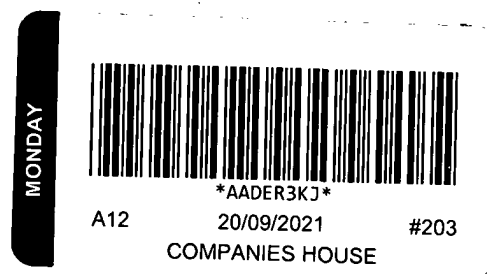


QDD EV N13 Limited

Annual report and financial statements

For the 9 months ended 31 December 2020

Company Registration No. 08613949



QDD EV N13 Limited

Annual report and financial statements for the 9 months ended 31 December 2020

Contents

Page

2	Company information
3	Directors' report
6	Statement of Directors' responsibilities
7	Independent auditor's report
10	Statement of comprehensive income
11	Statement of financial position
12	Statement of changes in equity
13	Notes to the financial statements

QDD EV N13 Limited

Annual report and financial statements for the 9 months ended 31 December 2020

Company Information

Directors

Rick De Blaby

Gregory John Hyatt

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

QDD EV N13 Limited

Annual report and financial statements for the 9 months ended 31 December 2020

Directors' Report

The Directors present the annual report and the audited financial statements for the 9 months ended 31 December 2020, following a change in the financial year end from 31 March to 31 December.

Directors

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

- Rick De Blaby (appointed 21 August 2020)
- Gregory John Hyatt (appointed 21 August 2020)
- DV4 Administration Limited (resigned 21 August 2020)
- Ann Hodgetts (resigned 21 August 2020)
- Mabel Tan (resigned 21 August 2020)
- Mashood Ashraf (resigned 21 August 2020)

Principal activities

The Company is incorporated and registered in the United Kingdom under the Companies Act 2006 as a private company limited by shares. The principal activity of the Company continues to be the collection of ground rent from the fellow group company that has a sub-lease on the Company's plot at East Village, London, E20.

Results and dividends

The profit for the period amounted to £0.1m (March 2020: £0.2m) before and after tax.

The Directors do not recommend payment of an ordinary dividend for the period (March 2020: £nil).

Principal risks and uncertainties

In the opinion of the Directors, the major risk faced by the Company is if the lessee experiences financial difficulties and fails to honour the terms of the lease, then the Company's income stream from collection of ground rents would be hindered. This risk is mitigated as the Company can recover the asset in the event of default by the lessee, as stated in the lease contract.

The Company is also exposed to the following specific risks:

Credit risk

The Company receives ground rents from the sub-lessee company of residential properties. It has credit risk to the extent that the sub-lessee company is exposed to the property market overall however its exposure is limited due to the seniority of the ground rent payments in the overall leasing arrangements.

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.

QDD EV N13 Limited

Annual report and financial statements for the 9 months ended 31 December 2020

Directors' Report (continued)

Principal risks and uncertainties (continued)

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.

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 reporting date.

Interest rate risk

The Company does not have any interest bearing financial liabilities. The finance lease income has a fixed rate of interest, with fixed increases every 10 years and the Company is therefore not exposed to interest rate risk.

Going concern

The financial statements have been prepared on a going concern basis. The Directors have considered cash flow requirements for a period of 12 months from when the financial statements are authorised for issue (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 at least one year after 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 Group as a whole. 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 Group.

At a Group level, considerations included potential risks and uncertainties in the business, credit, market, property valuation and liquidity risks, including the availability and repayment profile of bank facilities and shareholder facilities, as well as forecast covenant compliance. Further stress testing involving downside scenarios has been carried out to ensure the Group has sufficient cash resources to continue in operation for the going concern period. The Group has also evaluated potential events and conditions beyond the going concern period that may cast significant doubt on the going concern assessment, specifically, the ability of the Group to secure or extend existing facilities. The Directors are of the view that they have a realistic prospect of securing this financing. Based on this, together with available market information and the Directors' knowledge and experience of the Company, the Directors continue to adopt the going concern basis in preparing the financial statements for the period ended 31 December 2020.

QDD EV N13 Limited

Annual report and financial statements for the 9 months ended 31 December 2020

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.

Directors' indemnity

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 period and are currently valid.

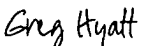
Auditors

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.

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 period.

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

DocuSigned by:

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Gregory John Hyatt

Director

Date: 22/7/2021

QDD EV N13 Limited

Annual report and financial statements for the period ended 31 December 2020

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 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;
- 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 QDD EV N13 Limited

Opinion

We have audited the financial statements of QDD EV N13 Limited (the 'Company') for the period ended 31 December 2020 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and the related notes 1 to 15, 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" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the Company's affairs as at 31 December 2020 and of its profit for the period 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.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of 12 months from when the financial statements are authorised for issue.

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 there is 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 QDD EV N13 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
- the directors were 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.

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.

Independent Auditor's Report to the Members of QDD EV N13 Limited (continued)

However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and management.

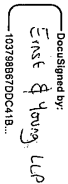
Our approach was as follows:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the Company and determined that the most significant frameworks which 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)) and the relevant tax regulations in the United Kingdom.
- We understood how QDD EV N13 Limited is complying with those frameworks through enquiry with management, and by identifying the policies and procedures regarding compliance with laws and regulations. We also identified those members of management who have the primary responsibility for ensuring compliance with laws and regulations, and for reporting any known instances of non-compliance to those charged with governance.
- We assessed the susceptibility of the Company's financial statements to material misstatement, including how fraud might occur by reviewing the Company's risk register, 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.

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.

Designed by:

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Daniel Saunders (Senior statutory auditor)
for and on behalf of Ernst & Young LLP, Statutory Auditor
London

Date 23 July 2021

QDD EV N13 Limited*Annual report and financial statements for the 9 months ended 31 December 2020***Statement of comprehensive income**

		9 months ended 31 December 2020	Year ended 31 March 2020
	Notes	£000	£000
Finance lease income	4	140	182
Administrative expenses		(5)	(5)
Profit on ordinary activities before taxation	5	135	177
Taxation	6	-	-
Profit for the period/year		135	177
Other comprehensive income		-	-
Total comprehensive income for the period/year		135	177

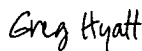
QDD EV N13 Limited*Annual report and financial statements for the 9 months ended 31 December 2020***Statement of financial position**

		31 December 2020	31 March 2020
	Notes	£000	£000
Non-current assets			
Ground rent assets	7	2,724	2,660
		2,724	2,660
Current assets			
Debtors	8	684	609
Ground rent assets	7	102	102
Current liabilities			
Creditors: amounts falling due within one year	9	(90)	(86)
Net current assets		696	625
Net assets		3,420	3,285
Capital and reserves			
Share capital	10	-	-
Other equity reserves	11	2,363	2,363
Retained earnings		1,057	922
Total equity		3,420	3,285

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 18 form an integral part of these financial statements.

The financial statements were approved by the Board of Directors for issue on 22 July 2021 and were signed on its behalf by:

DocuSigned by:

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Gregory John Hyatt

Director

Date: 22/7/2021

Company Registration No. 08613949

QDD EV N13 Limited*Annual report and financial statements for the 9 months ended 31 December 2020***Statement of changes in equity**

	Share capital	Other equity reserves	Retained earnings	Total equity
	£000	£000	£000	£000
As at 1 April 2020	-	2,363	745	3,108
Total comprehensive income for the year	-	-	177	177
As at 31 March 2020	-	2,363	922	3,285
Total comprehensive income for the period	-	-	135	135
As at 31 December 2020	-	2,363	1,057	3,420

QDD EV N13 Limited

Annual report and financial statements for the 9 months ended 31 December 2020

Notes to the financial statements

1. Statement of compliance with FRS 101

The Company financial statements were prepared in accordance with Financial Reporting Standard 101 "Reduced Disclosure Framework" (FRS 101) and under the historical cost convention, 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 period ended 31 December 2020. The financial statements are prepared in 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 requirements of paragraphs 89, 90, 91 and 93 of IFRS 16 Leases;
- 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;
- the requirements of paragraphs 10(d), 111 and 134-136 (objectives, policies and processes for managing capital) of IAS 1 Presentation of Financial Statements – presentation of statement of cash flows;
- 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; and
- the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between the parent and wholly-owned subsidiaries.

QDD EV N13 Limited

Annual report and financial statements for the 9 months ended 31 December 2020

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 a period of 12 months from when the financial statements are authorised for issue (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 at least one year after 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 Group as a whole. 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 Group.

At a Group level, considerations included potential risks and uncertainties in the business, credit, market, property valuation and liquidity risks, including the availability and repayment profile of bank facilities and shareholder facilities, as well as forecast covenant compliance. Further stress testing involving downside scenarios has been carried out to ensure the Group has sufficient cash resources to continue in operation for the going concern period. The Group has also evaluated potential events and conditions beyond the going concern period that may cast significant doubt on the going concern assessment, specifically, the ability of the Group to secure or extend existing facilities. The Directors are of the view that they have a realistic prospect of securing this financing. Based on this, together with available market information and the Directors' knowledge and experience of the Company, the Directors continue to adopt the going concern basis in preparing the financial statements for the period ended 31 December 2020.

3. Summary of significant accounting policies

a) Ground rent assets

Leases in which the Company transfers substantially all the risks and rewards incidental to ownership of an asset are classified as finance leases. Lease receivables are measured at an amount equal to the net investment in the lease and shown within the Ground rent assets line of the balance sheet. The lease payments received from the lessee are subsequently treated as repayments of principal and finance income. Lease payments are applied against the lease receivable to reduce both the principal and the unearned finance income.

The Company is a lessor following the historic grant of a lease of the land within the N13 plot to Get Living London EV N13 Limited.

b) Revenue recognition

Finance lease income recognised is split between the principal income from the ground rent of the property, which is recognised on a straight-line basis over the term of the lease, and interest on the finance lease receivable which is recognised based on a pattern reflecting a constant periodic rate of return on the lessor's outstanding finance lease receivable.

c) 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 balance sheet date, and any adjustment to tax payable in respect of previous years.

QDD EV N13 Limited*Annual report and financial statements for the 9 months ended 31 December 2020***Notes to the financial statements (continued)****3. Summary of significant accounting policies (continued)****d) Financial liabilities**

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 which are held at amortised cost.

e) Debtors

Debtors are initially recognised on the balance sheet at fair value when the Company has become party to the contractual provisions of the instruments. They are subsequently carried at amortised cost using the effective interest rate method if the time value of money may have a significant impact on their value.

The Company must make judgements on the recoverability of its debtors at the reporting date and has a policy of providing for impairment based on the expected credit loss model. The Company assesses on a forward-looking basis the expected credit losses associated with its debtors. A provision for impairment is made for the lifetime expected credit losses on initial recognition of the debtor. In determining the expected credit losses the Company takes into account any recent payment behaviours and future expectations of likely default events (i.e. not making a payment on the due date) based on individual customer credit ratings, actual or expected insolvency filings or company voluntary arrangements and market expectations and trends in the wider macro-economic environment in which customers operate. The amount of the provision is the difference between the asset's carrying amount and the estimated future cash flows. The movement in the provision is recognised in the statement of comprehensive income. Debtors balances are written off when the probability of recovery is assessed as being remote.

4. Lease income

	9 months ended 31 December 2020	Year ended 31 March 2020
	£000	£000
Ground rent	77	102
Interest income	63	80
	140	182

QDD EV N13 Limited*Annual report and financial statements for the 9 months ended 31 December 2020***Notes to the financial statements (continued)****5. Operating profit**

Operating profit is stated after charging:

	9 months ended 31 December 2020	Year ended 31 March 2020
	£000	£000
Auditor's remuneration	4	4

Directors' remuneration

The Directors received total remuneration for their services to the Get Living PLC Group for the period ended 31 December 2020 of £0.6m, 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.

In the period ended 31 March 2020, prior to the change in Directors of the Company, the Directors were remunerated for their services provided to the group through the controlling parties in which they represent. Their total remuneration was not allocated between the services they provide to the Company and its subsidiaries. Consequently, the Directors received no remuneration or reimbursements from Get Living PLC or any of its subsidiaries.

6. Taxation

	9 months ended 31 December 2020	Year ended 31 March 2020
	£000	£000
Taxation charge	-	-
Factors affecting the tax charge for the period/year		
Profit before taxation	135	177
Profit before taxation multiplied by standard rate of UK corporation tax of 19% (March 2020: 19%)	26	34
<i>Effect of:</i>		
Exempt REIT income	(26)	(34)
	-	-

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 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 unrecognized deferred tax assets at 31 December 2020 in respect of tax losses carried forward (March 2020: 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.

QDD EV N13 Limited*Annual report and financial statements for the 9 months ended 31 December 2020***Notes to the financial statements (continued)****7. Ground rent assets - Finance lease receivables**

	31 December 2020	31 March 2020
	Gross investment	Gross investment
	£000	£000
Amounts due within one year	102	102
Amounts due between one to two years	102	102
Amounts due between two and three years	102	102
Amounts due between three and four years	136	111
Amounts due between four and five years	136	136
Amounts due after five years	108,855	108,957
	109,433	109,510
Unearned finance lease income	(106,607)	(106,748)
	2,826	2,762

The Company has granted a 125 year sub-lease, without breaks, to a fellow group undertaking, over its plot at the East Village. The rental is fixed, with a minimum escalation of 33% every 10 years. The present value of the ground lease at 31 December 2020 is £2.8m (March 2020: £2.8m), with £0.1m (March 2020: £0.1m) ground lease receivable within 12 months and £2.7m (March 2020: £2.7m) due after more than 12 months.

8. Debtors

	31 December 2020	31 March 2020
	£000	£000
Amounts due from group undertakings	684	609
	684	609

Amounts due from group undertakings are unsecured, interest free, have no fixed date of repayment and are repayable on demand.

The exposure to credit risk is very low as the receivable is no greater than the fair value of the lease property that the Company has the right to recover in the event of default. The debtors can be recovered per the terms of the lease agreement if there is no payment of the finance lease income.

There were no write offs in the current financial period or prior financial year. Allowance for doubtful debts was calculated using the provisions matrix in line with the expected credit loss model. Management actively seeks to collect all trade debtors.

9. Creditors: amounts falling due within one year

	31 December 2020	31 March 2020
	£000	£000
Accruals	5	5
Amounts due to group undertakings	85	81
	90	86

Amounts due to group undertakings are unsecured, interest free, have no fixed date of repayment and are repayable on demand.

QDD EV N13 Limited*Annual report and financial statements for the 9 months ended 31 December 2020***Notes to the financial statements (continued)****10. Share capital**

	<u>31 December 2020</u>	<u>31 March 2020</u>
	£	£
<i>Allotted, called up share capital</i>		
1 Ordinary Shares of £1 each	<u>1</u>	<u>1</u>

Holders of Ordinary Shares are entitled to one vote per share.

The shares are unpaid for current financial period and prior financial year.

The Company is authorised to issue unlimited shares.

11. Other equity reserves

	<u>31 December 2020</u>	<u>31 March 2020</u>
	£000	£000
Other equity contribution	<u>2,363</u>	<u>2,363</u>
	<u>2,363</u>	<u>2,363</u>

The other equity reserves balance of £2.4m (March 2020: £2.4m) relates to funding received from the parent company, QDD Athletes Village UK Limited, for the initial acquisition of East Village from the Olympic Development Authority (ODA) in 2014. There was no issue of shares, no interest payments and no repayment obligation on the funding received from the parent company.

12. Related party disclosures

The Company's immediate and ultimate parent undertakings were QDD EV Holdco Limited and Get Living PLC respectively.

At 31 December 2020, Get Living PLC was jointly controlled as follows:

- (i) By DOOR SLP, a limited partnership registered and incorporated in Jersey; and
- (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.

Transactions between the Company and fellow group entities are summarised in note 4, 7, 8, 9 and 11.

13. Commitments

There were no commitments as at 31 December 2020 (March 2020: £nil).

14. Contingent liabilities

There were no contingent liabilities as at 31 December 2020 (March 2020: £nil).

15. Subsequent events

It has been concluded that there has been no events or conditions since the balance sheet date that indicate any adjustment would be required to the financial statements