REGISTERED NUMBER: 10547227 (England and Wales)

Strategic Report, Directors' Report and

Audited Financial Statements for the Year Ended 30 June 2023

for

Campus Living Villages (Cranborne) UK Limited

Campus Living Villages (Cranborne) UK Limited

Contents of the Financial Statements for the Year Ended 30 June 2023

Campus Living Villages (Cranborne) UK Limited

Company Information
for the Year Ended 30 June 2023

DIRECTORS:	L M McLean P J Hicken
REGISTERED OFFICE:	7th Floor Digital World Centre 1 Lowry Plaza, Salford Quays Manchester United Kingdom M50 3UB
REGISTERED NUMBER:	10547227 (England and Wales)
INDEPENDENT AUDITOR:	Crowe U.K LLP The Lexicon Mount Street Manchester M2 5NT
BANKER:	Barclays Bank Level 25 1 Churchill Place London E14 5HP

Strategic Report
for the Year Ended 30 June 2023

The directors present their strategic report for the year ended 30 June 2023.

PRINICPAL ACTIVITY AND REVIEW OF BUSINESS
The directors present their strategic and annual report together with audited financial statements of the company for the year ended 30 June 2023.

The principal business activity of the company is to provide accommodation to students through its Cranborne House facilities for Bournemouth University.

Cranborne House was acquired by the company in September 2017. This was partly funded by a 50 year finance lease with Aviva Staff Pension Trustee Limited, and partly funded through an intercompany loan. Cranborne House is a 498 bed student residence, each with an ensuite bathroom, shared kitchen and living area. It is located on the Lansdowne Campus.

RESULTS
For the year ended 30 June 2023, the company recognised a loss after taxation of £109,000 (30 June 2022: profit of £39,000) and has net liabilities of £484,000 (30 June 2022: £375,000) as at 30 June 2023.

KEY PERFORMANCE INDICATORS
The directors use the following principal measures of overall performance:

	2023	2022
	£'000	£'000
Net cash from operations	1,832	1,698
EBITDA*	1,864	1,884
	%	%
Occupancy	100	100

*Earnings before interest, taxation, depreciation, and amortisation for the year.

PRINCIPAL RISKS AND UNCERTAINTIES
The management of the business and the execution of the company's strategy are subject to a number of risks:

- Underperforming assets meaning debt obligations cannot be met.
- Student numbers being lower than expected.
- Credit risk
- On-going viability of the University of Bournemouth.

Credit risk
The main credit risk is in potential bed debts, however procedures and payments terms are in place to mitigate the risks in this area.

Liquidity risk
Management monitors rolling forecasts of the company's liquidity position on the basis of expected and projected cash flow.

Market risk
Changes in Government policy (such as Higher Education funding and immigration) may negatively affect student numbers, which in turn would affect profitability and asset values. Risks are mitigated by ongoing monitoring of changes and their implications to international students studying in UK.

Based on the sector Student Index, an analysis historic Total Returns for purpose built student accommodation shows the sector has a history of low volatility. Coupled with historic strong capital and rental growth, this shows there continues to be an investment case for student accommodation. This is reinforced by existing investors in the market publicly supporting the long-term fundamentals of the sector in the UK.

ON BEHALF OF THE BOARD:

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P J Hicken - Director

Date: 27 March 2024

7th Floor Digital World Centre
1 Lowry Plaza
Salford Quays
Manchester
United Kingdom
M50 3UB

Directors' Report
for the Year Ended 30 June 2023

The directors present their report with the financial statements of the company for the year ended 30 June 2023.

DIVIDENDS
The directors have not recommended payment of a dividend for the current year (30 June 2022: £nil).

FUTURE DEVELOPMENTS
Occupancy levels for the 2023/2024 academic year which commenced in September 2023 is expected to be 100%.

DIRECTORS
The directors who have held office during the period from 1 July 2022 to the date of this report are as follows:

L M McLean
P J Hicken

POLITICAL DONATIONS AND EXPENDITURE
No donations were made to any political party during the year (30 June 2022: £nil).

GOING CONCERN
See accounting policies section.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITOR
So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditor are unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditor are aware of that information.

AUDITOR
The auditor, Crowe UK LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

ON BEHALF OF THE BOARD:

P Hicken

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P J Hicken - Director

Date: 27 March 2024

7th Floor Digital World Centre
1 Lowry Plaza
Salford Quays
Manchester
United Kingdom
M50 3UB

Statement of Directors' Responsibilities
for the Year Ended 30 June 2023

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

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 101 Reduced Disclosure Framework.

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

- select suitable accounting policies and then apply them consistently;

- make judgements and estimates that are reasonable and prudent;

- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;

- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and

- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

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

Independent Auditor's Report to the Members of
Campus Living Villages (Cranborne) UK
Limited

Opinion

We have audited the financial statements of Campus Living Villages (Cranbourne) UK Limited for the year ended 30 June 2023 which comprise Income Statement, Other Comprehensive Income, Balance Sheet, Statement of Changes in Equity and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 101 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 June 2023 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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 at least twelve 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.

Other information

The directors are responsible for the other information contained within the annual report. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our 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 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 rise 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 this other information, we are required to report that fact.

We have nothing to report in this regard

Opinion on other matter prescribed by the Companies Act 2006
In our opinion based on the work undertaken in the course of our audit

- the information given in the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have 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 strategic report or 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 by the company, 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.

Responsibilities of directors
As explained more fully in the directors' responsibilities statement set out on page 5, 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We obtained an understanding of the legal and regulatory frameworks within which the Company operates. We also considered and obtained an understanding of the legal and regulatory framework which we considered in this context were the Companies Act 2006 and UK taxation legislation.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be the override of controls by management and misstatement of income. Our audit procedures to respond to these risks included enquiries of management about their own identification and assessment of the risks of irregularities, review of the posting of journals. We responded to the risk of misstatement of income by performing predictive analytical procedures to gain assurance over the completeness and existence of income. Additionally, our approach included cut-off testing of revenue. We also reviewed and challenged accounting estimates and assumptions used by management in their assessment of indicators of impairment and disclosures of fair value of investment properties in order to verify that the calculations were reasonable and free of biases.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

These inherent limitations are particularly significant in the case of misstatement resulting from fraud as this may involve sophisticated schemes designed to avoid detection, including deliberate failure to record transactions, collusion or the provision of intentional misrepresentations.

A further description of our responsibilities for the audit of the financial statements is available on the Financial Reporting Council's website at: 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.

Michael Jayson (Senior Statutory Auditor)
for and on behalf of
Crowe UK LLP
Statutory Auditor
Manchester

27 March 2024

Income Statement
for the Year Ended 30 June 2023

CONTINUING OPERATIONS	Notes	2023 £'000	2022 £'000
TURNOVER	3	3,129	2,909
Administrative expenses		(1,999)	(1,740)
OPERATING PROFIT		1,130	1,169
Interest payable and similar expenses	5	(1,125)	(1,053)
PROFIT/(LOSS) BEFORE TAXATION	6	5	116
Tax on profit/(loss)	7	(114)	(77)
PROFIT/(LOSS) FOR THE FINANCIAL YEAR		(109)	39

The notes on pages 13 to 25 form part of these financial statements

Campus Living Villages (Cranborne) UK Limited

Other Comprehensive Income for the Year Ended 30 June 2023

	2023 £'000	2022 £'000
PROFIT/(LOSS) FOR THE YEAR	(109)	39
OTHER COMPREHENSIVE INCOME	-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	(109)	39

The notes on pages 13 to 25 form part of these financial statements

Campus Living Villages (Cranborne) UK
Limited (Registered number: 10547227)

Balance Sheet
30 June 2023

	Notes	2023 £'000	2022 £'000
FIXED ASSETS			
Tangible assets	8	614	583
Investment property	9	22,650	23,260
		23,264	23,843
CURRENT ASSETS			
Debtors	10	179	180
Cash in hand		563	601
		742	781
CREDITORS			
Amounts falling due within one year	11	(4,812)	(5,092)
NET CURRENT LIABILITIES		(4,070)	(4,311)
TOTAL ASSETS LESS CURRENT LIABILITIES		19,194	19,532
CREDITORS			
Amounts falling due after more than one year	12	(19,678)	(19,907)
NET LIABILITIES		(484)	(375)
CAPITAL AND RESERVES			
Called up share capital	17	-	-
Retained earnings	18	(484)	(375)
SHAREHOLDERS' DEFICT		(484)	(375)

The financial statements were approved by the Board of Directors on 29 March 2024 and were signed on its behalf by:

P J Hicken - Director

The notes on pages 13 to 25 form part of these financial statements

Campus Living Villages (Cranborne) UK Limited

Statement of Changes in Equity for the Year Ended 30 June 2023

	Called up share capital £'000	Retained earnings £'000	Total equity £'000
Balance at 1 July 2021	-	(414)	(414)
Changes in equity			
Total comprehensive income	-	39	39
Balance at 30 June 2022	-	(375)	(375)
Changes in equity			
Total comprehensive income	-	(109)	(109)
Balance at 30 June 2023	-	(484)	(484)

The notes on pages 13 to 25 form part of these financial statements

1. **STATUTORY INFORMATION**

Campus Living Villages (Cranborne) UK Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. **ACCOUNTING POLICIES**

Basis of preparation
These financial statements have been prepared in accordance with Financial Reporting Standard 101 "Reduced Disclosure Framework" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 101 "Reduced Disclosure Framework":

- the requirements of IFRS 7 Financial Instruments: Disclosures;
- the requirements of paragraphs 91 to 99 of IFRS 13 Fair Value Measurement;
- the requirements of paragraph 52, the second sentence of paragraph 89, and paragraphs 90, 91 and 93 of IFRS 16 Leases;
  the requirements of paragraph 58 of IFRS 16;
- the requirements of the second sentence of paragraph 110 and paragraphs 113(a), 114, 115, 118, 119(a) to (c), 120 to 127 and 129 of IFRS 15 Revenue from Contracts with Customers;
- 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;
  - paragraph 73(e) of IAS 16 Property, Plant and Equipment; and
  - paragraphs 76 and 79(d) of IAS 40 Investment Property;
- the requirements of paragraphs 10(d), 10)(f), 16, 38A, 38B, 38C, 38D, 40A, 40B, 40C, 40D and 111 of IAS 1 Presentation of Financial Statements;
- the requirements of paragraphs 134 to 136 of IAS 1 Presentation of Financial Statements;
- 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;
- the requirements of paragraphs 17 and 18A of IAS 24 Related Party Disclosures;
- the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between two or more members of a group;
- the requirements of paragraphs 134(d) to 134(f) and 135(c) to 135(e) of IAS 36 Impairments of Assets.

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2. ACCOUNTING POLICIES - continued

Critical accounting judgements and key sources of estimation uncertainty
In the application of the company's accounting policies, which are described above, management is required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

In the opinion of the directors, there are no critical accounting judgements relevant to these financial statements or key sources of estimation uncertainty at the balance sheet date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Going concern
Notwithstanding net current liabilities of £4,070,000 as at 30 June 2023 and a loss for the year then ended of £109,000, the financial statements have been prepared on a going concern basis which the directors consider to be appropriate for the following reasons.

In assessing the going concern position of the Company, the Directors have prepared cash flow forecasts for a period of 12 months from the date of approval of these financial statements which indicate that, taking account of reasonably possible downsides, the Company will have sufficient funds to meet its liabilities as they fall due for that period

Those forecasts are dependent on the company's fellow subsidiary company, CLV Finance UK Limited not seeking repayment of the amounts currently due to the company, which at 30 June 2023 amounted to £3,617,000. CLV Finance UK Limited has indicated that it does not intend to seek repayment of these amounts for at least 12 months from the date of approval of the financial statements. As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

Consequently, the directors are confident that the company will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and therefore have prepared the financial statements on a going concern basis.

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2. **ACCOUNTING POLICIES - continued**

Turnover
Turnover from student accommodation rental is recognised over time on a straight line basis over the term of the rental contract, to the extent that it is probable that the economic benefits will flow to the company and it can be reliably measured. All such revenue arising from the provision of student accommodation letting is reported net of discounts and value added tax.

Summer related revenue is recognised at a point in time when the service has been provided or goods have been sold to the customer. Summer related revenue typically includes income from short stays during the summer months.

Investment property
Investment Property is treated in line with IAS 40.

IAS 40 allows two methods of measurement for Investment Property (para 30) following initial recognition at cost - the fair value model or the cost model. The company uses the cost model. The company's policy is to use the cost model.

Depreciation is calculated using a straight-line method to allocate the depreciable amounts over the estimated useful life of 22-50 years. The residual values, useful lives and depreciation method of investment properties are reviewed, and adjusted as appropriate, at each balance sheet date. The effects of any revision are included in profit or loss when the changes arise.

Investment property is systematically tested for impairment at each balance sheet date

Tangible fixed assets
Fixed assets are stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the entity and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognised. All other repairs and maintenance are charged to the income statement during the reporting period in which they are incurred.

Depreciation on other tangible fixed assets is calculated using the straight-line method to allocate their cost or revalued amounts, net of their residual values, over their estimated useful lives as follows:

Fixtures and fittings 5 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount. Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the income statement.

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2. **ACCOUNTING POLICIES - continued**

Financial assets

(a) Classification

On initial recognition, a financial asset is classified as measured at: amortised cost; FVOCI - debt investment; FVOCI - equity investment; or FVTPL.

Financial assets are not reclassified subsequent to their initial recognition unless the Company changes its business model for managing financial assets in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

A financial asset is measured at amortised cost if it meets both of the following conditions:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and

- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A debt investment is measured at FVOCI if it meets both of the following conditions:

- it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and

- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in the investment's fair value in OCI. This election is made on an investment-by-investment basis.

All financial assets not classified as measured at amortised cost or FVOCI as described above are measured at FVTPL. This includes all derivative financial assets. On initial recognition, the Company may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

(b) Impairment

The company recognises loss allowances for expected credit losses (ECLs) on financial assets measured at amortised cost, debt investments measured at FVOCI and contract assets (as defined in IFRS 15).

The company measures loss allowances at an amount equal to lifetime ECL, except for other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition which are measured as 12-month ECL. Loss allowances for trade receivables and contract assets are always measured at an amount equal to lifetime ECL.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECL, the company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the company's historical experience and informed credit assessment and including forward-looking information.

continued...

The company considers a financial asset to be in default when:

- the borrower is unlikely to pay its credit obligations to the company in full, without recourse by the company to actions such as realising security (if any is held); or

- the financial asset is more than 90 days past due. Lifetime ECLs are the ECLs that result from all possible default events over the expected life of a financial instrument.

12-month ECLs are the portion of ECLs that result from default events that are possible within the 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months). The maximum period considered when estimating ECLs is the maximum contractual period over which the company is exposed to credit risk. Measurement of ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the company expects to receive). ECLs are discounted at the effective interest rate of the financial asset.

Credit-impaired financial assets
At each reporting date, the company assesses whether financial assets carried at amortised cost and debt securities at FVOCI are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Write-offs
The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery.

Financial liabilities and equity
Financial instruments issued by the Company are treated as equity only to the extent that they meet the following two conditions:

(a) they include no contractual obligations upon the company to deliver cash or other financial assets or to exchange financial assets or financial liabilities with another party under conditions that are potentially unfavourable to the company; and

(b) where the instrument will or may be settled in the company's own equity instruments, it is either a non-derivative that includes no obligation to deliver a variable number of the company's own equity instruments or is a derivative that will be settled by the company's exchanging a fixed amount of cash or other financial assets for a fixed number of its own equity instruments.

To the extent that this definition is not met, the proceeds of issue are classified as a financial liability. Where the instrument so classified takes the legal form of the company's own shares, the amounts presented in these financial statements for called up share capital and share premium account exclude amounts in relation to those shares.

Trade and other debtors
Trade and other debtors are recognised initially at fair value. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses.

Trade and other creditors
Trade and other creditors are recognised initially at fair value. Subsequent to initial recognition they are measured at amortised cost using the effective interest method.

continued...

2. **ACCOUNTING POLICIES - continued**

Interest recognition
Interest receivable and payable is recognised as interest accrues, using the effective interest method, on the net carrying amount of the financial asset and liability.

Cash and cash equivalents
Cash and cash equivalents, cash and in hand and other short term deposits with an initial maturity of 3 months or less.

Borrowings
Borrowings are recognised initially at fair value, less attributable transaction costs. Subsequent to initial recognition, borrowings are stated at amortised cost with any difference between cost and redemption value being recognised in the profit and loss account over the period of the borrowings on an effective interest basis.

Borrowing costs are recognised in the profit and loss account in the period to which they relate.

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

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

All current and deferred tax charges or credits (after the application of the group relief, to the extent relevant) are recognised in the company's profit and loss account.

Current UK corporation tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the statement of financial position date.

Deferred tax is provided in full, using the statement of financial position liability method, on temporary differences arising between the tax bases of assets and liabilities and the carrying amounts in the financial statements.

Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which deductible temporary differences can be utilised. Deferred tax is determined using the tax rates that are expected to apply in the period when the asset is realised or the liability is settled.

The carrying amount of deferred tax assets is reviewed at each statement of financial position date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are offset when they relate to income taxed levied by the same taxation authority and the company intends to settle its current tax assets and liabilities on a net basis.

continued...

2. **ACCOUNTING POLICIES - continued**

Leases

At inception of a contract, the company assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the company uses the definition of a lease in IFRS 16.

The company recognises a right of use asset and a lease liability at the lease commencement date. The right of use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimated of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right of use asset is subsequently depreciated using the straight line method from the commencement date to the end of the lease term.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the company's incremental borrowing rate. Generally, the company uses its incremental borrowing rate as the discount rate.

The company determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments to reflect the terms of the lease and type of the asset leased. Lease payments included in the measurement of the lease liability comprise the following:

- fixed payments, including in-substance fixed payments.
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date.
- amounts expected to be payable under a residual value guarantee; and
- the exercise price under a purchase option that the Group is reasonably certain to exercise, lease payments in an optional renewal period if the Group is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless the Group is reasonably certain not to terminate early.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the company's estimate of the amount expected to be payable under a residual value guarantee, if the company changes its assessment of whether it will exercise a purchase, extension or termination option or if there is a revised in-substance fixed lease payment.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right of use asset has been reduced to zero.

The company presents right of use assets separately on the statement of financial position.

The company has elected not to recognise right of use assets and lease liabilities for leases of low value assets or short-term leases. The company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

continued...

3. TURNOVER

In the below table, turnover is disaggregated by accommodation type:

	2023	2022
	£'000	£'000
Student accommodation related	3,025	2,909
Summer stay accommodation related	104	-
	3,129	2,909

Turnover arises entirely in the United Kingdom

4. EMPLOYEES AND DIRECTORS

The company had no employees during the year, with all staff being employed by a fellow group undertaking. Total staff costs of £322,994 (30 June 2022: £284,076) were recharged during the year.

The key executives of the company received no remuneration for their services to the company in the year as they were remunerated by Campus Living Villages UK Limited without recharge to the company. The directors do not consider it is possible to determine the value of remuneration applicable to the company.

5. INTEREST PAYABLE AND SIMILAR EXPENSES

	2023	2022
	£'000	£'000
Lease expense	510	455
Related party interest expense	615	598
	1,125	1,053

6. LOSS BEFORE TAXATION

Loss before taxation is stated after charging the following:

	2023	2022
	£'000	£'000
Included in administrative expenses:		
Audit fees	22	20
Staff costs	323	284
Depreciation	734	715

Fees payable to auditors and its associates for non-audit services to the company during the year were £nil (30 June 2022: £nil).

continued...

7. TAXATION

Analysis of tax expense

	2023	2022
	£'000	£'000
Current tax:		
UK corporation tax on profits in the year/period	116	112
Prior period adjustments	(2)	(35)
Deferred tax	-	-
Total tax expense in income statement	114	77

The differences are explained below:

	2023	2022
	£'000	£'000
(Profit)/(loss) on ordinary activities before taxation	5	116
Tax at the UK tax rate of 20.5% (30 June 2021: 19%)	1	22
Effects of:		
Expenses not deductible for tax purposes	115	90
Prior period adjustments	(2)	(35)
Capital allowances in excess of depreciation	-	-
Total taxation charge	114	77

Corporation tax is computed at the main rate of 20.5% (30 June 2021: 19%).

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8. TANGIBLE FIXED ASSETS

	Fixtures and fittings £'000
COST	
At 1 July 2022	727
Additions	82
At 30 June 2023	809
DEPRECIATION	
At 1 July 2022	144
Charge for year	51
At 30 June 2023	195
NET BOOK VALUE	
At 30 June 2023	614
At 30 June 2022	583

9. INVESTMENT PROPERTY

	Total £'000
COST	
At 1 July 2022	26,443
Additions	74
At 30 June 2023	26,517
DEPRECIATION	
At 1 July 2022	3,184
Charge for year	683
At 30 June 2023	3,867
NET BOOK VALUE	
At 30 June 2023	22,650
At 30 June 2022	23,260

Included in the investment property are assets held under a finance lease of £19,907,015.

Management deem the fair value of the investment property to be £32,521,000. This valuation is based on a discounted cash flow model.

continued...

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £'000	2022 £'000
Trade debtors	7	25
Other debtors	135	113
Prepayments and accrued income	37	42
	179	180

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £'000	2022 £'000
Lease liabilities (see note 13)	229	225
Trade creditors	750	626
Amounts owed to group undertakings (see note 20)	359	466
Loans owed to group undertakings (see note 20)	3,358	3,617
Other creditors	5	76
Accruals and deferred income	111	82
	4,812	5,092

12. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2023 £'000	2022 £'000
Lease liabilities (see note 13)	19,678	19,907

13. FINANCIAL LIABILITIES - BORROWINGS

Lease liabilities:	2023 £'000	2022 £'000
Amounts due in less than one year	229	225
Amounts due in more than one year	19,678	19,907
	19,907	20,132

The lease commenced on 8 September 2017 and matures 30 June 2067.

14. LEASING AGREEMENTS

Minimum lease payments under leases fall due as follows:

2023	Discounted cashflows £'000	Undiscounted cashflows £'000
Payments within one year	229	787
Payments within two and five years	990	3,150
Payments after five years	18,688	30,910
Total payments	19,907	34,847

2022	Discounted cashflows £'000	Undiscounted Cashflows £'000
Payments within one year	225	787
Payments within two and five years	962	3,150
Payments after five years	18,945	31,697
Total payments	20,132	35,634

15. RELATED PARTY BORROWINGS

	2023 £'000	2022 £'000
Intercompany payables (see note 20)	359	466
Loans from group undertakings - CLV Finance UK Ltd	3,358	3,617
	3,717	4,083

The loan from CLV Finance UK Limited is repayable on demand and interest is charged at 11.4% plus SONIA.

These amounts are neither past due or impaired.

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17. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2023 £	2022 £
10	Ordinary shares	£1	10	10

18. RESERVES

	Retained earnings £'000
At 1 July 2022	(375)
Loss for the year	(109)
At 30 June 2023	(484)

19. ULTIMATE PARENT COMPANY

The company's ultimate controlling party is Campus Living UK Trust (formerly named Campus Living Overseas Trust). The largest and smallest group in which the results of the Company are consolidated is that headed by Campus Living UK Trust, a trust company domiciled in Australia. The registered office address is Triniti II, Level 6, 39 Delhi Road, North Ryde, NSW 2113, Australia.

20. RELATED PARTY DISCLOSURES

The transactions with related parties were conducted at arm's length. The transactions during the year and balances outstanding at the period end are as follows:

	Balance due (to)/ from at 30 June 2023 £'000	Transactions in year £'000
Loan from CLV Finance UK Limited	(3,658)	259
Intercompany with CLV Finance UK Limited	(3)	-
Intercompany with Campus Living Villages UK Ltd	(356)	107

	Balance due (to)/ from at 30 June 2022 £'000	Transactions in year £'000
Loan from CLV Finance UK Limited	(3,617)	544
Intercompany with CLV Finance UK Limited	(3)	3
Intercompany with Campus Living Villages UK Ltd	(463)	(339)
Intercompany with Campus Living Villages (City Portfolio) UK Limited	-	1

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