

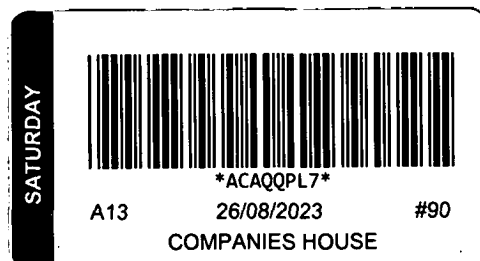
Registered number: OC439117

# OPUS LAND (FREOF V AVONMOUTH) LLP

MEMBERS' ANNUAL REPORT AND FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

Limited Liability Partnership Number: OC439117



# **OPUS LAND (FROF V AVONMOUTH) LLP**

## **ANNUAL REPORT**

**YEAR ENDED 31 MARCH 2023**

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# **OPUS LAND (FREOF V AVONMOUTH) LLP**

## **ANNUAL REPORT**

**YEAR ENDED 31 MARCH 2023**

### **Information**

#### **Designated members**

FREOF V (General Partner) LLP acting for and on behalf of FIERA Real Estate Opportunity Fund V (UK) Limited Partnership.

Opus Land (FREOF V Avonmouth PM) LLP

#### **LLP registered number**

OC439117

#### **Registered office**

Third Floor Queensberry House  
3 Old Burlington Street  
London  
W1S 3AE

#### **Independent auditor**

Simmons Gainsford LLP  
Chartered Accountants & Statutory Auditors  
14th Floor  
33 Cavendish Square  
London  
W1G 0PW

# **OPUS LAND (FREOF V AVONMOUTH) LLP**

## **ANNUAL REPORT**

**YEAR ENDED 31 MARCH 2023**

### **MEMBERS'S REPORT**

The members present their report on the affairs of Opus Land (FREOF V Avonmouth) LLP (the 'LLP'), together with the audited financial statements for the year ended 31 March 2023.

In preparing this members' report, advantage has been taken of the small limited liability partnership exemptions.

### **PRINCIPAL ACTIVITIES**

The principal activity of the LLP is that of property development.

### **BUSINESS REVIEW AND OUTLOOK**

The LLP has assessed the impact of the situation in the Ukraine on the business and has specifically looked at risks and uncertainty facing the business. Given LLP's customer base and geographical location, the impact is not expected to be material.

Inflation continues to remain high and consequently the Bank of England base rates have increased to 5.25% in August 2023. Economic uncertainty, elevated borrowing costs and stubbornly high inflation has impacted the investor sentiment and heightened the potential for greater volatility in property markets over the short-to-medium term.

### **DESIGNATED MEMBERS**

The designated members of the LLP are:

FREOF V (General Partner) LLP for and on behalf of Fiera Real Estate Opportunity Fund V (UK) Limited Partnership.

Opus Land (FREOF V Avonmouth PM) LLP

### **FINANCIAL RISK MANAGEMENT**

Information regarding the financial risk management policies of the LLP are included in note 10 in the notes to the financial statements.

### **MEMBERS' CAPITAL AND INTERESTS**

Details of members' capital in the year are set out in Statement of Changes in Members' Equity.

# **OPUS LAND (FROOF V AVONMOUTH) LLP**

## **ANNUAL REPORT**

**YEAR ENDED 31 MARCH 2023**

### **Members' Report (continued)**

#### **POLICY ON MEMBERS' DRAWINGS**

The members' drawing policy allows each member to draw a proportion of their profit share, subject to the cash requirements of the business.

A member's capital requirement is linked to their share of profit and the financing requirement of the LLP. There is no opportunity for appreciation of the capital subscribed. Just as incoming members introduce their capital at "par", so retiring members are repaid their capital at "par".

#### **PROVISION OF INFORMATION TO THE AUDITORS**

So far as the members are aware, at the time the report is approved:

- There is no relevant audit information of which the LLP's auditors are unaware, and
- The members have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

#### **STATEMENT OF MEMBERS' RESPONSIBILITIES**

The members are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations. Company law requires the members to prepare financial statements for each financial year. Under that law the members have elected to prepare the financial statements in accordance with International Financial Reporting Standards as adopted by the United Kingdom.

Under company law the members 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 LLP and of the profit or loss of the LLP for that year.

In preparing these financial statements, the members are required to:

- a) Select suitable accounting policies and apply them consistently
- b) Make judgements and accounting estimates that are reasonable and prudent
- c) State whether applicable accounting standards, and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements and
- d) Prepare the financial statements on a going concern basis unless it is inappropriate to presume the LLP will continue the business.

# OPUS LAND (FREOF V AVONMOUTH) LLP

## ANNUAL REPORT

YEAR ENDED 31 MARCH 2023

### Members' Report (continued)

The members are responsible for keeping adequate accounting records that are sufficient to show and explain the LLPs transactions and disclose with reasonable accuracy at any time the financial position of the LLP and enable them to ensure the financial statements comply with the Companies Act 2006 (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008). They are also responsible for safeguarding the assets of the LLP and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### AUDITORS

The auditors, Simmons Gainsford LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

On behalf of the Members



C Button

Acting for FREOF V (General Partner) LLP on behalf of Fiera Real Estate Opportunity Fund V (UK)  
Limited Partnership - Designated Member

Date: 21st August 2023

# **OPUS LAND (FREOF V AVONMOUTH) LLP**

## **ANNUAL REPORT**

**YEAR ENDED 31 MARCH 2023**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF OPUS LAND (FREOF V AVONMOUTH) LLP**

#### **Opinion**

We have audited the financial statements of Opus Land (FREOF V Avonmouth) LLP (the 'LLP') for the year ended 31 March 2023 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Members' Equity, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the United Kingdom and have been prepared in accordance with the Companies Act 2006, as applied to the limited liability partnerships.

In our opinion, the financial statements:

- give a true and fair view of the state of the LLP's affairs as at 31 March 2023 and of its profit for the year then ended;
- have been properly prepared in accordance with UK adopted international financial accounting standards; and
- have been prepared in accordance with the requirements of the Companies Act 2006, as applied to limited liability partnerships.

#### **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 LLP 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.

#### **CONCLUSION RELATING TO GOING CONCERN**

In auditing the financial statements, we have concluded that the members' 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 entity's ability to continue as a going concern for a year of at least twelve months from when the financial statements are authorised for issue. Our responsibilities and the responsibilities of the members with respect to going concern are described in the relevant sections of this report.

# **OPUS LAND (FREOF V AVONMOUTH) LLP**

## **ANNUAL REPORT**

**YEAR ENDED 31 MARCH 2023**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF OPUS LAND (FREOF V AVONMOUTH) LLP (CONTINUED)**

#### **OTHER INFORMATION**

The members are responsible for the other information. 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 we do not express any form of assurance conclusion 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 such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in 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 in this regard.

#### **MATTERS ON WHICH WE ARE REQUIRED TO REPORT ON BY EXCEPTION**

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 as applied to Limited Liability Partnerships requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit

#### **RESPONSIBILITY OF MEMBERS**

As explained more fully in the members' responsibilities statement the members 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 members 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 members are responsible for assessing the LLP'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 members either intend to liquidate the LLP or to cease operations, or have no realistic alternative but to do so.

# **OPUS LAND (FREOF V AVONMOUTH) LLP**

## **ANNUAL REPORT**

**YEAR ENDED 31 MARCH 2023**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF OPUS LAND (FREOF V AVONMOUTH) LLP (CONTINUED)**

#### **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.

#### **EXTENT TO WHICH THE AUDIT WAS CONSIDERED CAPABLE OF DETECTING IRREGULARITIES INCLUDING FRAUD**

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect 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 LLP and industry, we identified and assessed the risks of material misstatements, including fraud and non-compliance with laws and regulations that could be expected to have a material impact on the financial statements. We also enquired of management and those charged with governance about their own identification and assessment of the risks of irregularities. During the engagement team briefing, the outcomes of these discussions and enquiries were shared with the team, as well as consideration as to where and how fraud may occur in the entity.

We obtained an understanding of the legal and regulatory frameworks that the LLP operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included the UK Companies Act and taxation legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental to the LLP's ability to operate or to avoid a material penalty.

As a result of performing the above, we considered the opportunities and incentives that may exist within the organisation for fraud and identified the greatest potential for fraud in relation to valuation of assets under development. We also evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls).

# OPUS LAND (FROF V AVONMOUTH) LLP

## ANNUAL REPORT

YEAR ENDED 31 MARCH 2023

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF OPUS LAND (FROF V AVONMOUTH) LLP (CONTINUED)

Audit procedures undertaken in response to the potential risks relating to irregularities (which include fraud and non-compliance with laws and regulations) comprised: inquiries of management and those charged with governance as to whether the entity complies with such laws and regulations; enquiries with the same, concerning any actual or potential litigation or claims; inspection of relevant legal correspondence; obtaining an understanding of the policies and controls over the recognition of income and testing their implementation during the year; testing the integrity of the external valuers report, testing the appropriateness of entries in the nominal ledger, including journal entries; reviewing transactions around the end of the reporting year; challenging assumptions and judgements made by management in their significant accounting estimates ;and the performance of analytical procedures to identify unexpected movements in account balances which may be indicative of fraud. No instances of material non-compliance were identified. However, the likelihood of detecting irregularities, including fraud, is limited by the inherent difficulty in detecting irregularities, the effectiveness of the entity's controls, and the nature, timing and extent of the audit procedures performed. Irregularities that result from fraud might be inherently more difficult to detect than irregularities that result from error. As explained above, there is an unavoidable risk that material misstatements may not be detected, even though the audit has been planned and performed in accordance with ISAs (UK).

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

#### USE OF OUR REPORT

This report is made solely to the LLP's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006, as applied to Limited Liability Partnerships. Our audit work has been undertaken so that we might state to the LLP'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 LLP and the LLP's members as a body, for our audit work, for this report, or for the opinions we have formed.

*Simmons Gainsford LLP*

**Abdultaiyab Pisavadi BSc FCA**  
**(Senior Statutory Auditor)**

**SIMMONS GAINSFORD LLP**  
14<sup>th</sup> Floor 33 Cavendish Square

London, UK

W1G 0PW

**For and on behalf of Simmons Gainsford LLP**  
**Chartered Accountants & Statutory Auditors**

Date: 21-08-2023

# OPUS LAND (FREOF V AVONMOUTH) LLP

## ANNUAL REPORT

YEAR ENDED 31 MARCH 2023

### STATEMENT OF COMPREHENSIVE INCOME

	Note	2023 £	Period ended 31 March 2022 £
Cost of sales		367,589	(380,740)
<b>Gross profit/(loss)</b>		<b>367,589</b>	<b>(380,740)</b>
Administrative expenses		(4,696)	(10,000)
<b>Operating profit/(loss)</b>	<b>3</b>	<b>362,893</b>	<b>(390,740)</b>
Profit/(Loss) for the year		362,893	(390,740)
<b>Total comprehensive profit for the year from ordinary activities before Members' remuneration and share of profit/(loss)</b>		<b>362,893</b>	<b>(390,740)</b>

The operating profit/(loss) for the year arises from the LLP's continuing operations. There was no other comprehensive income in the current or prior year.

The notes on pages 13 to 19 form part of these financial statements.

# OPUS LAND (FROF V AVONMOUTH) LLP

## ANNUAL REPORT

YEAR ENDED 31 MARCH 2023

### STATEMENT OF FINANCIAL POSITION

	Note	2023 £	2022 £
<b>Assets</b>			
<b>Current assets</b>			
Inventories	4	5,004,203	4,350,000
Trade and other receivables	5	9,262	1,265,647
Cash and cash equivalents	6	11,517	-
<b>Total assets</b>		<b>5,024,982</b>	<b>5,615,647</b>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Trade and other payables	7	(8,348)	(282,457)
<b>Total liabilities</b>		<b>(8,348)</b>	<b>(282,457)</b>
<b>Net assets attributable to members</b>		<b>5,016,634</b>	<b>5,333,190</b>
<b>Members Interests</b>			
Members' Capital		100	100
Loan and other amounts due to members	8	5,016,534	5,333,090
<b>Total members' Interests</b>		<b>5,016,634</b>	<b>5,333,190</b>

The financial statements were approved and authorised for issue by the members and were signed on their behalf by:



C Button, Acting for FROF V (General Partner) LLP on behalf of Fiera Real Estate Opportunity Fund V (UK) Limited Partnership  
Designated Member

Date: 21st August 2023

Registration number: OC439117

The notes on pages 13-19 form part of these financial statements.

# OPUS LAND (FROOF V AVONMOUTH) LLP

## ANNUAL REPORT

YEAR ENDED 31 MARCH 2023

### STATEMENT OF MEMBERS' SURPLUS

	Members' Capital Account	Members' Current Account	Total £
	£	£	£
<b>Members' Surplus:</b>			
Balance at 1 April 2022	100	5,333,090	5,333,190
Profit for the year	-	362,893	362,893
<b>Members' surplus after profit/(loss) for the year</b>	<b>100</b>	<b>5,695,983</b>	<b>5,696,083</b>
Members loans introduced	-	672,008	(672,008)
Members capital repaid	-	(1,351,457)	(1,351,457)
<b>Members' surplus at 31 March 2023</b>	<b>100</b>	<b>5,016,534</b>	<b>5,016,634</b>
<b>Member's Surplus:</b>			
Members capital introduced	100	-	100
Loss for the year	-	(390,740)	(390,740)
<b>Members' surplus after profit/(loss) for the year</b>	<b>100</b>	<b>(390,740)</b>	<b>(390,640)</b>
Members loans introduced	-	5,723,830	5,723,830
<b>Balance at 31 March 2022</b>	<b>100</b>	<b>5,333,090</b>	<b>5,333,190</b>

The notes on pages 13 to 19 form part of these financial statements.

# OPUS LAND (FROOF V AVONMOUTH) LLP

## ANNUAL REPORT

YEAR ENDED 31 MARCH 2023

### Cash Flow Statement

	Note	2023	2022
		£	£
<b>Cash flows from operating activities</b>			
Profit/(loss) from continuing operations		362,893	(390,740)
(Increase)/decrease in inventories		(654,203)	(4,350,000)
Decrease/(increase) in trade and other receivables		1,256,385	(1,265,647)
Increase/(decrease) in trade and other payables		(274,109)	282,457
<b>Net cash flows from operating activities</b>		<b>690,966</b>	<b>(5,723,930)</b>
<b>Cash flows used in financing activities</b>			
Capital introduced		-	100
Loans advanced by members		672,008	5,723,830
Loans repaid to members		(1,351,457)	-
<b>Net cash used in financing activities</b>		<b>(679,449)</b>	<b>5,723,930</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>11,517</b>	<b>-</b>
Cash and cash equivalents at beginning of the year		-	-
<b>Cash and cash equivalents at the end of the year</b>		<b>11,517</b>	<b>-</b>

The notes on pages 13 to 19 form part of these financial statements.

# OPUS LAND (FREOF V AVONMOUTH) LLP

## ANNUAL REPORT

YEAR ENDED 31 MARCH 2023

### NOTES TO THE FINANCIAL STATEMENTS

#### 1 GENERAL INFORMATION

Opus Land (FREOF V Avonmouth) LLP is a limited liability partnership incorporated in England and Wales. The registered office is Third Floor Queensberry House, 3 Old Burlington Street, London, W1S 3AE.

#### 2 ACCOUNTING POLICIES

##### (a) Basis of preparation of financial statements

The financial statements have been prepared in accordance with UK adopted international accounting standards in conformity with the requirements of the Companies Act 2006 together with those parts of the Companies Act 2006 applicable to limited liability partnerships ('LLPs').

The financial statements are prepared in sterling, which is the functional currency of the LLP. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention unless otherwise specified within accounting policies below.

##### (b) Going concern

The designated members have considered whether it is appropriate to prepare the financial statements on a going concern basis.

In making this assessment, the members have primarily taken into account:

- the cash balances in the LLP and the annual running costs;
- that distributions are only made when there are available funds.

On the basis of this assessment the members believe that the LLP has adequate resources to meet its liabilities as they fall due for payment for at least 12 months from the date of approval of these financial statements. Consequently, the going concern basis of accounting has been adopted in preparing these financial statements.

##### (c) New standards, interpretations and amendments effective from 1 April 2022

A number of new standards listed below are effective from 1 April 2022, but they do not have a material effect on the LLP's financial statements.

- Onerous Contracts – Cost of Fulfilling a Contract (Amendments to IAS 37);
- Annual Improvements to IFRS Standards 2018-2020 (Amendments to IFRS 1, IFRS 9, IFRS 16 and IAS 41);

# OPUS LAND (FROOF V AVONMOUTH) LLP

## ANNUAL REPORT

YEAR ENDED 31 MARCH 2023

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

#### 2 ACCOUNTING POLICIES (CONTINUED)

- Property, Plant and Equipment: Proceeds before Intended Use (Amendments to IAS 16); and
- References to Conceptual Framework (Amendments to IFRS 3).

##### (d) Standards issued but effective in future years

There are a number of standards, amendments to standards, and interpretations which have been issued by the IASB that are effective in future accounting years that the LLP has decided not to adopt early.

- Disclosure of Accounting Policies (Amendments to IAS 1 and IFRS Practice Statement 2) - effective for annual reporting years beginning on or after 1 January 2023;
- IFRS 17 Insurance Contracts - effective for annual reporting years beginning on or after 1 January 2023;
- Definition of Accounting Estimates (Amendments to IAS 8) - effective for annual reporting years beginning on or after 1 January 2023;
- Deferred Tax Related to Assets and Liabilities arising from a Single Transaction (Amendments to IAS 12) - effective for annual reporting years beginning on or after 1 January 2023;
- Initial Application of IFRS 17 and IFRS 9 – Comparative Information (Amendments to IFRS 17) - effective for annual reporting years beginning on or after 1 January 2023;
- Lease Liability in a Sale and Leaseback (Amendments to IFRS 16) – effective for annual reporting years beginning on or after 1 January 2024;
- Classification of liabilities as current or non-current (Amendments to IAS 1) - effective for annual reporting years beginning on or after 1 January 2024; and
- Non-current Liabilities with Covenants (Amendments to IAS 1) - effective for annual reporting years beginning on or after 1 January 2024.

The members do not expect that the adoption of the Standards listed above will have a material impact on the financial statements of the LLP in future years.

##### (e) Cash and cash equivalents

Cash and cash equivalents comprise cash balances. Bank overdrafts that are repayable on demand and form an integral part of the partnership's cash management are included as a component of cash and cash equivalents for the purpose of the statement of cash flow.

# OPUS LAND (FROF V AVONMOUTH) LLP

## ANNUAL REPORT

YEAR ENDED 31 MARCH 2023

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

#### 2 ACCOUNTING POLICIES (CONTINUED)

##### (f) Inventories

Inventories are valued at the lower of cost and net realisable value. Cost of sales comprises direct costs only. Net realisable value is the estimated selling price less the estimated costs necessary to make the sale.

##### (g) Financial Instruments

Financial instruments comprise trade and other receivables, trade and other payables, and cash and cash equivalents.

###### *Trade and other receivables*

Trade and other receivables are recorded initially at fair value, reflected by transaction price. Subsequently they are measured and carried at amortised cost using effective interest method, less any impairment.

Trade and other receivables are assessed for indicators of impairment at each balance sheet date. Impairment provisions for trade receivables are recognised based on the simplified approach within IFRS 9 using a provision matrix in the determination of the lifetime expected credit losses. The expected credit losses on these financial assets are estimated using a provision matrix based on the LLP's historical credit loss experience, adjusted for factors that are specific to the trade receivables, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date, including time value of money where appropriate.

###### *Trade and other payables*

Trade and other payables are recognised at fair value, less any directly related transaction costs.

###### *Cash and cash equivalents*

Cash and cash equivalents comprise only cash balances. The cash and cash equivalents are stated at their nominal value.

##### (h) Critical accounting estimates and judgements

In application of the LLP's accounting policies, which are described in note 2, the members are required to make judgements that have a significant impact on the amounts recognised and to make estimates and assumptions about the carrying amounts of assets and liabilities. The nature of estimation and judgement means that actual result may differ and may result in a material adjustment to carrying amount of the asset or liability affected in future years.

# OPUS LAND (FROOF V AVONMOUTH) LLP

## ANNUAL REPORT

YEAR ENDED 31 MARCH 2023

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

#### 2 ACCOUNTING POLICIES (CONTINUED)

##### Impairment of Inventories

Inventory consists of land held for development and is held at the lower of cost and net realisable value. The estimation of the recoverable value of the land, is inherently subjective. This is due to certain assumptions that are required to be made about property market performance in the future as well as cost estimation. As a result, the recoverable value is subject to a degree of uncertainty and is determined on the basis of assumptions which may not prove to be accurate.

#### 3 PROFIT /(LOSS) FROM OPERATIONS

The operating profit/(loss) is stated after charging:

	2023	2022
	£	£
Auditor's remuneration-audit of financial statements	2,502	10,000
Non-audit service (tax)	935	-
	<u>3,437</u>	<u>10,000</u>

#### 4 INVENTORIES

	2023	2022
	£	£
Brought forward cost of property under development	4,350,000	-
Additions at cost to property under development	654,203	4,730,740
Carried forward cost of property under development	<u>5,004,203</u>	<u>4,730,740</u>
Brought forward impairment to property under development	(380,740)	-
Impairment of inventories recognised as an expense in the year	380,740	(380,740)
Carried forward impairment to property under development	<u>-</u>	<u>(380,740)</u>
Closing inventory of property under development	<u>5,004,203</u>	<u>4,350,000</u>

An expert valuer was used to help determine the value of the existing inventory held by the partnership as at 31 March 2023.

Inventory impairment relates to the written off acquisition costs, including stamp duty land tax and legal and professional fees required for the acquisition of the property, as well as planning costs incurred before the grant of planning permission.

# OPUS LAND (FROOF V AVONMOUTH) LLP

## ANNUAL REPORT

YEAR ENDED 31 MARCH 2023

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

#### 5 TRADE AND OTHER RECEIVABLES

	2023	2022
	£	£
VAT Receivable	9,262	-
Other receivables	-	1,265,647
	<u>9,262</u>	<u>1,265,647</u>

The carrying value of trade and other receivables classified as loans and receivables approximates fair value.

#### 6 CASH AND CASH EQUIVALENTS

	2023	2022
	£	£
Cash at bank and in hand	<u>11,517</u>	<u>-</u>

#### 7 TRADE AND OTHER PAYABLES

	2023	2022
	£	£
Other creditors	3	228,957
Trade payable	1,345	-
Accruals	7,000	62,200
	<u>8,348</u>	<u>282,457</u>

The carrying value of trade and other payables classified as financial liabilities measured at amortised cost approximates fair value.

#### 8 LOANS AND OTHER AMOUNTS DUE TO MEMBERS

	2023	2022
	£	£
Members current account	<u>5,016,534</u>	<u>5,333,190</u>

# OPUS LAND (FROF V AVONMOUTH) LLP

## ANNUAL REPORT

YEAR ENDED 31 MARCH 2023

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

#### 9 RECONCILIATION OF MEMBERS INTERESTS

Please see Statement of Changes In Members' Equity which is also a reconciliation of members' interest.

Total members' interest, including loans and other debts due to members, are unsecured and would rank Pari passu with other unsecured creditors in the event of winding up.

#### 10 FINANCIAL INSTRUMENT AND RISK MANAGEMENT

##### (a) Credit risk

Credit risk is the risk of financial loss to the LLP if a customer or counterparty to a financial instrument fails to meet its contractual obligations and arises principally from the LLP's receivables from customers and other financial activities. The LLP has no history of recording bad debts in the past and the risk of default arising from the LLP's activities is considered low. The LLP would record a bad debt provision against any trade receivable with ageing greater than 3 months.

Credit risk also arises from cash and cash equivalents and deposits with banks and financial institutions. The risk is limited because the counterparties are commercial banks or financial institutions with high credit ratings assigned by independent credit-rating agencies.

The LLP's maximum exposure to credit risk by class of financial asset is as follows:

	2023	2022
	£	£
Trade and other receivables due within one year	9,262	1,265,647
Cash and cash equivalents	11,517	-

##### (b) Liquidity Risk

Liquidity risk is the risk that the LLP will not be able to meet its financial obligations as they fall due. The LLP's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due. The LLP's liquidity position is monitored and reviewed on an ongoing basis by the members.

Note 7 shows the amounts payable by the LLP at 31 March 2023.

# **OPUS LAND (FREOF V AVONMOUTH) LLP**

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### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

#### **(c) Capital Management**

The objective of managing capital is to safeguard the entity's ability to continue as a going concern and to provide a return on investments, together with a repayment of capital to its members.

The entity manages the capital structure and makes adjustments to it based upon the needs of the investment by requesting additional capital injections from its members.

The entity has no externally imposed capital requirements.

#### **11 MEMBERS**

The average number of members during the year was 2 (2022: 2). The LLP has no employees other than the members, who did not receive any remuneration during the year (2022: NIL).

#### **12 CONTROLLING PARTIES**

The immediate parent undertaking is Fiera Real Estate Opportunity Fund V (UK) Limited Partnership. The ultimate parent undertaking is FREOF V Unit Trust. In the opinion of the designated members there is no ultimate controlling party.