CDR JV GP LIMITED

REGISTERED NUMBER: 11516484

DIRECTORS' REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

CDR JV GP LIMITED

CONTENTS

DIRECTORS' REPORT
FOR THE YEAR ENDED 31 MARCH 2022

The directors of CDR JV GP Limited (the 'company') present their report and the audited financial statements for the year ended 31 March 2022. The company was incorporated on 14 August 2018 and is the general partner of CDR JV L.P.. The company's prior reporting period was the year ended 31 March 2021.

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006. They have also taken advantage of the exemptions provided by section 414B of the Companies Act 2006 in not preparing a Strategic Report.

Principal activty

The principal activty of the general partner is the management of its partnership, CDR JV L.P., which carry on the business of investing and in particular of identifying, researching, negotiating, making, holding and realising investments.

Directors

The directors of the company who were in office during the period and up to the date of signing the financial statements were:

Adam Dakin
Graham Edwards
Russell Gurnhill
Graeme Hunter
Farhad Karim (resigned 14.02.2022)
Gemma Kataky
Adam Shah
Michael Vrana (resigned 12.04.2021)
Luigi Caruso (appointed 12.04.2021)
Jeremie Veisse (appointed 14.02.2022)

Results and dividends

The profit for the year after taxation amounted to £805 (2021 - £810). The directors do not recommend the payment of dividend (2021 - £nil).

Qualifying third party indemnity provisions

Qualifying third party indemnity provisions (as defined by section 234 of the Companies Act 2006), commonly known as Directors and Officers insurance, in relation to certain losses and liabilities which the directors may incur (or have incurred) to third parties in the course of their professional duties, were in force during the period of directorship and, at the date of this report, are in force for the current directors.

Future developments

For the foreseeable future, the directors do not anticipate any significant change to its current activity.

Going concern
At 31 March 2022 the company recognised net current assets £3,236 (2021 - £2,431) and net assets of £3,237 (2021 - £2,432).

The company's principal source of income is the priority share payment from CDR JV L.P.. As this is guaranteed income and as the company does not have any forecast cash outflows other than those liabilities disclosed on the balance sheet for which there are sufficient assets to cover, the directors are satisfied that the company has adequate resources to meet its liabilities for at least 12 months from the date of signing the financial statements.

DIRECTORS' REPORT (continued)
FOR THE YEAR ENDED 31 MARCH 2022

Directors' responsibilities statement

The directors are responsible for preparing the Directors' report and the financial statements in accordance with applicable law and regulation.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with UK-adopted international accounting standards.

Under company law, 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 the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;

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

- make judgements and accounting estimates that are reasonable and prudent; and

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are also 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.

Directors' confirmations

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware; and

- they have taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

The independent auditors, PricewaterhouseCoopers LLP, are deemed to be reappointed under the Companies Act 2006, s.487(2).

By order of the board

Aaron Burns

Signed for and on behalf of the partnership as secretary of Telereal Services Limited, the corporate secretary of the general partner.
13 December 2022

Independent auditors' report to the members of CDR JV GP Limited

Report on the audit of the financial statements

Opinion

In our opinion, CDR JV GP Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2022 and of its profit and cash flows for the year then ended;
- have been properly prepared in accordance with UK-adopted international accounting standards; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Directors' Report and Financial Statements (the "Annual Report"), which comprise: the balance sheet as at 31 March 2022; the statement of comprehensive income, the statement of cash flows, and the statement of changes in equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Emphasis of matter - True and fair override - Consolidated Financial Statements

In forming our opinion on the financial statements, which is not modified, we draw attention to Note 1 of the financial statements which describes the true and fair override taken by the directors in not preparing consolidated financial statements.

Conclusions relating to going concern

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.

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.

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the company's ability to continue as a going concern.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, 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 an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. 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 based on these responsibilities.

With respect to the Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on our work undertaken in the course of the audit, the Companies Act 2006 requires us also to report certain opinions and matters as described below.

Directors' Report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Directors' Report for the year ended 31 March 2022 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Directors' Report.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Directors' responsibilities statement, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also 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.

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.

Auditors' 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 auditors' 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.

Based on our understanding of the company and industry, we identified that the principal risks of non-compliance with laws and regulations related to corporation tax, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the financial statements such as the Companies Act 2006. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting of inappropriate journal entries and management bias in accounting estimates. Audit procedures performed by the engagement team included:

- Discussions with management and those charged with governance, including consideration of any known or suspected instances of non-compliance with laws and regulations and fraud
- Reviewing minutes of meetings of those charged with governance
- Performing procedures over any unusual journal entries
- Designing audit procedures to incorporate unpredictability into our testing
- Challenging assumptions made by management in determining their judgements and accounting estimates
- Review of financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, 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.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Other required reporting

Companies Act 2006 exception reporting

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

- we have not obtained all the information and explanations we require for our audit; or
- 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
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.

Entitlement to exemptions

Under the Companies Act 2006 we are required to report to you if, in our opinion, the directors were not entitled to: take advantage of the small companies exemption in preparing the Directors' Report; and take advantage of the small companies exemption from preparing a strategic report. We have no exceptions to report arising from this responsibility.

Suzanne Woolfson (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London
13 December 2022

CDR JV GP LIMITED
STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2022

	Note	Year ended 31 March 2022 £	Year ended 31 March 2021 £
Distribution income	6	1,000	1,000
Finance expense	7	(5)	-
Profit before tax		995	1,000
Taxation	8	(190)	(190)
Profit after taxation		805	810
Total comprehensive income for the financial year		805	810

All income are from continuing operations.

The notes on pages 13 to 17 are an integral part of these financial statements.

CDR JV GP LIMITED
REGISTERED NUMBER: 11516484

BALANCE SHEET
AS AT 31 MARCH 2022

	Note	31 March 2022 £	31 March 2021 £
Non-Current assets			
Investments	2	1	1
Current assets			
Amounts due from related parties	3	4,002	3,002
Total current assets		4,002	3,002
Total Assets		4,003	3,003
Current liabilities			
Amount due to related parties	4	576	191
Taxation	8	190	380
Total current liabilities		766	571
Net assets		3,237	2,432
Equity			
Capital and Reserves attributable to shareholders			
Share capital	11	2	2
Retained earnings		3,235	2,430
Total equity		3,237	2,432

The financial statements were approved for issue by the Board of Directors on 13 December 2022 and signed on its behalf by

Russell Gurnhill
Director

Adam Dakin
Director

The notes on pages 13 to 17 are an integral part of these financial statements.

CDR JV GP LIMITED
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2022

	Share capital £	Retained earnings £	Total equity £
At 01 April 2020	2	1,620	1,622
Comprehensive income for the year			
Profit and total comprehensive income for the year	-	810	810
At 31 March 2021 and 1 April 2021	2	2,430	2,432
Comprehensive income for the year			
Profit and total comprehensive income for the year	-	805	805
At 31 March 2022	2	3,235	3,237

The notes on pages 13 to 17 are an integral part of these financial statements.

CDR JV GP LIMITED
STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2022

	Year ended 31 March 2022 £	Year ended 31 March 2021 £
Cash flows from operating activities		
Profit before tax	995	1,000
Movement in working capital		
Change in amounts due to/from related parties	(805)	(1,000)
Corporation tax paid	(190)	-
	(995)	(1,000)
Net cash used in operating activities	-	-
Cash flows from financing activities		
Interest paid	-	-
Net cash generated from financing activities	-	-
Net change in cash and cash equivalents	-	-
Cash and cash equivalents at the beginning of the year	-	-
Cash and cash equivalents at the end of the year	-	-
Cash and cash equivalents at the end of year comprise:		
Cash balances	-	-

The notes on pages 13 to 17 are an integral part of these financial statements.

1 Accounting policies

General information

CDR JV GP Limited ('the Company') is a limited company established in England and Wales with a registered address of 140 London Wall, London, EC2Y 5DN. The Company is the general partner of CDR JV L.P. ('the Partnership'), a limited partnership established in England and Wales, with the same registered address.

As its general partner, the Partnership is managed by the Company in accordance with the Partnership's Limited Partnership Agreement dated 14 August 2018, as restated by a deed of adherence dated 16 August 2018 ('the LPA'). The directors of the Company are therefore responsible for management, operation and administration of the affairs of the Partnership.

The directors presents its directors' report and financial statements for the year ended 31 March 2022. The prior period was the year ended 31 March 2021.

Basis of preparation

These financial statements have been prepared in accordance with the UK-adopted International Accounting Standards in conformity with the requirements of Companies Act 2006. They were authorised for issue by the company's board of directors on 13 December 2022.

The financial statements have been prepared in Sterling (rounded to the nearest pound), which is the functional and presentational currency of the company.

The preparation of financial statements in conformity with the UK-adopted International Accounting Standards in conformity with the requirements of Companies Act 2006 requires the use of certain critical accounting estimates. It also requires the company to exercise its judgement in the process of applying the company's accounting policies and making any estimates. Changes in assumptions might have a significant impact on the financial statements in the period in which the assumptions changed. Management believes that the underlying assumptions are appropriate and that the company's financial statements are fairly presented.

The following accounting policies have been applied consistently throughout the accounting periods presented:

CDR JV L.P. meets the definition of a subsidiary undertaking as the partnership is controlled by CDR JV GP Limited, the general partner, which forms part of the group. The Companies Act 2006 and IFRS 10, require the full consolidation of all subsidiary undertakings. However, the directors consider that the consolidated financial statements would not present a true and fair view if CDR JV L.P. was consolidated, with other partners with significant interest accounted for as minority interest.

The group's consolidated assets and liabilities as at 31 March 2022 would be £1,663,973,000 and £800 respectively (2021: £980,865,000 and £600 respectively). However, after accounting for minority interest, net equity would be £nil (2021: £nil). Consolidated income (including interest income and fair value adjustment) and expenditure (including interest payable) would be £716,031,000 and £nil respectively (2021: £140,123,000 and £nil respectively). After minority interest, consolidated result for the financial period would be £nil (2021: £nil).

Going concern

At 31 March 2022 the company recognised net current assets £3,236 (2021 - £2,431) and net assets of £3,237 (2021 - £2,432).

The company's principal source of income is the priority share payment from CDR JV L.P. As this is guaranteed income and as the company does not have any forecast cash outflows other than those liabilities disclosed on the balance sheet for which there are sufficient assets to cover, the directors are satisfied that the company has adequate resources to meet its liabilities for at least 12 months from the date of signing the financial statements.

Standards, amendments and interpretations effective in the period

The accounting policies used in these financial statements are consistent with those applied in the last annual financial statements, as amended where relevant to reflect the adoption of new standards, amendments and interpretations which became effective in the year, the impact of which is outlined below.
A number of new amendments to the standards listed below came effective from 1 April 2021. These new amendments do not have any impact on the company's income statement or balance sheet.

- Amendment to IFRS 16, 'Leases' - Covid-19 related rent concessions.
- Interest Rate Benchmark Reform - Phase 2 (Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16)

No endorsed but not yet effective amendments to UK-adopted international accounting standards have been early adopted by the company. No amendments are expected to have a material impact on the company.

1 Accounting policies (continued)

Financial instruments

Financial assets

Financial assets which include amounts owed by related undertakings are recognised at transaction price and as the transactions do not have any financing arrangement the assets are stated at amortised cost.

The directors have made an assessment of the intercompany position at 31 March 2022 and consider the outstanding balance is repayable on demand and the borrower/debtor has sufficient accessible highly liquid cash to repay the balance if demanded at the reporting date. As such the directors consider the expected credit loss to be immaterial.

Financial liabilities

All financial liabilities are recognised initially at fair value, and subsequently stated at amortised cost.

Share capital

Ordinary shares are classified as equity. Dividends on ordinary shares are recognised as a liability in the period in which they are declared.

Income Recognition

Income represents share of income in CDR JV L.P., calculated in accordance with the Partnership Deed. The income is fixed at £1,000 per annum and accounted for when the distribution is approved.

Taxes

Income tax on the profit for the period comprises current tax. Current tax is the tax payable on the taxable income for the period and any adjustment in respect of previous period.

2 Investments

(i) Investments in partnership

The company is the general partner in an investment partnership CDR JV L.P. (which is registered in England and Wales and has the following registered office: 140 London Wall, London, EC2Y 5DN).

As general partner, the company is liable for any debts of the limited partnership that cannot be met by the limited partnership itself. As at 31 March 2022, the financial statements of the limited partnership included net assets of £1,663,970,000 (2021 - £980,862,000).

The latest accounts of the Partnership have been appended to the copy of the company's accounts sent to the registrar under the Companies Act 2006.

(ii) Investments in company

Investment in subsidiaries is measured at cost.

	31 March 2022	31 March 2021
	£	£
Cost b/fwd and c/fwd	1	1
	1	1

The investment represents 100% holding of ordinary shares in The Arch Company Services Limited, held on behalf of CDR JV L.P.. The principal activity of the company is the provision of management services to the Group's partnership. The subsidiary undertaking is registered in England and Wales, with registered office at 140 London Wall, London, EC2Y 5DN.

The profit after tax for the company for the year ended 31 March 2022 amounted to £872,000 (2021: £561,000). The net assets for the company as at 31 March 2022 amounted to £2,018,000 (2021: £1,146,000).

3 Amount due from related parties

	31 March 2022	31 March 2021
	£	£
TT CDR Assetco Limited	1	1
BX CDR Holdco Limited	1	1
CDR JV L.P.	4,000	3,000
	4,002	3,002

The amounts owed by related parties are interest-free, unsecured and repayable on demand. There are no material differences between the carrying value and the fair value of debtors as at 31 March 2022 or 31 March 2021. The detailed transactions between the parties are disclosed in the Related Party note 6.

4 Amount due to related parties

	31 March 2022	31 March 2021
	£	£
The Arch Company Properties L.P.	575	190
The Arch Company Services Ltd	1	1
	576	191

The amounts owed to related parties are interest-free, unsecured and repayable on demand. There are no material differences between the carrying value and the fair value of debtors as at 31 March 2022 or 31 March 2021. The detailed transactions between the parties are disclosed in the Related Party note 6.

5 Financial risk management

Financial risk factors

The company's activities expose it to a variety of risks including credit risk and liquidity risk. The directors, who have overall responsibility for the establishment and oversight of the company's risk management have put in place a risk management programme that assesses such risk and seeks to minimise the potential effects on the company's performance.

For the purposes of this note, the directors have taken into account current facts and circumstances and what they consider to be standard market practice and industry accepted levels of risk and exposure, given the nature of the company's business.

Actual outcomes and results may differ significantly in the future, which may result in a number of the risks outlined in this note having a materially adverse impact on the company's performance. However, the existence of these risks and exposures may also have a positive impact on the future performance of the company. The directors do not guarantee the ultimate performance of the company.

(i) Credit risk

Credit risk is the risk of the company's net asset value changing due to a counterparty (debtor) defaulting on its obligations made to the company. The company has no significant concentrations of credit risk outside of the group. Credit risk arises from its receivable amounts owed by related parties. Credit risk is managed on a group basis.
An analysis of the credit quality of financial assets is as follows:

	31 March 2022 £	31 March 2021 £
Amounts payable by group undertakings gross	4,002	3,002
Neither past due nor impaired	4,002	3,002
Past due but not impaired		
- less than 30 days overdue	-	-
- 30 to 90 days overdue	-	-
Amounts payable by related parties	4,002	3,002

(ii) Liquidity risk

Liquidity risk is the risk that the company will not be able to meet its financial obligations as and when they fall due. The company's approach to managing liquidity risk is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the company's reputation.

The directors monitor this risk and the liquidity position of the company on a periodic basis and consider the potential timing of the maturity of its assets and liabilities and projected operating cash flows. There are currently no external capital requirements.

A summary table with maturity of financial assets and liabilities presented below is used to manage liquidity risk. The amounts disclosed in the tables below are the contractual undiscounted cash flows. Undiscounted cash flows in respect of balances due within 12 months generally equal their carrying amounts in the balance sheet as the impact of discounting is not significant.

The maturity analysis of financial assets is as follows:

As at 31 March 2022	Due within one year £	1-2 years £	2-5 years £	Over 5 years £	TOTAL £
Amounts due from related parties	4,002	-	-	-	4,002

As at 31 March 2021	Due within one year £	1-2 years £	2-5 years £	Over 5 years £	TOTAL £
Amounts due from related parties	3,002	-	-	-	3,002

The maturity analysis of financial liabilities is as follows:

As at 31 March 2022	Due within one year £	1-2 years £	2-5 years £	Over 5 years £	TOTAL £
Amounts due to related parties	576	-	-	-	576

As at 31 March 2021	Due within one year £	1-2 years £	2-5 years £	Over 5 years £	TOTAL £
Amounts due to related parties	191	-	-	-	191

6 Related Party

The company is in a joint agreement with various entities below either through deed of partnerships or common ownership.

Transactions with group undertakings
As per the Limited Partnership Agreement, the general partner is entitled to £1,000 per annum of the Priority Share, the first £1,000 of the profits the partnership distributes in the period. The amount receivable by the general partner for the year amounts to £4,000 (2021 - £3,000), which was outstanding at the year end.

Other related party transactions
The company's operating costs for the year ended 31 March 2022 was £5 (2021 - £nil). The Arch Company Properties L.P., an associated partnership paid towards the company's taxation for the year ended 31 March 2021 and 15 months ended 31 March 2020. The amount due to The Arch Company Properties L.P. at 31 March 2022 totalled £575 (2021: £190).

CDR JV GP Limited is equally owned by BX CDR Holdco Limited and TT CDR Assetco Limited, meanwhile The Arch Company Properties L.P. is indirectly owned by both companies.

7 Finance expense

	31 March 2022 £	31 March 2021 £
Other interest	5	-
	5	-

8 Taxation

Income tax recognised in profit and loss

	Year ended 31 March 2022 £	Year ended 31 March 2021 £
Current tax	190	190
Current tax on profit for the year	190	190

Factors affecting tax charge for the period
There were no factors affecting the current period's tax charge.

	Year ended 31 March 2022 £	Year ended 31 March 2021 £
Profit before tax	995	1,000
Profit before tax multiplied by the rate of corporation tax in the UK of 19% (2021 :19%)	189	190
Disallowed expenses	1	-
Total tax expense	190	190

Changes in tax rates and factors affecting the future tax charges
In the Spring Budget 2021, the UK Government announced that from 1 April 2023 the corporation tax rate would increase to 25% (rather than remaining at 19%, as previously enacted). This new law was substantively enacted on 24 May 2021. This increase does not have an impact on CDR JV GP Limited, as there are no gross temporary differences.

Current tax liabilities

	31 March 2022 £	31 March 2021 £
Corporation tax payable	(190)	(380)
Total tax liabilities	(190)	(380)

9 Auditors' remuneration

	Year ended 31 March 2022 £	Year ended 31 March 2021 £
Fees payable to the company's auditors and their associates for the audit of the company's annual financial statements	2,000	2,000

The audit fee was paid and borne on the company's behalf by The Arch Company Services Limited, an associated company.

10 Directors' remuneration

None of the directors received remuneration for their services to the company for the year ended 31 March 2022 (2021 - £nil).

The company did not have any employees during the period under review (2021 - nil).

11 Share capital

	31 March 2022 £	31 March 2021 £
Allotted, called up and fully paid		
2 (2021: 2) ordinary shares of £1 each	2	2
	2	2

The company issued 2 ordinary shares of £1 at par on 14 August 2018.

12 Controlling party

CDR JV GP Limited is owned equally by TT CDR Assetco Limited and BX CDR Holdco Limited. There is no controlling party.

CDR JV L.P.

REGISTERED NUMBER: LP019711

FINANCIAL STATEMENTS FOR YEAR ENDED 31 MARCH 2022

CDR JV L.P.

CONTENTS

CDR JV L.P.

GENERAL PARTNER'S REPORT
FOR THE YEAR ENDED 31 MARCH 2022

The general partner presents the financial statements for the year ended 31 March 2022. The partnership's prior period was the year ended 31 March 2021.

In preparing this report, the general partner has taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006, as applied to qualifying partnerships. It has also taken advantage of the exemptions provided by section 414B of the Companies Act 2006 in not preparing a Strategic Report.

CDR JV L.P. ('the partnership') was registered under the Limited Partnership Act on 14 August 2018.

Principal activities, business review and results
The objective of the partnership is to maximise the value generated from its investment in CDR Midco L.P.. The profit for the year ended 31 March 2022, amounted to £716,031,000 (2021 - £140,123,000). The profit for the period includes £683,109,000 (2021 - £135,544,000) change in the fair value of its equity investment in CDR Midco L.P..

Distributions
During the year ended 31 March 2022, the partnership paid distributions totalling £32,923,000 (2021 - £4,580,000).

Going concern
At 31 March 2022 the partnership had £4,000 (2021 - £3,000) net current liabilities and net assets of £1,663,970,000 (2021 - £980,862,000).

The partnership's only cash outflow is the priority share payment to its general partner, CDR JV GP Limited. The Arch Company Properties L.P., a partnership in which the limited partner has an indirect interest has agreed to provide financial support for a period of at least 12 months from the signing of the financial statements such that it can operate as a going concern and settle its liabilities as they fall due. As such the partnership will have adequate resources to meet its liabilities for at least 12 months from the date of signing the financial statements.

Future developments
For the foreseeable future, the general partner does not anticipate any significant change to its current activity.

Statement of general partner's responsibilities in respect of the financial statements
The general partner is responsible for preparing the financial statements in accordance with applicable law and regulation.

Company law, as applied to qualifying partnerships by the Partnerships (Accounts) Regulations 2008 (the "Regulations"), requires the general partner to prepare financial statements for each financial year. Under that law the general partner has prepared the financial statements in accordance with UK-adopted international accounting standards.

Under company law, as applied to qualifying partnerships, general partner must not approve the financial statements unless it is satisfied that they give a true and fair view of the state of affairs of the partnership and of the profit or loss of the partnership for that period. In preparing the financial statements, the general partner is required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable UK-adopted international accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the partnership will continue in business.

The general partner is responsible for safeguarding the assets of the partnership and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The general partner is also responsible for keeping adequate accounting records that are sufficient to show and explain the partnership's transactions and disclose with reasonable accuracy at any time the financial position of the partnership and enable it to ensure that the financial statements comply with the Companies Act 2006.

General Partner's confirmations
In the case of the general partner in office at the date the general partner's report is approved:

- so far as the member is aware, there is no relevant audit information of which the partnership's auditors are unaware; and
- it has taken all the steps that itself ought to have taken as a member in order to make itself aware of any relevant audit information and to establish that the partnership's auditors are aware of that information.

This report was approved by the board on 13 December 2022 and signed on its behalf.

Aaron Burns
Signed for and on behalf of the partnership as secretary of Telereal Services Limited, the corporate secretary of the General Partner.

Independent auditors' report to the partners of CDR JV L.P.

Report on the audit of the financial statements

Opinion

In our opinion, CDR JV L.P.'s financial statements:

- give a true and fair view of the state of the partnership's affairs as at 31 March 2022 and of its profit and cash flows for the year then ended;
- have been properly prepared in accordance with UK-adopted international accounting standards; and
- have been prepared in accordance with the requirements of the Companies Act 2006 as applied to qualifying partnerships by the Partnerships (Accounts) Regulations 2008.

We have audited the financial statements, included within the Financial Statements (the "Annual Report"), which comprise: the balance sheet as at 31 March 2022; the statement comprehensive income, the statement of changes in net assets attributable to the partners and the statement of cash flows for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the partnership in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

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 partnership'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.

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

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the partnership's ability to continue as a going concern.

Our responsibilities and the responsibilities of the general partner with respect to going concern are described in the relevant sections of this report.

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The general partner is responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, 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 an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. 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 based on these responsibilities.

With respect to the General Partner's Report, we also considered whether the disclosures required by the UK Companies Act 2006 as applied to qualifying partnerships have been included.

Based on our work undertaken in the course of the audit, the Companies Act 2006 as applied to qualifying partnerships requires us also to report certain opinions and matters as described below.

General Partner's Report

In our opinion, based on the work undertaken in the course of the audit, the information given in the General Partner's Report for the year ended 31 March 2022 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the partnership and its environment obtained in the course of the audit, we did not identify any material misstatements in the General Partner's Report.

Responsibilities for the financial statements and the audit

Responsibilities of the general partner for the financial statements

As explained more fully in the Statement of general partner's responsibilities in respect of the financial statements, the general partner is responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The general partner is also 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.

In preparing the financial statements, the general partner is responsible for assessing the partnership'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 general partner either intends to liquidate the partnership or to cease operations, or has no realistic alternative but to do so.

Auditors' 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 auditors' 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.

Based on our understanding of the partnership and industry, we identified that the principal risks of non-compliance with laws and regulations related to the Companies Act 2006 as applied to qualifying partnerships by the Partnerships (Accounts) Regulations 2008, and we considered the extent to which non-compliance might have a material effect on the financial statements. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting of inappropriate journal entries and management bias in accounting estimates. Audit procedures performed by the engagement team included:

- Discussions with management and those charged with governance, including consideration of any known or suspected instances of non-compliance with laws and regulations and fraud
- Reviewing minutes of meetings of those charged with governance
- Performing procedures over any unusual journal entries
- Designing audit procedures to incorporate unpredictability into our testing
- Challenging assumptions made by management in determining their judgements and accounting estimates
- Review of financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations
- Engaging valuations experts to review the investments property valuation

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, 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.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of this report

This report, including the opinions, has been prepared for and only for the partners of the qualifying partnership as a body in accordance with the Companies Act 2006 as applied to qualifying partnerships by the Partnerships (Accounts) Regulations 2008 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Other required reporting

Companies Act 2006 exception reporting

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

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

We have no exceptions to report arising from this responsibility.

Entitlement to exemptions

Under the Companies Act 2006 as applied to qualifying partnerships we are required to report to you if, in our opinion, the general partner was not entitled to: take advantage of the small companies exemption in preparing the General Partner's Report; and take advantage of the small companies exemption from preparing a strategic report. We have no exceptions to report arising from this responsibility.

Suzanne Woolfson (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London
13 December 2022

CDR JV L.P.

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2022

	Note	Year ended 31 March 2022 £'000	Year ended 31 March 2021 £'000
Distribution income		32,922	4,579
Net fair value gain on financial assets at fair value	4	683,109	135,544
Profit for the year and total comprehensive income		716,031	140,123
Attributable to:			
General Partner		1	1
Limited Partners		716,030	140,122
		716,031	140,123

All income is from continuing operations.

The notes on pages 11 to 14 are an integral part of these financial statements.

CDR JV L.P.

REGISTERED NUMBER: LP019711

BALANCE SHEET
AS AT 31 MARCH 2022

	Note	31 March 2022 £'000	31 March 2021 £'000
Non-current assets			
Investments	4	1,663,974	980,865
Total assets		1,663,974	980,865
Liabilities			
Current liabilities			
Amount owed to a related party	5	4	3
Total current liabilities		4	3
Net assets attributable to partners		1,663,970	980,862
Represented by:			
Partners' capital classified as equity		1,663,970	980,862
Total equity		1,663,970	980,862

The financial statements were approved by the general partner on 13 December 2022 and signed on its behalf by

Russell Gurnhill **Adam Dakin**

Signed for and on behalf of the partnership as directors of the general partner, CDR JV GP Limited.

The notes on pages 11 to 14 are an integral part of these financial statements.

CDR JV L.P.

STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO THE PARTNERS FOR THE YEAR ENDED 31 MARCH 2022

	General Partner's Capital account £'000	Limited Partner's Capital account £'000	Total partners' funds £'000
At 01 April 2020	-	845,319	845,319
Transactions with partners			
Distributions	(1)	(4,579)	(4,580)
	(1)	(4,579)	(4,580)
Profit and total comprehensive income for the year	1	140,122	140,123
At 31 March 2021 and 1 April 2021	-	980,862	980,862
Transactions with partners			
Distributions	(1)	(32,922)	(32,923)
Total transactions with partners	(1)	(32,922)	(32,923)
Profit and total comprehensive income for the year	1	716,030	716,031
At 31 March 2022	-	1,663,970	1,663,970

The notes on pages 11 to 14 are an integral part of these financial statements.

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2022

	Year ended 31 March 2022 £'000	Year ended 31 March 2021 £'000
Cash flows from investing activities		
Distribution income	32,922	4,579
Net cash inflow from investing activities	32,922	4,579
Cash flows from financing activities		
Distribution to partners	(32,922)	(4,579)
Net cash (outflow) financing activities	(32,922)	(4,579)
Net change in cash and cash equivalents	-	-
Cash and cash equivalents at the beginning of the year	-	-
Cash and cash equivalents at the end of the year	-	-
Cash and cash equivalents at the end of year comprise:		
Cash balances	-	-

The notes on pages 11 to 14 are an integral part of these financial statements.

1 Accounting policies

General information

CDR JV L.P. is a limited partnership, established in England and Wales by the Limited Partnership Agreement (the LPA) dated 14 August 2018, as amended and restated by a deed of adherence dated 16 August 2018. The partnership's registered address and principal place of business is 140 London Wall, London, EC2Y 5DN.

The general partner of the partnership is CDR JV GP Limited. The general partner has immediate control of the partnership however there is no ultimate controlling party. The general partner is responsible for the management, operation and administration of the affairs of the partnership.

The general partner presents its general partner's report and financial statements for the year ended 31 March 2022. The prior period was year ended 31 March 2021.

Basis of preparation

These financial statements have been prepared in accordance with the UK-adopted International Accounting Standards in conformity with the requirements of the Companies Act 2006 as applied to qualifying partnerships by the Regulations, requires the use of certain critical accounting estimates.

The Partnership is a joint venture between TT CDR Assetco Limited and BX CDR Holdco Limited and is equity accounted into the group financial statements of TT CDR Assetco Limited which are publicly available (see note 8). The Partnership has therefore taken the exemption from the preparation of consolidated financial statements.

The financial statements have been prepared in Sterling (rounded to the nearest thousand pounds), which is the functional and presentational currency of the partnership.

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied throughout the period.

Going concern

At 31 March 2022 the partnership had £4,000 (2021 - £3,000) net current liabilities and net assets of £1,663,970,000 (2021 - £980,862,000).

The partnership's only cash outflow is the priority share payment to its general partner, CDR JV GP Limited. The Arch Company Properties L.P., a partnership in which the limited partner has an indirect interest has agreed to provide financial support for a period of at least 12 months from the signing of the financial statements such that it can operate as a going concern and settle its liabilities as they fall due. As such the partnership will have adequate resources to meet its liabilities for at least 12 months from the date of signing the financial statements.

Standards, amendments and interpretations effective in the period

The accounting policies used in these financial statements are consistent with those applied in the last financial statements, as amended where relevant to reflect the adoption of new standards, amendments and interpretations which became effective in the period, the impact of which is outlined below.

A number of new amendments to the standards listed below came effective from 1 April 2021. These new amendments do not have any impact on the partnership's income statement or balance sheet.

- Amendment to IFRS 16, 'Leases' - Covid-19 related rent concessions.
- Interest Rate Benchmark Reform - Phase 2 (Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16)

No endorsed but not yet effective amendments to UK-adopted international accounting standards have been early adopted by the partnership. No amendments are expected to have a material impact on the partnership.

Investment

The equity investment in CDR JV L.P. represents funds advanced to CDR Midco L.P., a partnership in which the limited partner has a 100% interest. The funds are interest free advances with no repayment terms, but as the partnership has the right to receive surplus cash distribution, subject to certain terms and as approved by the general partner, it is treated as an equity investment which is a financial asset carried at fair value. The financial asset is recognised initially at fair value and subsequently valued on the same basis at the balance sheet date. The net fair value gain on the financial asset is recognised through the profit and loss account.

Financial liabilities

All financial liabilities are recognised initially at fair value, and subsequently stated at amortised cost.

Equity

Equity comprises loans advanced to the partnership by its investment partners TT CDR Assetco Limited and BX CDR Holdco Limited. As the general partner determines the level of expenditure in the partnership and the eventual distribution in return for the contributions, the loan advances are treated as equity in the accounts.

Distribution income

Distribution income is recognised when the right to receive a payment is established.

Distributions payable

Distributions of net assets attributable to the partners and any repayments of funded committed capital are shown in the Statement of Changes in Net Assets Attributable to the Partners when declared.

Taxation

The partnership is domiciled in the United Kingdom. Under the current laws of the United Kingdom, there is no income, estate, corporation, capital gains or other taxes payable by the partnership. Any other tax liability arising on the activities of the partnership will be borne by the individual partners.

2 Significant accounting judgements, estimations and assumptions

The preparation of financial statements in accordance with International Accounting Standards in conformity with the requirements of Companies Act 2006, requires management to make estimates and assumptions in certain circumstances that affect reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results may differ from these estimates. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are outlined below.

Capital contribution and partner advance
The limited partner has treated the advance and capital contributions made by the joint venture partners as equity. The general partner of the limited partnership, CDR JV GP Limited, has the contractual right to determine the amount and timing of distributions, and to require additional funding from the Limited Partners for investment. Management has made a judgement that given that the general partner has these unconditional rights, the partner advances and capital contributions are treated as equity in accordance with IAS 32.

Investment valuation
The investment represents funds advanced to CDR Midco L.P., a partnership in which the limited partner has a 100% interest. The funds are interest free advances with no repayment terms, but since partnership has the right to receive surplus cash distribution the investment is treated as an equity investment which is a financial asset carried at fair value. The financial asset is recognised initially at fair value and subsequently valued on the same basis at the balance sheet date.

The investment in CDR JV L.P. is stated at fair value as at 31 March 2022 having been valued using the Income Approach valuation method. This approach uses as a starting point the IAS40 valuation of the investment properties, performed by a professionally qualified external valuer, Knight Frank, in accordance with the current editions of RICS Valuation - Global Standards, which incorporates the International Valuation Standards and the RICS UK National Supplement (references to the "Red Book"). The investment property valuation is based on the Enterprise Value which is then adjusted for cash, debt and other like items not considered in the cash flows.

The fair value of the investment in CDR JV L.P. is closely linked to the fair value of the investment properties. A sensitivity analysis showing the impact on valuations of the underlying investment properties within The Arch Company Properties L.P. is based on changes in yield and rental value.

The general risk environment in which the Group operates has remained heightened during the period due to the continued impact of Covid-19, and the emergence of the UK economy from the pandemic, including related challenges in parts of the UK retail market and macroeconomic headwinds through rising inflation. Despite this the general risk environment is considered to have improved with the lifting of the lockdown, resulting in improvements in the performance of the business driven by a combination of investment, new lettings, and bringing rents to market levels. The unpredictable nature of the Ukraine and Russia conflict, its impact globally, and the uncertain timeline for any resolution mean that there is a risk the value of this asset may be subject to greater volatility than would usually be expected. The directors do not consider the conflict at this stage to have had a material impact on the Group's financial statements. Additionally, our valuers consider there to be no current evident impact of the conflict on the valuation at 31 March 2022.

3 Financial risk management

The partnership is in a joint arrangement where the objective of the partnership is to maximise the value generated from its investment in CDR Midco L.P.. The partnership confirms that a robust assessment of the principal risks facing the partnership, including those that would threaten its business model, future performance, solvency and liquidity are carried out on a regular basis.

(i) Economic outlook
The partnership reviews the economic environment in which it operates to assess whether changes to the economic outlook justify the risk appetite of the business. The partnership is mindful of the ongoing economic uncertainty due to COVID-19, but the focus remains on controlling what the partnership can within the business. Looking ahead the partnership business is well positioned, financially strong and has a clear long term strategy.

(ii) Liquidity risk
Liquidity risk is the risk that the partnership will not be able to meet its financial obligations as and when they fall due. The partnership's approach to managing liquidity risk is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the partnership's reputation.

The general partner monitors this risk and the liquidity position of the partnership on a periodic basis to consider the potential timing of the maturity of its assets and liabilities and projected operating cash flows. There are currently no external capital requirements.

A summary table with maturity of financial liabilities presented below is used to manage liquidity risk. The amounts disclosed in the tables below are the contractual undiscounted cash flows. Undiscounted cash flows in respect of balances due within 12 months generally equal their carrying amounts in the balance sheet as the impact of discounting is not significant.

The maturity analysis of financial instruments is as follows:

Financial liabilities

As at 31 March 2022	Due within one year £'000	1-2 years £'000	2-5 years £'000	Over 5 years £'000	TOTAL £'000
Amounts owed to a related party	4	-	-	-	4

3 Financial risk management (continued)
(ii) Liquidity risk (continued)

As at 31 March 2021	Due within one year £'000	1-2 years £'000	2-5 years £'000	Over 5 years £'000	TOTAL £'000
Amounts owed to a related party	3	-	-	-	3

4 Investments

	31 March 2022 £'000	31 March 2021 £'000
Opening balance	980,865	845,321
Fair value adjustment	683,109	135,544
Closing balance	1,663,974	980,865

The investment in CDR Midco L.P. is stated at fair value as at 31 March 2022 and 31 March 2021 having been valued using the Income Approach valuation method. This approach uses as a starting point the IAS40 valuation of the investment properties, performed by a professionally qualified external valuer, Knight Frank, in accordance with the current editions of RICS Valuation - Global Standards, which incorporates the International Valuation Standards and the RICS UK National Supplement (references to the "Red Book"). The investment property valuation is based on the Enterprise Value which is then adjusted for cash, debt and other like items not considered in the cash flows.

The fair value of the investment in CDR JV L.P. is closely linked to the fair value of the investment properties. The investment property valuation contains a number of assumptions upon which the partnership's external valuer has based its valuation of the partnership's properties. The assumptions on which the property valuation report have been based include, but are not limited to, matters such as the tenure and tenancy details for the properties, prevailing market yields and comparable market transactions. These assumptions are market standard and accord with the Royal Institution of Chartered Surveyors (RICS) Valuation.

Valuation basis
The external valuer's opinion of value was based on the fair value of the leasehold interest in its current physical condition, subject to tenancies and market rent.

The partnership considers all of its investment properties to fall within 'Level 3', as defined by IFRS 13. The inputs to the valuation are defined as unobservable by IFRS 13. The unobservable inputs used in the valuation include market rental value and capitalisation yields. These inputs to the valuation are analysed per the table below. If all other factors remain constant an increase in rental income would increase the valuation, whilst increases in the capitalisation yields would result in a decrease in valuation.

The general risk environment in which the Group operates has remained heightened during the period due to the continued impact of Covid-19, and the emergence of the UK economy from the pandemic, including related challenges in parts of the UK retail market and macroeconomic headwinds through rising inflation. Despite this the general risk environment is considered to have improved with the lifting of the lockdown, resulting in improvements in the performance of the business driven by a combination of investment, new lettings, and bringing rents to market levels. The unpredictable nature of the Ukraine and Russia conflict, its impact globally, and the uncertain timeline for any resolution mean that there is a risk the value of this asset may be subject to greater volatility than would usually be expected. The directors do not consider the conflict at this stage to have had a material impact on the Group's financial statements. Additionally, our valuers consider there to be no current evident impact of the conflict on the valuation at 31 March 2022.

A sensitivity analysis showing the impact on valuations of the underlying investment properties within The Arch Company Properties L.P. is based on changes in yield and rental value. The tables below summarises the key unobservable inputs in the valuation of the investment properties as at 31 March 2022:

	Blended Yield £'000	Net rental value £'000	Market Value £'000
London	3.55%	78,858	2,065,157
Outside London	4.33%	17,939	385,399
	3.68%	96,797	2,450,556

Yield sensitivity analysis

	Minus 25 bps	Blended Yield	Plus 25 bps
London	3.30%	3.55%	3.80%
Outside London	4.08%	4.33%	4.58%

Market value based on yield movement

	Minus 25 bps £'000	Blended Yield £'000	Plus 25 bps £'000
London	2,210,379	2,065,157	1,919,821
Outside London	407,558	385,399	363,042
	2,617,937	2,450,556	2,282,863

4 Investments (continued)

The tables below summarises the key unobservable inputs in the valuation of the investment properties as at 31 March 2021:

	Blended Yield £'000	Net rental value £'000	Market Value £'000
London	4.41%	73,158	1,533,565
Outside London	6.80%	16,794	228,310
	4.90%	89,952	1,761,875

Yield sensitivity analysis

	Minus 25 bps	Blended Yield	Plus 25 bps
London	4.16%	4.41%	4.66%
Outside London	6.55%	6.80%	7.05%

Market value based on yield movement

	Minus 25 bps £'000	Blended Yield £'000	Plus 25 bps £'000
London	1,625,727	1,533,565	1,451,292
Outside London	237,024	228,310	220,214
	1,862,751	1,761,875	1,671,506

5 Amount owed to a related party

	31 March 2022 £'000	31 March 2021 £'000
Amount due to general partner	4	3
	4	3

6 Auditors' remuneration

	Year ended 31 March 2022 £'000	Year ended 31 March 2021 £'000
Fees payable to the partnerships' auditors and their associates for the audit of the partnership's annual financial statements	5	5

The audit fee was paid and borne on the partnerships' behalf by The Arch Company Services Limited, an associated company.

7 Related party transactions

The partnership is in a joint arrangement with various other companies and partnerships and had the following related party transactions.

Transactions with group undertakings

As per the Limited Partnership Agreement, the general partner is entitled to £1,000 per annum of the Priority Share, the first £1,000 of the profits the partnership distributed in the period. The amount due to the general partner at the end of the year amounts to £4,000 (2021 - £3,000).

Other related party transactions

The partnership's operating costs for the year ended 31 March 2022 totalled £Nil (2021 - £Nil).

CDR JV L.P., is directly owned by TT CDR Assetco Limited and BX CDR Holdco Ltd. The Arch Company Properties L.P. is indirectly owned by BX CDR Holdco Ltd and TT CDR Assetco Limited.

8 Controlling party

The limited partner is directly owned by TT CDR Assetco Limited and BX CDR Holdco Limited. The general partner has immediate control of the partnership however there is no ultimate controlling party.

The general partner is CDR JV GP Limited.