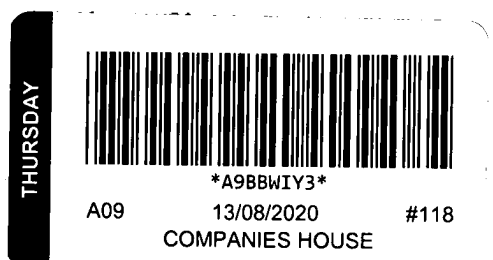


Company number: 09909921

BTR RESIDENTIAL DEVELOPMENT COMPANY LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019



BTR RESIDENTIAL DEVELOPMENT COMPANY LIMITED

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Registered Office:
One Coleman Street
London EC2R 5AA

Registered in England and Wales No. 09909921

BTR RESIDENTIAL DEVELOPMENT COMPANY LIMITED

STRATEGIC REPORT

Review of the business

The objective of BTR Residential Development Company Limited (the "Company") is to provide asset design and construction services.

Principal risks and uncertainties

Risks relating to credit worthiness and liquidity arise in the Company's normal course of business. The Company is also exposed to risks and uncertainties that relate to the residential and commercial property market environment.

The Company addresses these risks and defines strategies to limit the economic impact on its performance in accordance with its financial risk management policy. The Directors of the Company are responsible for overseeing compliance with the Company's risk management policies and procedures.

Credit risk is the risk of financial loss to the Company if a tenant, purchaser or contractor fails to meet its contractual obligations. The Company has a credit policy in place and the exposure to credit risk is monitored on an on-going basis. Credit evaluations are performed on all tenants, purchasers and contractors.

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due. Typically the Company ensures that it has sufficient cash on demand to meet expected operational expenses.

The principal risks and uncertainties that relate to the residential and commercial property market environment are the availability of purchasers for the residential and commercial product and the availability of tenants for speculative commercial space. These risks are mitigated by detailed due diligence prior to committing to individual phases of development and by diversification of location and type of development.

The outbreak of the novel Coronavirus (**COVID-19**), declared by the World Health Organisation as a 'Global Pandemic' on 11 March 2020, has impacted global financial markets and, as such, market activity is being impacted in many sectors. For this Company, which operates principally in the residential build-to-rent property sector, volatility is expected during the 2020 financial year and the directors are monitoring the situation closely and continue to use the going concern basis.

Financial key performance indicators

The results of the Company are set out on page 9. The profit for the year is £2,076,818 (2018: £999,019).

The company forms part of a wider group of assets known collectively as the Access Development Limited Partnership and Build to Rent Fund Co-Investments. Analysis of investments is performed at the group level rather than at the company level.

On Behalf of the Board

DocuSigned by:

Paul Edwards

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P Edwards, Director

Dated: 26 May 2020

DocuSigned by:

Gordon Aitchison

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G Aitchison, Director

Dated: 26 May 2020

BTR RESIDENTIAL DEVELOPMENT COMPANY LIMITED

DIRECTORS' REPORT

The directors present their annual report together with the audited Financial Statements of BTR Residential Development Company Limited (the "Company") for the year ended 31 December 2019. This report has been prepared in accordance with the special provisions relating to medium-sized companies within part 15 of the Companies Act 2006.

Principal activities

The principal activity of the Company is to provide asset design and construction services.

The Company acts as a developer for the Access Development Partnership and Build to Rent Fund Co-Investment Assets, whose objective is to develop, manage and invest into residential real estate. The Company charges these entities a total mark-up on all costs incurred in relation to the development of properties held by the entities.

As per the contractual arrangements between these entities, the Company's duties include ensuring the fulfilment of the design and build of these assets.

Incorporation

The Company was incorporated on 9 December 2015.

Post balance sheet events

The directors have reviewed the COVID-19 pandemic and its impact on the Company above and this is disclosed further in Note 14.

Future developments

The Company intends to develop the Access Development Partnership and BTR Fund Co-Investment assets where appointed to practical completion. The outbreak of the novel COVID-19, declared by the World Health Organisation as a 'Global Pandemic' on 11 March 2020, has impacted global financial markets and, as such, market activity is being impacted in many sectors. For this Company, which operates principally in the residential build-to-rent property sector, volatility is expected during the 2020 financial year and the directors are monitoring the situation closely and continue to use the going concern basis.

Issued shares

100 shares were in issue as at 31 December 2019 (2018: 100 shares). Access Development General Partner Limited (in its capacity as general partner of Access Development Limited Partnership) holds 100 shares (2018: 100 shares).

Result for the year and dividend

The results of the Company are set out on page 9. The profit for the year is £2,076,818 (2018: £999,019). During the year the Company declared and paid dividends of nil (2018: nil).

BTR RESIDENTIAL DEVELOPMENT COMPANY LIMITED

DIRECTORS' REPORT

Modern slavery

Legal & General Group Plc and its global subsidiaries ("Legal & General") recognise that companies have an obligation to ensure that their business and supporting supply chains are slavery free.

Legal & General's full modern slavery statement can be found at <https://www.legalandgeneralgroup.com/>.

Financial risk management

The Company's exposure to financial risk through its financial assets and liabilities is not considered material to the assessment of the Company's assets, liabilities, financial position and the profit and loss of the Company.

Directors

The directors of the Company who were in office during the year and up to the date of signing the Financial Statements were:

G Aitchison

A Banks (resigned 18 September 2019)

P Edwards (appointed 18 September 2019)

W De Jager

S Murden

Directors' insurance

Legal & General Group Plc, maintains an appropriate level of Directors and Officers' liability insurance which is reviewed annually.

Independent auditor

KPMG LLP has been appointed as auditor and will be deemed to be reappointed as auditor pursuant to Section 487 of the Companies Act 2006.

Going concern

After reviewing the Company's cash flow projections, including a range of possible downside scenarios resulting from COVID-19, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the future, which is at least, but is not limited to, twelve months from the date of these Financial Statements. The outbreak of the novel COVID-19, declared by the World Health Organisation as a 'Global Pandemic' on 11 March 2020, has impacted global financial markets and, as such, market activity is being impacted in many sectors. For this Company, which operates principally in the residential build-to-rent property sector, volatility is expected during the 2020 financial year. So far, no significant issues have been identified and the Company has sufficient access to capital funding should it require additional funds. The Directors are monitoring the situation closely. As such, the Company therefore continues to adopt the going concern basis in preparing its Financial Statements.

BTR RESIDENTIAL DEVELOPMENT COMPANY LIMITED

DIRECTORS' REPORT

Statement of Directors' Responsibilities

The directors are responsible for preparing the Strategic Report, 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 year. Under that law the directors have elected to prepare the Financial Statements in accordance with the 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 year. In preparing these Financial Statements, the directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and accounting 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.

By order of the Board

DocuSigned by:

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R Sears

For and on behalf of Legal & General Co Sec Limited

Company Secretary

26 May 2020

BTR RESIDENTIAL DEVELOPMENT COMPANY LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BTR RESIDENTIAL DEVELOPMENT COMPANY LIMITED

Opinion

We have audited the Financial Statements of BTR Residential Development Company Limited ("the company") for the year ended 31 December 2019 which comprise the income statement, the balance sheet, the statement of changes in equity, the cash flow statement 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 2019 and of its profit 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 means that 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").

We are required to report to you if we have concluded that the use of the going concern basis of accounting is inappropriate or there is an undisclosed material uncertainty that may cast significant doubt over the use of that basis for a period of at least a year from the date of approval of the Financial Statements. 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. We have nothing to report in these respects.

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 absence of reference to a material uncertainty in this auditor's report is not a guarantee that the company will continue in operation.

BTR RESIDENTIAL DEVELOPMENT COMPANY LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BTR RESIDENTIAL DEVELOPMENT COMPANY LIMITED

Strategic report and directors' report

The directors are responsible for the strategic report and 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 strategic report and 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 strategic report and the directors' report;
- in our opinion the information given in those reports for the financial year 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.

Directors' responsibilities

As explained more fully in their 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; 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.

Mark Noonan (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
15 Canada Square
London E14 5GL
26 May 2020

BTR RESIDENTIAL DEVELOPMENT COMPANY LIMITED**INCOME STATEMENT****For the year ended 31 December 2019**

		1 Jan 2019 to 31 Dec 2019 £	1 Jan 2018 to 31 Dec 2018 £
	Note		
Revenue	2	116,848,854	56,414,021
Development expenditure	3	(114,277,608)	(55,172,637)
Gross profit		2,571,246	1,241,384
Administrative expenses	4	(13,554)	(10,591)
Operating profit		2,557,692	1,230,793
Finance costs		(31)	-
Interest receivable and similar income		6,311	2,564
Profit before taxation		2,563,973	1,233,357
Tax on profit	7	(487,155)	(234,338)
Profit for the financial year		2,076,818	999,019

The notes on pages 13 to 18 form an integral part of these Financial Statements.

There were no gains or losses in the year other than those included in the above income statement and thus no separate statement of comprehensive income is presented.

BTR RESIDENTIAL DEVELOPMENT COMPANY LIMITED**BALANCE SHEET****As at 31 December 2019**

	Note	2019 £	2018 £
Assets			
Current assets			
Accounts receivable	8	6,676,815	7,096,735
Cash and cash equivalents		2,090,028	319,675
Total current assets		8,766,843	7,416,410
Total assets		8,766,843	7,416,410
Liabilities			
Current liabilities			
Accounts payables	9	5,364,358	6,090,743
Total current liabilities		5,364,358	6,090,743
Total liabilities		5,364,358	6,090,743
Net assets		3,402,485	1,325,667
Capital and reserves			
Called up share capital	10	100	100
Retained earnings		3,402,385	1,325,567
Total equity		3,402,485	1,325,667

The notes on pages 13 to 18 form an integral part of these Financial Statements.

The Financial Statements on pages 9 to 18 were approved by the board of directors on 26 May 2020 and signed on its behalf by:

DocuSigned by:

Paul Edwards

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P Edwards, Director

BTR Residential Development Company Limited, registered in England and Wales No. 09909921

BTR RESIDENTIAL DEVELOPMENT COMPANY LIMITED**STATEMENTS OF CHANGES IN EQUITY****For the year ended 31 December 2019**

	Share capital £	Retained earnings £	Total equity £
Opening balance at 31 December 2018	100	326,548	326,648
Profit for the financial year	-	999,019	999,019
Total comprehensive income for the year	-	999,019	999,019
Closing balance as at 31 December 2018	100	1,325,567	1,325,667
Opening balance as at 31 January 2019	100	1,325,567	1,325,667
Profit for the financial year	-	2,076,818	2,076,818
Total comprehensive income for the year	-	2,076,818	2,076,818
Dividends paid	-	-	-
Closing balance as at 31 December 2019	100	3,402,385	3,402,485

The notes on pages 13 to 18 form an integral part of these Financial Statements.

BTR RESIDENTIAL DEVELOPMENT COMPANY LIMITED
CASH FLOW STATEMENT
For the year ended 31 December 2019

	Note	1 Jan 2019 to 31 Dec 2019 £	1 Jan 2018 to 31 Dec 2018 £
Cash flow from operating activities			
Cash generated from / (used in) operations	11	2,251,227	(830,824)
Interest received		6,311	2,564
Finance costs paid		(31)	-
Taxation paid		(487,153)	(69,216)
Net cash generated from / (used in) operating activities		1,770,354	(897,477)
Net increase / (decrease) in cash and cash equivalents		1,770,354	(897,477)
Cash and cash equivalents at the beginning of the year		319,674	1,217,151
Cash and cash equivalents at the end of the year		2,090,028	319,674

The notes on pages 13 to 18 form an integral part of these Financial Statements.

BTR RESIDENTIAL DEVELOPMENT COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

1 Summary of significant accounting policies

The main accounting policies of the Company are as follows:

(a) Reporting entity

The Company is a limited company, incorporated and domiciled in the United Kingdom. The address of its registered office is One Coleman Street, London, United Kingdom, EC2R 5AA.

The Company was incorporated on 9 December 2015.

(b) Basis of preparation

These Financial Statements are prepared on a going concern basis, under the historical cost convention in accordance with the Companies Act 2006 and with the United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102") which have been applied consistently unless otherwise stated. The Company's functional and presentational currency is the pound sterling.

The accounting policies which follow set out those policies which apply in preparing the Financial Statements for the year ended 31 December 2019.

The outbreak of the novel COVID-19, declared by the World Health Organisation as a 'Global Pandemic' on 11 March 2020, has impacted global financial markets and, as such, market activity is being impacted in many sectors. For this Company, which operates principally in the residential build-to-rent property sector, volatility is expected during the 2020 financial year and the directors are monitoring the situation closely and continue to use the going concern basis.

(c) Use of estimates

The preparation of the Financial Statements includes the use of estimates and assumptions. These estimates are based on management's best knowledge of current circumstances and future events and actions. Actual results may differ from those estimates. There are no significant estimates or judgements in the preparation of these Financial Statements.

(d) Going concern

After reviewing the Company's cash flow projections, including a range of possible downside scenarios resulting from COVID-19, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the future, which is at least, but is not limited to, twelve months from the date of these Financial Statements. The outbreak of the novel COVID-19, declared by the World Health Organisation as a 'Global Pandemic' on 11 March 2020, has impacted global financial markets and, as such, market activity is being impacted in many sectors. For this Company, which operates principally in the residential build-to-rent property sector, volatility is expected during the 2020 financial year. So far, no significant issues have been identified and the Company has sufficient access to capital funding should it require additional funds. The Directors are monitoring the situation closely. As such, the Company therefore continues to adopt the going concern basis in preparing its Financial Statements.

(e) Accounts receivable

Accounts receivable are initially recognised at the transaction price and are subsequently stated at amortised cost and are reduced by appropriate allowances for irrecoverable amounts.

BTR RESIDENTIAL DEVELOPMENT COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

1 Summary of significant accounting policies (continued)

(f) Accounts payable

Payables are initially recognised at the transaction price and are subsequently stated at amortised cost.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires.

(g) Tax and deferred tax

Current tax comprises tax payable on current period profits, adjusted for non-tax deductible or non-taxable items, and any adjustments to tax payable in respect of previous periods. Current tax is recognised in the income statement unless it relates to items which are recognised directly to equity or other comprehensive income.

Deferred tax is calculated on differences between the accounting value of assets and liabilities and their respective tax values. Deferred tax is also recognised in respect of unused tax losses to the extent it is probable that future taxable profits will arise against which the losses can be utilised. Deferred tax is charged or credited to the income statement, except when it relates to items charged or credited directly to equity or other comprehensive income.

Deferred income tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

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

(h) Cash and cash equivalents

Cash comprises cash in hand and bank deposits that can be withdrawn immediately or within twenty four hours without penalty.

(i) Revenue

The Company's revenue comprises development income. Development income is calculated on an accruals basis and relates to development services provided to the Access Development Partnership by the Company.

(j) Expenses

Development expenditure is expensed on an accrual basis.

(k) Interest receivable and similar income

Interest receivable and similar income consists entirely of interest on cash at bank and is recognised on an accruals basis.

BTR RESIDENTIAL DEVELOPMENT COMPANY LIMITED**NOTES TO FINANCIAL STATEMENTS****2 Revenue**

The revenue and pre-tax profit is attributable to the Company's principal activities and arises from design and construction services provided.

Revenue recognised in the income statement is analysed as follows:

	1 Jan 2019 to 31 Dec 2019 £	1 Jan 2018 to 31 Dec 2018 £
Development income	<u>116,848,854</u>	<u>56,414,021</u>

3 Development expenses

Development expenses is attributable to the Company's principal activities and arises from development expenses incurred.

Development expenses recognised in the income statement are analysed as follows:

	1 Jan 2019 to 31 Dec 2019 £	1 Jan 2018 to 31 Dec 2018 £
Development expenditure	<u>114,277,608</u>	<u>55,172,637</u>

4 Operating profit

Operating profit is stated after charging:

	1 Jan 2019 to 31 Dec 2019 £	1 Jan 2018 to 31 Dec 2018 £
Auditor's remuneration	8,204	7,740
Consultancy fees	5,350	2,851
	<u>13,554</u>	<u>10,591</u>

5 Staff costs

The Company had no employees in either year and hence makes no contributions towards retirement benefits.

6 Directors' emoluments

No emoluments were paid to any director nor were any direct pension contributions paid in respect of qualifying services to this Company in either year. In the year, no director emoluments have been paid through the parent entity within this group.

BTR RESIDENTIAL DEVELOPMENT COMPANY LIMITED**NOTES TO FINANCIAL STATEMENTS****7 Tax on profit**

	1 Jan 2019 to 31 Dec 2019 £	1 Jan 2018 to 31 Dec 2018 £
<u>Current tax</u>		
UK corporation tax at 19% (2018: 19%)		
- Current tax for the year	487,155	234,338
Total current tax charge	<u>487,155</u>	<u>234,338</u>
Tax charge on profit	<u>487,155</u>	<u>234,338</u>

Factors affecting current tax charge for the year:

The total current tax for the year is equal to (2018: equal to) the standard rate of UK corporation tax.

	1 Jan 2019 to 31 Dec 2019 £	1 Jan 2018 to 31 Dec 2018 £
Profit before taxation	2,563,973	1,233,357
Tax calculated at the standard UK corporation tax rate of 19% (2018: 19%)	487,155	234,338
Total current tax charge	487,155	234,338
Total tax charge	<u>487,155</u>	<u>234,338</u>

Factors which may affect future tax charges

In the March budget the government announced that the UK corporation tax rate would remain at 19% from 1 April 2020 rather than reducing to 17% as implemented in Finance Act 2016. This change was substantively enacted in March 2020.

8 Accounts receivable

	2019 £	2018 £
Development costs rechargeable	6,535,298	6,986,790
Trade receivable	21,840	21,840
VAT receivable	119,677	88,105
	<u>6,676,815</u>	<u>7,096,735</u>

BTR RESIDENTIAL DEVELOPMENT COMPANY LIMITED**NOTES TO FINANCIAL STATEMENTS****9 Accounts payable**

	2019	2018
	£	£
Trade creditors	5,072,135	5,843,407
Corporation tax liability	276,951	233,996
Accrued expenses	15,272	13,340
	<u>5,364,358</u>	<u>6,090,743</u>

10 Called up share capital

	2019	2018
	£	£
Opening balance	100	100
Issued	-	-
Closing balance	<u>100</u>	<u>100</u>

Shares with a par value of £1 (2018: £1) were issued without restriction on establishment of the Company. The Shareholders' capital contribution has been classified as equity in accordance with FRS 102 Section 22 Liabilities and Equity. Each share constitutes an equal undivided share of the Company.

Access Development General Partner Limited, the Company's sole shareholder (in its capacity as general partner of Access Development Limited Partnership) holds 100 shares (2018: 100 shares).

11 Cash generated from / (used in) operations

	1 Jan 2019	1 Jan 2018
	to	to
	31 Dec 2019	31 Dec 2018
	£	£
Operating profit	2,557,692	1,230,793
Decrease / (Increase) in accounts receivable	419,920	(6,900,608)
(Decrease) / Increase in accounts payable	(726,385)	4,838,991
	<u>2,251,227</u>	<u>(830,824)</u>

BTR RESIDENTIAL DEVELOPMENT COMPANY LIMITED**NOTES TO FINANCIAL STATEMENTS****12 Related party transactions**

BTR Residential Development Company Limited has acted as a developer for ND7 Limited, Walthamstow Property Unit Trust, Mustard Wharf Property Unit Trust, Longley House Property Unit Trust, Temple Quay Property Unit Trust, Macbean Woolwich Property Unit, Smugglers Way Property Unit Trust and Swandon Way Property Unit Trust in the year.

During the year the following Trusts and Limited Companies were charged development costs by the Company:

	1 Jan 2019 to 31 Dec 2019 £	1 Jan 2018 to 31 Dec 2018 £
ND7 Limited	3,153,707	6,108,212
Walthamstow Property Unit Trust	69,718,427	43,579,006
Mustard Wharf Property Unit Trust	17,886,741	2,350,982
Longley House Property Unit Trust	1,663,217	1,055,459
Temple Quay Property Unit Trust	19,192,564	2,926,009
Macbean Woolwich Property Unit Trust	1,760,595	394,353
Smugglers Way Property Unit Trust	2,089,657	-
Swandon Way Property Unit Trust	1,383,946	-
	116,848,854	56,414,021

As at 31 December 2019, the following Trusts and Companies have balances outstanding at year-end; ND7 Limited (£Nil), Walthamstow Property Unit Trust (£3,251,912), Mustard Wharf Property Unit Trust (£26,900), Longley House Property Unit Trust (£42,379), Temple Quay Property Unit Trust (£2,673,715), Macbean Woolwich Property Unit Trust (£21,005), Smugglers Way Property Unit Trust (£375,859) and Swandon Way Property Unit Trust (£143,527).

13 Undertaking and controlling party

The immediate parent company is Access Development General Partner Limited, the Company's sole shareholder (in its capacity as general partner of Access Development Limited Partnership), a company incorporated in Jersey. Group Financial Statements are prepared for Access Development Limited Partnership.

Access Development Limited Partnership is jointly owned by PGGM Private Real Estate Fund and Legal & General Capital Investments Limited. The ultimate parent companies of PGGM Private Real Estate Fund and Legal & General Capital Investments Limited are PGGM and Legal & General Group Plc respectively.

The consolidated Financial Statements of Legal & General Group Plc are available on the Group website, www.legalandgeneralgroup.com or from the Company Secretary at the Registered Office, One Coleman Street, London, EC2R 5AA. The consolidated Financial Statements of PGGM are available on the Group website, www.pggm.nl or from the Company Secretary at the Registered Office, Noordweg Noord 150, 3704 JG Zeist, Netherlands.

14 Post balance sheet events

There have been no material events after the Statement of Financial Position date requiring disclosure in, or adjustment to the Financial Statements with the exception of the outbreak of the novel COVID-19, declared by the World Health Organisation as a 'Global Pandemic' on 11 March 2020, which has impacted global financial markets and, as such, market activity is being impacted in many sectors. For this Company, which operates principally in the residential build-to-rent property sector, volatility is expected during the 2020 financial year. The directors are monitoring the situation closely, however, an estimate of the effects of these subsequent events cannot be made at present. The most significant conditions relating to COVID-19 arose after the reporting period and as a result, the Directors consider the emergence of the COVID-19 Coronavirus pandemic to be a non-adjusting post balance sheet event.