measurement– disclosures around fair values of assets and liabilities;
- the requirement in paragraph 38 of IAS 1 'Presentation of Financial Statements' to present comparative information in respect of:
  - paragraph 79(a)(iv) of IAS 1;
  - paragraphs 76 and 79(d) of IAS 40 Investment Property;
- the requirements of paragraphs 10(d), 16, 111 and 134-136 of IAS 1 Presentation of Financial Statements – presentation of statement of cash flows, explicit and unreserved statement of compliance with international accounting standards in conformity with the requirements of the Companies Act 2006;
- the requirements of IAS 7 Statement of Cash Flows;
- the requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors – disclosure of new accounting standards and interpretations that have been issued but are not yet effective;
- the requirements of paragraph 17 and 18A of IAS 24 Related Party Disclosures – disclosure relating to compensation of key management personnel;
- the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between the parent and wholly-owned subsidiaries;
- the requirements of paragraph 52 of IFRS 16 Leases; and

## **ELEPHANT AND CASTLE PROPERTIES LIMITED**

*Annual report and financial statements for the year ended 31 December 2022*

### **Notes to the financial statements (continued)**

#### **2. Basis of preparation (continued)**

##### **Going concern**

The financial statements have been prepared on a going concern basis. The Directors have considered cash flow requirements for the period to 30 June 2024 (the “going concern period”).

The Directors believe that preparing the financial statements on the going concern basis is appropriate due to the continued financial support of the ultimate parent company, Get Living PLC. The Directors have received confirmation that Get Living PLC will support the Company for a period until 30 June 2024, which is a period of at least one year after the date these financial statements are approved and signed. The Company’s ability to meet its future liabilities is therefore dependent on the financial performance and position of the Get Living PLC Group as a whole (the “PLC Group”). The Directors have carried out a review, including consideration of appropriate forecasts, which indicate that the Company will have adequate resources to continue to trade for the going concern period based on the ongoing liquidity of the PLC Group.

At a PLC Group level, considerations included potential risks and uncertainties in the business, including the availability and repayment profile of bank facilities and shareholder facilities, as well as forecast covenant compliance. In addition, the Directors considered the potential future risks of economic uncertainty related to a subdued global economic outlook, including the crisis in Ukraine and aftermath of the global pandemic driving global supply constraints leading to high inflation and a cost of living crisis, along with high interest rates as a result of UK political instability and policy changes. The going concern review reflects current trading trends at high occupancies for stabilised assets, a strong launch of lease-up assets and continued strong rental growth. The PLC Group has four debt facilities which expire during the going concern period, of which one has the option to extend to March 2025, with the conditions to do so considered to be within the PLC Directors control. The PLC Directors are confident in the PLC Group’s ability to refinance these debt facilities. The PLC Directors have held discussions with a number of potential lenders on the refinancings and a series of competitively priced indicative quotes have been received, subject to credit committee approval. The PLC Directors are confident that the market appetite for lending against Private Rented Sector (“PRS”) assets remains strong and that Get Living PLC is well placed to secure the required financing. However, if the PLC Group is not successful in refinancing the debt facilities, it will be reliant on shareholders providing funds to support the repayment of existing debt facilities. The PLC Directors have therefore concluded that there is a material uncertainty with respect to refinancing the loan facilities which may cast significant doubt over the PLC Group’s ability to continue as a going concern.

Based on this, together with available market information and the Directors’ knowledge and experience of the Company, the Directors believe that subject to the material uncertainty relating to the PLC Group achieving the refinancing described above, and the subsequent ability of Get Living PLC to provide support to the Company, the Company will be able to manage its business risks successfully. Accordingly, the Directors continue to adopt the going concern basis in preparing the annual report and financial statements, however, the matters described above result in the existence of a material uncertainty which may cast significant doubt over the Company’s ability to continue as a going concern.

##### **Judgements and estimates**

The preparation of financial statements in conformity with UK adopted international accounting standards requires the use of critical judgments, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. Estimates and assumptions concerning the future, and the accounting results of those estimates may not equal the related actual results.

The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in the relevant notes forming part of these financial statements as discussed below.

## **Notes to the financial statements (continued)**

### **2. Basis of preparation (continued)**

#### **Judgements and estimates (continued)**

##### ***Key judgements***

##### ***Control of Elephant and Castle Shopping Centre***

The Company previously held a long leasehold interest in the Elephant and Castle Shopping Centre with a peppercorn ground rent payable to the freeholder, a fellow group undertaking. The lease agreement also stipulated that the Company surrendered all net income earned from the shopping centre to the freeholder. For a lease to be recognised under IFRS 16, the contract must convey the right to control the use of an identified asset. A Company has such a right if it has both the right to obtain substantially all of the economic benefits from use of the identified asset and the right to direct the use of the identified asset. Management consider that the Company did not obtain substantially all the economic benefits from the use of the asset due to the clause requiring the surrender of all net income. Therefore, no lease was present, no right of use asset or liability was recognised on the Company statement of financial position and the Company was considered the agent under IFRS 15.

##### ***Other sources of estimation uncertainty***

##### ***Discount rate on interest free loans***

The Company enters into interest free loans with other entities within the PLC Group. These loans are measured at fair value, represented by the present value of future cash flows discounted at the market rate of interest at the date of the initial drawdown. In determining the market rate of interest, management considers interest rates which could be achieved on external funding, and other market observations.

### **3. Accounting standards**

#### **a) New and amended standards and interpretations effective in current financial period**

There were several new standards and amendments to the standards and interpretations which are applicable for the first time in the period ended 31 December 2022, but these are either not relevant or do not have a material impact on the financial statements of the Company.

### **4. Summary of significant accounting policies**

#### **a) Interest free loans and other equity reserves**

Obligations for interest free intercompany loans are recognised when the Company becomes party to the related contracts and are measured initially at the fair value represented by the present value of future cash flows discounted at the market rate of interest at the date of the initial drawdown. An Other Equity Reserve is recognised, being the difference between the fair value of the present value of future cash flows and the consideration advanced.

After initial recognition, interest free intercompany loans are subsequently measured at amortised cost using the effective interest method. The discount between the redeemable amount and the net proceeds is accreted over the term of the loan and charged to the statement of comprehensive income. Where there is an early repayment of an interest free intercompany loan, a fair value adjustment is made to the loan balance with the other side being to reduce the other equity reserve.



## **ELEPHANT AND CASTLE PROPERTIES LIMITED**

*Annual report and financial statements for the year ended 31 December 2022*

### **Notes to the financial statements (continued)**

#### **4. Summary of significant accounting policies (continued)**

##### **b) Taxes**

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Current tax is the expected tax payable on any non-REIT taxable profits for the period, using tax rates applicable at the statement of financial position date, and any adjustment to tax payable in respect of previous years.

Deferred tax is calculated using the rate substantively enacted at the Statement of Financial Position date. Deferred tax assets are not recognised where there is a high degree of uncertainty as to their future utilisation.

##### **c) Financial Instruments: Classification and Measurement**

Debtors are classified as financial assets at amortised cost in line with IFRS 9. They are initially measured at fair value and then subsequently measured at amortised cost. Classification is determined by the nature of the cash flows of the assets and the business model in which they are held. The impairment requirements are based on a forward-looking expected credit loss (ECL) model. IFRS 9 requires the Company to recognise an allowance for ECLs for all financial assets not held at fair value through profit or loss, including lease receivables and any contract assets. The Company does not apply hedge accounting nor does it hold any assets classified as fair value through profit and loss (FVTPL).

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings or payables, as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables and loans and borrowings which are held at amortised costs.

##### **d) Revenue and direct property costs**

The Company collects rental income from a property known as Elephant and Castle Shopping Centre. Management consider that the Company does not obtain substantially all the economic benefits from the use of the asset due to the terms of the lease agreement, where the freeholder controls the services provided relating to the property. Therefore the Company is the agent in this transaction and revenue and costs are recognised net in direct property costs in the prior year.

##### **e) Leases**

The Company held a long leasehold interest in the Elephant and Castle Shopping Centre with a peppercorn ground rent payable to the freeholder, who is a fellow group undertaking. The lease agreement also stipulated that the Company surrenders all net income earned from the shopping centre to the freeholder. For a lease to be recognised under IFRS 16, the contract must convey the right to control the use of an identified asset. A Company has such a right if it has both the right to obtain substantially all of the economic benefits from use of the identified asset and the right to direct the use of the identified asset. Management consider that the Company did not obtain substantially all the economic benefits from the use of the asset due to the clause requiring the surrender of all net income. Therefore, no lease was present and no right of use asset or liability is recognised on the Company statement of financial position.

## ELEPHANT AND CASTLE PROPERTIES LIMITED

Annual report and financial statements for the year ended 31 December 2022

### Notes to the financial statements (continued)

#### 5. Revenue

Rental income during the year was £nil (2021: £nil). The Company is the agent in the group arrangement and therefore revenue and costs arising from retail tenancies in the Shopping Centre are recognised net and recharged to a fellow group undertaking.

Other income of £3.5m in the year ended 31 December 2021 related to a lease surrender premium receivable by the Company, following the surrender of the lease at the Shopping Centre in December 2021. The lease surrender premium is treated as a termination fee under *IFRS 15 Revenue from contracts with customers*.

#### 6. Direct property costs

Direct property costs during the year ended 31 December 2022 were £nil (2021: £nil). The Company is the agent in the group arrangement and costs arising from retail tenancies in the Shopping Centre are recognised net and recharged to a fellow group undertaking.

#### 7. Operating results

Operating profit/loss is stated after charging:

	Year ended 31 December 2022	Year ended 31 December 2021
	£000	£000
Auditor's remuneration	3	5

The Company had no employees during the year (2021: nil).

#### Directors' remuneration

The Directors received total remuneration for their services to the Get Living PLC Group for the year ended 31 December 2022 of £1.7m (2021: £1.0m), all of which was paid by Get Living London Limited, a subsidiary of Get Living PLC. The Directors do not believe that it is practicable to apportion this amount between their services as Directors of the Company and their services as directors of fellow subsidiary companies.

**ELEPHANT AND CASTLE PROPERTIES LIMITED***Annual report and financial statements for the year ended 31 December 2022***Notes to the financial statements (continued)****8. Interest payable and similar cost**

	Year ended 31 December 2022	Year ended 31 December 2021
	£000	£000
Imputed interest charge on interest free intercompany loan	<u>1,795</u>	<u>263</u>

**9. Taxation**

	Year ended 31 December 2022	Year ended 31 December 2021
	£000	£000
Current tax charge	<u>-</u>	<u>-</u>
<b>Factors affecting the tax charge for the period:</b>		
(Loss)/profit on ordinary activities before taxation	(1,799)	3,217
(Loss)/profit on ordinary activities before taxation multiplied by the rate of UK corporation tax 19% (2021: 19%):	(342)	611
<i>Effect of:</i>		
Exempt REIT income	-	(665)
Exempt REIT expense	1	4
Fair value adjustments	341	50
<b>Current tax charge</b>	<u>-</u>	<u>-</u>

The Company is part of a UK Real Estate Investment Trust (REIT) and is subject to taxation as such. As a result, the Company does not pay United Kingdom corporation tax on the profits and gains from its qualifying rental business in the United Kingdom provided it meets the certain conditions. Non-qualifying profits and gains of the Company continue to be subject to corporation tax as normal.

The Company does not have any unrecognised deferred tax assets at 31 December 2022 in respect of tax losses carried forward (2021: £nil)

The Finance Bill 2021 was substantively enacted in May 2021 which increases the main rate of corporation tax from 19% to 25% from 1 April 2023.

**ELEPHANT AND CASTLE PROPERTIES LIMITED***Annual report and financial statements for the year ended 31 December 2022***Notes to the financial statements (continued)****10. Debtors**

	<b>31 December 2022</b>	31 December 2021
	<b>£000</b>	£000
Amounts due from group undertakings	25,948	24,818
Trade debtors	385	383
Other debtors	170	378
Prepayments	7	7
Other taxes	-	1,055
	<b>26,510</b>	<b>26,641</b>

Amounts due from group undertakings are unsecured, interest free and are repayable on demand. Amounts due from Group undertakings are due from Elephant and Castle Properties Co. Limited, in relation to demolition costs incurred by the Company on their behalf. Management have assessed the recoverability of amounts due from group undertakings using the expected credit loss model and believe that the likelihood of default is minimal.

**11. Creditors: amounts falling due within one year**

	<b>31 December 2022</b>	31 December 2021
	<b>£000</b>	£000
Amounts due to group undertakings	17	41
Trade payables	191	185
Other payables	108	338
Other taxes	134	-
Accruals	-	13
	<b>450</b>	<b>577</b>

Amounts due to group undertakings are unsecured, interest free and are repayable on demand.

**12. Loans and borrowings**

	<b>31 December 2022</b>	31 December 2021
	<b>£000</b>	£000
Intercompany loan due to group undertakings - interest free	19,661	17,866
	<b>19,661</b>	<b>17,866</b>

The Company drew down an interest free intercompany loan from its parent company, Elephant and Castle Properties Co. Limited. The interest free loan from parent is an interest free term loan repayable in July 2026, the drawdowns of which have been fair valued at the net present value of future cash flows, using the market rate of interest at the date of the drawdown, being 10%. The total loan principal as at the statement of financial position date is £25.0m (2021: £25.0m), with £17.5m (2021: £17.5m) recognised on drawdown as a loan payable and £7.5m (2021: £7.5m) as an other equity contribution. The loan payable balance of £19.7m (2021: £17.9m) includes £2.2m (2021: £0.4m) of rolled up finance expense (see note 8).

## ELEPHANT AND CASTLE PROPERTIES LIMITED

Annual report and financial statements for the year ended 31 December 2022

### Notes to the financial statements (continued)

#### 12. Loans and borrowings (continued)

##### Reconciliation of movement during the year

	£000
Opening balance	17,866
Imputed interest charge (note 8)	1,795
<b>Closing balance</b>	<b>19,661</b>

#### 13. Share capital

	31 December 2022	31 December 2021
	£	£
<b>Allotted, called up share capital</b>		
1 ordinary shares of £1 par value	1	1

Holders of Ordinary shares are entitled to one vote per share. The Company is authorised to issue unlimited shares.

#### 14. Other equity reserve

	31 December 2022	31 December 2021
	£000	£000
Other equity reserve	7,533	1,288
Other equity contributions	-	6,245
<b>Closing balance</b>	<b>7,533</b>	<b>7,533</b>

The Other equity reserve balance of £7.5m recognised as at 31 December 2022 (2021: £7.5m) was a result of the fair value adjustment made to the interest free intercompany loan due to Elephant and Castle Properties Co. Limited.

#### 15. Related party disclosures

The Company's immediate and ultimate parent undertakings were Elephant and Castle Properties Co. Limited and Get Living PLC respectively.

At 31 December 2022, Get Living PLC was jointly controlled as follows:

- (i) By DOOR SLP, a limited partnership registered and incorporated in Jersey;
- (ii) By QD UK Holdings LP, a limited partnership registered and incorporated in Scotland; and
- (iii) By Stichting Depositary APG Strategic Real Estate Pool, a pension fund asset manager based in the Netherlands.

Get Living PLC is the smallest group to consolidate these financial statements and these can be found at Companies House.

Transactions between the Company and its group entities are summarised in notes 5, 8, 10, 11, 12 and 14.

#### 16. Capital commitments

There were no commitments as at 31 December 2022 (2021: £nil).

**ELEPHANT AND CASTLE PROPERTIES LIMITED**

*Annual report and financial statements for the year ended 31 December 2022*

**Notes to the financial statements (continued)****17. Contingent liabilities**

There were no contingent liabilities as at 31 December 2022 (2021: £nil).

**18. Subsequent events**

Subsequent to the year-end QD UK Holdings LP, one of the Company's controlling parties, exchanged on a transaction to dispose of its entire shareholding in Get Living PLC to Aware Super, an Australian superannuation fund. There have been no other events or conditions since the balance sheet date that indicate any adjustment would be required to the financial statements.