

REGISTERED NUMBER: 10324184 (England and Wales)

Group Strategic Report, Directors' Report and
Audited Consolidated Financial Statements for the Year Ended 30 June 2020
for
Dashwood London Holding (2016) Plc



Dashwood London Holding (2016) Plc

Contents of the Consolidated Financial Statements
for the Year Ended 30 June 2020

	Page
Company Information	1
Group Strategic Report	2
Directors' Report	5
Statement of Directors' Responsibilities	6
Independent Auditor's Report to the Members of Dashwood London Holding (2016) Plc	7
Consolidated Statement of Profit or Loss	12
Consolidated Statement of Profit or Loss and Other Comprehensive Income	13
Consolidated Statement of Financial Position	14
Company Statement of Financial Position	15
Consolidated Statement of Changes in Equity	16
Company Statement of Changes in Equity	17
Consolidated Statement of Cash Flows	18
Notes to the Consolidated Financial Statements	19

Dashwood London Holding (2016) Plc

Company Information
for the Year Ended 30 June 2020

DIRECTORS:

G N Shweiry
S T McKeown

REGISTERED OFFICE:

Second Floor
11 Pilgrim Street
London
EC4V 6RN

REGISTERED NUMBER:

10324184 (England and Wales)

INDEPENDENT AUDITOR:

KPMG LLP
1 St Peter's Square
Manchester
M2 3AE

BANKERS:

Barclays Bank
Level 25
1 Churchill Place
London
E14 5HP

U.S Bank Global Corporate Trust Services
5th Floor
125 Old Broad Street
London
EC2N 1AR

Dashwood London Holding (2016) Plc

Group Strategic Report
for the Year Ended 30 June 2020

The directors present their strategic report of the company and the group for the year ended 30 June 2020.

REVIEW OF BUSINESS

Dashwood London Holding (2016) Plc was incorporated on 10 August 2016. The principal business activity of Dashwood London Holding (2016) Plc is to act as a special purpose holding company with limited permitted activities to acquire and subsequently operate a student accommodation property which serves a number of higher education institutions.

Dashwood London Holdings (2016) Plc is a joint venture between Arlington Student Holdings (No.5) Limited ("Arlington Investor") and Campus Living Villages (Dashwood London) UK Limited ("CLV Dashwood").

Dashwood London Holdings (2016) Plc owns 100% of Dashwood Bond Issuer Plc ("Bond Issuer") which began trading on 17 August 2018 for the purposes of issuing listed debt securities on the Irish Stock Exchange. The funds raised from the issuance of these securities were used to purchase the student accommodation properties held by its subsidiary operating partnerships, European Property (Walworth Road) Property Limited Partnership ("Lettings Partnership") and European Property (Walworth Road) Property Limited Partnership ("Property Partnership").

On the 10 August 2020 the majority shareholder, Arlington Student Holding (No.5) Limited, acquired the 10% minority interest held by Campus Living Villages (Dashwood London) UK Limited in the company.

RESULTS

The results of the Group for the year are shown in the Consolidated Income Statement. Loss before tax was £1,564,000 (30 June 2019: Restated £1,735,000) with an operating profit of £1,110,000 (30 June 2019: Restated £975,000).

The Consolidated Balance sheet shows that the net current liabilities at the year end were £9,965,000 (30 June 2019: restated £9,593,000).

The impact of COVID-19 resulted in rooms being vacated earlier in the final term. However, the site is direct let and therefore tenants were held to contract.

KEY PERFORMANCE INDICATORS

The directors use the following principal measures of overall performance:

	2020 £'000	2019 £'000 Restated*
Cash from operations	1,747	1,237
EBITDA**	2,452	1,942
	%	%
Financial occupancy	100	100

* The comparative Net cash from operations and EBITDA have been restated due to subsidiary adjustments being omitted from the prior year's consolidated financial statements. See note 26 for further details.

**Earnings (operating profit) before interest, taxation, depreciation, and amortisation for the year.

Dashwood London Holding (2016) Plc

Group Strategic Report
for the Year Ended 30 June 2020

PRINCIPAL RISKS AND UNCERTAINTIES

The management of the business and the execution of the group's strategy are subject to a number of risks:

- Underperforming assets meaning debt obligations cannot be met.
- Student numbers being lower than expected.
- Credit risk
- Ongoing viability of Universities in London.
- COVID-19 impact on future occupancy and intake levels.

Credit risk

The management of the business and the execution of the group's strategy are subject to a number of risks. The key business risks and uncertainties affecting the group arise from financial risk through its assets and liabilities. The key financial risk is that the proceeds from financial assets are not sufficient to fund the obligations arising from liabilities as they fall due. Due to the nature of the group's business and the assets and liabilities contained within the group's balance sheet the only financial risks the directors consider relevant to this company are credit risk and liquidity risk. These risks are mitigated by the high credit quality of debtor balances receivable, these being due from other group companies. Cash flow risk is mitigated by the matching of terms between the listed debt securities and the intercompany loan arrangements with the subsidiary entities.

Liquidity risk

Cash flow forecasts are utilised to manage liquidity risk. Non-routine capital expenditure is funded through borrowings and cash calls from investors. Repayments of borrowings are funded through cash generated from operations.

Market risk

Changes in Government policy (such as Higher Education funding and immigration) and Brexit may negatively affect student numbers, which in turn would affect profitability and asset values. Risks are mitigated by ongoing monitoring of changes and their implications to international students studying in UK. Although we anticipate Brexit will see a reduction in new EU students, Universities expect to see an increase in Non-EU student with the weakening of the pound expected to continue.

There have been income shortfalls over the summer period for 2020/2021 year with summer stays ceasing in July 2020 and August 2020 due to COVID-19. There were also shortfalls in terms 1 and 2 of the 2020/2021 academic year, with occupancy over the two terms reducing to 75%.

Student sentiment still shows good appetite to continue to higher education. A survey from UCAS and YouthSight published on 3rd April 2020 found that 86% of A-level students were continuing with their university application as planned for the 2020/2021 academic year. While COVID-19 has undoubtedly put a delay on travel in the short term, from surveys undertaken by various organisations, international students largely still intend to follow through with their study abroad plans, however may defer until 2021. The Universities UK survey published on 17 June outlined that 97% of Universities plan to provide in-person teaching in the 2020/21 academic year. Teaching will be delivered on a 'blended' basis, with face-to-face tutorials, seminars and practical work complemented by online lectures to observe social distancing guidelines.

Dashwood London Holding (2016) Plc

Group Strategic Report
for the Year Ended 30 June 2020

Given the third UK lockdown that has been put in place by the Government in January 2021 and with Universities lectures being conducted online for this period, there remains a risk that student numbers and demand for student accommodation could be impacted. In addition, there is uncertainty over international student numbers, given travel restrictions. Recent survey results from the British Council highlight that up to one-third of non-EU international students may choose to cancel or delay their travel plans for 2020/21. This is in line with our assumptions. However, the Government has taken significant steps to support Universities' cash flow for the 2020/2021 academic year, by bringing forward £2.6 billion in tuition fee income and £100 million in research funding, as well as making available £280 million through extensions of research grants. In addition, the Government will cover up to 80% of a University's income losses from international students for 2020/21, reflecting the importance of tuition fees from international students in helping to fund University research activity.

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

ON BEHALF OF THE BOARD:



.....
S T McKeown - Director

Date: 25 February 2021

Second Floor
11 Pilgrim Street
London
United Kingdom
EC4V 6RN

Dashwood London Holding (2016) Plc

Directors' Report
for the Year Ended 30 June 2020

The directors present their report with the financial statements of the company and the group for the year ended 30 June 2020.

DIVIDENDS

No dividends will be distributed for the year ended 30 June 2020 (30 June 2019: £nil).

FUTURE DEVELOPMENTS

The results of terms 1 and 2 of the 2020/2021 academic year reflect the disruption caused by Covid-19.

Occupancy is 75% for the first two terms, with occupancy reduced to 55% for January 2021. It is unknown if occupancy levels will return to pre COVID-19 levels for the remainder of the 2020/2021 academic year. However, the directors expect them to return to normal levels for the start of the 2021/2022 academic year.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 July 2019 to the date of this report.

S T McKeown
G N Shweiry
J K Chadwick (resigned 10 August 2020)
L M Mclean (resigned 10 August 2020)

POLITICAL DONATIONS AND EXPENDITURE

No donations were made to any political party during the year (30 June 2019: £nil).

GOING CONCERN

See basis of preparation wording in accounting policies section.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITOR

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditor is unaware; and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the Company's auditors is aware of that information.

ON BEHALF OF THE BOARD:



.....
S T McKeown - Director

Date: 25 February 2021

Second Floor
11 Pilgrim Street
London
United Kingdom
EC4V 6RN

Dashwood London Holding (2016) Plc

Statement of Directors' Responsibilities
for the Year Ended 30 June 2020

**STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE
STRATEGIC REPORT, THE DIRECTORS' REPORT AND THE FINANCIAL STATEMENTS**

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

Company law requires the directors to prepare Group and parent Company financial statements for each financial year. Under that law they have elected to prepare the Group financial statements in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006 and applicable law and they have elected to prepare the parent Company financial statements on the same basis.

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

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable, relevant and reliable;
- state whether they have been prepared in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006;
- assess the Group and parent Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Group or the parent Company or to cease operations, or have no realistic alternative but to do so.

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

Under applicable law and regulations, the directors are also responsible for preparing a Strategic Report and a Directors' Report that complies with that law and those regulations.

Independent Auditor's Report to the Members of
Dashwood London Holding (2016) Plc

1 Our opinion is unmodified

We have audited the financial statements of Dashwood London Holding (2016) Plc ("the Company") for the year ended 30 June 2020 which comprise the Consolidated Statement of Profit and Loss, Consolidated Statement of Profit or Loss and Other Comprehensive Income, Consolidated Statement of Financial Position, Company Statement of Financial Position, Consolidated Statement of Changes in Equity, Company Statement of Changes in Equity, Consolidated Statement of Cash Flows, and the related notes, including the accounting policies in note 2.

In our opinion:

- the financial statements give a true and fair view of the state of the Group's and of the parent Company's affairs as at 30 June 2020 and of the Group's loss for the year then ended;
- the Group financial statements have been properly prepared in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006;
- the parent Company financial statements have been properly prepared in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006; and
- the financial statements have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the Group in accordance with, UK ethical requirements including the FRC Ethical Standard as applied to listed entities. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

2 Material uncertainty related to going concern

Going concern

We draw attention to note 2 to the financial statements which indicates that there are uncertainties regarding the inherently uncertain trading environment and in a severe but plausible downside, a covenant breach with respect its Bonds and Debt Facilities is forecast to occur at 30 June 2021 and 31 December 2021. These events and conditions, along with the other matters explained in note 2, constitute a material uncertainty that may cast significant doubt on the group's ability to continue as a going concern.

Our opinion is not modified in respect of this matter.

Risk vs 2019:



The risk

Disclosure quality

The financial statements explain how the Board has formed a judgement that it is appropriate to adopt the going concern basis of preparation for the Group.

That judgement is based on an evaluation of the inherent risks to the Company's business model, including the impact of COVID-19, and how those risks might affect the Group's financial resources or ability to continue operations over a period of at least a year from the date of approval of the financial statements.

Our response

Our procedures included:

Funding assessment:

We assessed the committed level of financing available to the Group for at least the next twelve months through considering the facility agreements and assessing the covenant requirements.

Historical comparisons:

We considered the Group's historical budgeting accuracy, by assessing actual performance against budget and analysing the Group's explanations for variances between actual and budgeted results.

Independent Auditor's Report to the Members of
Dashwood London Holding (2016) Plc

Going concern	The risk	Our response Our procedures included:
	Disclosure quality The risk for our audit is whether or not those risks are such that they amount to a material uncertainty that may cast significant doubt about the ability to continue as a going concern. If so, that fact is required to be disclosed (as has been done) and, along with a description of the circumstances, is a key financial statement disclosure.	Key dependency assessment: We assessed the Group's cash flow forecasts to identify key inputs and compared these to actuals achieved in FY20. The key inputs included forecast revenue and forecast operating costs. Sensitivity analysis: We considered sensitivities over the level of available financial resources, including covenant compliance, indicated by the Group's financial forecasts taking account of severe but plausible downside sensitivities that could arise, including a reduction in forecast revenue. Assessing transparency: We assessed the completeness and accuracy of the matters covered in the going concern disclosures by assessing the reasonableness of the risks and uncertainties specified by the disclosure against our findings from our evaluation of director's assessment of going concern.

3 Other key audit matters: including our assessment of risks of material misstatement

Key audit matters are those matters that, in our professional judgement, were of most significance in the audit of the financial statements and include the most significant assessed risks of material misstatement (whether or not due to fraud) identified by us, including those which had the greatest effect on: the overall audit strategy; the allocation of resources in the audit; and directing the efforts of the engagement team. Going concern is a significant key audit matter and is described in section 2 of our report. We summarise below the other key audit matters, in decreasing order of significance, in arriving at our audit opinion above, together with our key audit procedures to address those matters and, as required for public interest entities, our results from those procedures. These matters were addressed, and our results are based on procedures undertaken, in the context of, and solely for the purpose of, our audit of the financial statements as a whole, and in forming our opinion thereon, and consequently are incidental to that opinion, and we do not provide a separate opinion on these matters.

Independent Auditor's Report to the Members of
Dashwood London Holding (2016) Plc

		The risk	Our response
Carrying value of investment property (£41.6 million; 2019: £42.8 million) Refer to page 22 (accounting policy) and note 10 on page 30 (financial disclosures). Risk vs 2019: ▲		Forecast based valuation There is the potential impairment of assets arising from the impacts of COVID-19. The identification of indicators of impairment and the preparation of the estimate of the recoverable amount of an asset or cash-generating unit involves subjective judgements and uncertainties, which requires consideration because of the inherent uncertainty involved in forecasting and discounting future cash flows. The effect of these matters is that, as part of our risk assessment, we determined that the carrying value of investment property had a high degree of estimation uncertainty, with a potential range of reasonable outcomes greater than our materiality for the financial statements as a whole, and possibly many times that amount.	Our procedures included: - Test of detail: We carried out a detailed assessment for indicators of impairment. Benchmarking assumptions We assessed the basis of preparation of the Group's valuation calculation, and challenged the inputs to the model used within it (including the growth rate, yield rate, and forecast cash flows) by reference to budgets prepared by directors and by comparison to externally available rates. Comparing valuations We obtained the most recent external property valuations of each property, and assessed these using of our knowledge of the student property sector.
Parent Company-recoverability of amounts due from group undertakings (£15.7 million; 2019: £15.9 million) Refer to page 23 (accounting policy) and note 12 on page 32 (financial disclosures). Risk vs 2019: ◀▶		The risk Low risk, high value The carrying amount of the intra-group debtor balance represents 99% (2019: 99%) of the parent Company's total assets. Their recoverability is not at a high risk of significant misstatement or subject to significant judgement. However, due to their materiality in the context of the parent Company financial statements, this is considered to be the area that had the greatest effect on our overall parent Company audit.	Our response Our procedures included: - Tests of detail: Assessed 100% of Group debtors to identify, with reference to the relevant debtors' historic and expected future cash flows, the ability of the debtors to fund the repayment of the receivable as it falls due.

In the prior year we reported a key audit matter in respect of the impact of uncertainties due to the UK exiting the European Union. Following the trade agreement between the UK and the EU, and the end of the EU-exit implementation period, the nature of these uncertainties has changed. We continue to perform procedures over material assumptions in forward looking assessments such as going concern and impairment tests however we no longer consider the effect of the UK's departure from the EU to be a separate key audit matter.

Independent Auditor's Report to the Members of
Dashwood London Holding (2016) Plc

4 Our application of materiality and an overview of the scope of our audit

Materiality for the group financial statements as a whole was set at £0.4m (2019: £0.5m), determined with reference to a benchmark of total assets of £42.9m (2019: £45.4m) (of which it represents 1.0% (2019: 1.0%)).

We consider total assets to be the most appropriate benchmark given due to the significant value attributed to the student accommodation held by the business.

We agreed to report to the directors any corrected or uncorrected identified misstatements exceeding £21,450 (2019: £23,500), in addition to other identified misstatements that warranted reporting on qualitative grounds.

Materiality for the parent Company financial statements as a whole was set at £155,000 (2019: £158,000), determined with reference to a benchmark of the parent Company total assets of £15.8m (2019: £15.9m), of which it represents 1.0% (2019: 1.0%).

We agreed to report to the directors any corrected or uncorrected identified misstatements exceeding £7,750 (2019: £7,400) at a parent Company level, in addition to other identified misstatements that warranted reporting on qualitative grounds.

Of the Group's 10 (2019: 10) components, we subjected 5 (2019: 5) to full scope audits for Group purposes. The components within scope of our work accounted for 100% (2019: 100%) of total Group revenue, 100% (2019: 100%) of Group profit before tax and 100% (2019: 100%) of total Group assets. Our audit of the Group was performed by a single audit team.

5 Fraud and breaches of laws and regulations – ability to detect

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our sector experience and through discussion with the directors and other management (as required by auditing standards).

We had regard to laws and regulations in areas that directly affect the financial statements including financial reporting (including related company legislation) and taxation legislation. We considered the extent of compliance with those laws and regulations as part of our procedures on the related financial statement items.

With the exception of any known or possible non-compliance, and as required by auditing standards, our work in respect of these was limited to enquiry of the directors and other management and inspection of regulatory and legal correspondence.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of non-compliance with relevant laws and regulations (irregularities), as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

6 We have nothing to report on the other information in the Annual Report

The directors are responsible for the other information presented in the Annual Report together with the financial statements. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except as explicitly stated below, any form of assurance conclusion thereon.

Independent Auditor's Report to the Members of
Dashwood London Holding (2016) Plc

Our responsibility is to read the other information and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work we have not identified material misstatements in the other information.

Strategic report and directors' report

Based solely on our work on the other information:

- we have not identified material misstatements in the strategic report and the directors' report;
- in our opinion the information given in those reports for the financial year is consistent with the financial statements; and
- in our opinion those reports have been prepared in accordance with the Companies Act 2006.

7 We have nothing to report on the other matters on which we are required to report by exception

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

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

We have nothing to report in these respects.

8 Respective responsibilities

Directors' responsibilities

As explained more fully in their statement set out on page 6, the directors are responsible for: the preparation of the financial statements including being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the Group and parent Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the Group or the parent Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities.



Will Baker (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
1 St Peter's Square
Manchester
M2 3AE

Date: 25 February 2021

Dashwood London Holding (2016) Plc

Consolidated Statement of Profit or Loss
for the Year Ended 30 June 2020

	Notes	2020 £'000	2019 £'000 Restated*
CONTINUING OPERATIONS			
Revenue	3	3,544	3,303
Administrative expenses	6 & 26	<u>(2,434)</u>	<u>(2,328)</u>
OPERATING PROFIT		1,110	975
Finance costs	5	<u>(2,674)</u>	<u>(2,710)</u>
LOSS BEFORE INCOME TAX	6	(1,564)	(1,735)
Income tax	7	—	—
LOSS FOR THE YEAR		<u>(1,564)</u>	<u>(1,735)</u>
Loss attributable to: Owners of the parent		<u>(1,564)</u>	<u>(1,735)</u>

* The comparative figures have been restated due to subsidiary adjustments being omitted from the prior year's consolidated financial statements. See note 26 for further details.

Dashwood London Holding (2016) Plc

Consolidated Statement of Profit or Loss and Other Comprehensive Income
for the Year Ended 30 June 2020

	2020 £'000	2019 £'000 Restated*
LOSS FOR THE YEAR	(1,564)	(1,735)
OTHER COMPREHENSIVE INCOME	—	—
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	<u>(1,564)</u>	<u>(1,735)</u>
Total comprehensive income attributable to: Owners of the parent	<u>(1,564)</u>	<u>(1,735)</u>

* The comparative figures have been restated due to subsidiary adjustments being omitted from the prior year's consolidated financial statements. See note 26 for further details.

Dashwood London Holding (2016) Plc (Registered number: 10324184)

Consolidated Statement of Financial Position
30 June 2020

	Notes	2020 £'000	2019 £'000 Restated*
ASSETS			
NON-CURRENT ASSETS			
Property, plant and equipment	9	132	88
Investment property	10	41,555	42,800
Investments	11	-	-
		<u>41,687</u>	<u>42,888</u>
CURRENT ASSETS			
Trade and other receivables	12	141	243
Cash and cash equivalents	13 & 26	1,095	2,187
		<u>1,236</u>	<u>2,430</u>
TOTAL ASSETS		<u>42,923</u>	<u>45,318</u>
EQUITY			
SHAREHOLDERS' EQUITY			
Called up share capital	14	50	50
Retained earnings	15 & 26	(7,356)	(5,792)
TOTAL EQUITY		<u>(7,306)</u>	<u>(5,742)</u>
LIABILITIES			
NON-CURRENT LIABILITIES			
Trade and other payables	16	5,741	5,741
Financial liabilities - borrowings			
Interest bearing loans and borrowings	17	33,287	33,296
		<u>39,028</u>	<u>39,037</u>
CURRENT LIABILITIES			
Trade and other payables	16 & 26	10,589	10,940
Financial liabilities - borrowings			
Interest bearing loans and borrowings	17	612	1,083
		<u>11,201</u>	<u>12,023</u>
TOTAL LIABILITIES		<u>50,229</u>	<u>51,060</u>
TOTAL EQUITY AND LIABILITIES		<u>42,923</u>	<u>45,318</u>

* The comparative figures have been restated due to subsidiary adjustments being omitted from the prior year's consolidated financial statements. See note 26 for further details.

The financial statements were approved by the Board of Directors on 25 February 2021 and were signed on its behalf by:



.....
S T McKeown - Director

The notes on pages 19 to 43 form part of these financial statements

Dashwood London Holding (2016) Plc (Registered number: 10324184)

Company Statement of Financial Position
30 June 2020

	Notes	2020 £'000	2019 £'000
ASSETS			
NON-CURRENT ASSETS			
Investments	11	50	50
Trade and other receivables	12	<u>15,680</u>	<u>15,873</u>
		<u>15,730</u>	<u>15,923</u>
CURRENT ASSETS			
Trade and other receivables	12	<u>25</u>	<u>25</u>
TOTAL ASSETS		<u>15,755</u>	<u>15,948</u>
EQUITY			
SHAREHOLDERS' EQUITY			
Called up share capital	14	50	50
Retained earnings	15	<u>205</u>	<u>110</u>
TOTAL EQUITY		<u>255</u>	<u>160</u>
LIABILITIES			
NON-CURRENT LIABILITIES			
Borrowings	16	<u>5,741</u>	<u>5,741</u>
CURRENT LIABILITIES			
Borrowings	16	<u>9,759</u>	<u>10,047</u>
TOTAL LIABILITIES		<u>15,500</u>	<u>15,788</u>
TOTAL EQUITY AND LIABILITIES		<u>15,755</u>	<u>15,948</u>

The financial statements were approved by the Board of Directors on 25 February 2021 and were signed on its behalf by:



.....
S T McKeown - Director

The notes on pages 19 to 43 form part of these financial statements

Dashwood London Holding (2016) Plc

Consolidated Statement of Changes in Equity
for the Year Ended 30 June 2020

	Called up share capital £'000	Retained earnings £'000 Restated*	Total equity £'000 Restated*
Balance at 1 July 2018	50	(4,057)	(4,007)
Changes in equity			
Total comprehensive income (restated)	-	(1,735)	(1,735)
Balance at 30 June 2019 (restated)	50	(5,792)	(5,742)
Changes in equity			
Total comprehensive income	-	(1,564)	(1,564)
Balance at 30 June 2020	50	(7,356)	(7,306)

* The comparative figures have been restated due to subsidiary adjustments being omitted from the prior year's consolidated financial statements. See note 26 for further details.

Dashwood London Holding (2016) Plc

Company Statement of Changes in Equity
for the Year Ended 30 June 2020

	Called up share capital £'000	Retained earnings £'000	Total equity £'000
Balance at 1 July 2018	50	(33)	17
Changes in equity			
Total comprehensive income	-	143	143
Balance at 30 June 2019	50	110	160
Changes in equity			
Total comprehensive income	-	95	95
Balance at 30 June 2020	50	205	255

The notes on pages 19 to 43 form part of these financial statements

Dashwood London Holding (2016) Plc

Consolidated Statement of Cash Flows
for the Year Ended 30 June 2020

		2020 £'000	2019 £'000 Restated*
Cash flows from operating activities			
Cash generated from operations	25	2,454	1,529
Interest paid		<u>(707)</u>	<u>(292)</u>
Net cash from operating activities		<u>1,747</u>	<u>1,237</u>
Cash flows from investing activities			
Purchase of tangible fixed assets		<u>(118)</u>	<u>(82)</u>
Net cash from investing activities		<u>(118)</u>	<u>(82)</u>
Cash flows from financing activities			
Repayment of external loans		(845)	(521)
Repayment of related party borrowings		<u>(1,876)</u>	<u>(1,484)</u>
Net cash from financing activities		<u>(2,721)</u>	<u>(2,005)</u>
Decrease in cash and cash equivalents		<u>(1,092)</u>	<u>(850)</u>
Cash and cash equivalents at beginning of year	13	2,187	3,037
Cash and cash equivalents at end of year	13	<u>1,095</u>	<u>2,187</u>

* The comparative figures have been restated due to subsidiary adjustments being omitted from the prior year's consolidated financial statements. See note for further details.

Dashwood London Holding (2016) Plc

Notes to the Consolidated Financial Statements
for the Year Ended 30 June 2020

1. **STATUTORY INFORMATION**

Dashwood London Holding (2016) Plc is a private company, registered in England and Wales. The company's registered number and registered office address can be found on the General Information page.

2. **ACCOUNTING POLICIES**

Basis of preparation

These financial statements have been in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006 applicable to companies reporting under IFRS. The financial statements have been prepared under the historical cost convention.

Basis of consolidation

Subsidiaries:

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. In assessing control, the Group takes into consideration potential voting rights. The acquisition date is the date on which control is transferred to the acquirer. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases. Losses applicable to the non-controlling interests in a subsidiary are allocated to the non-controlling interests even if doing so causes the non-controlling interests to have a deficit balance.

Transactions eliminated on consolidation:

Intra-group balances and transactions, and any unrealised income and expenses arising from intra-group transactions, are eliminated. Unrealised gains arising from transactions with equity-accounted investees are eliminated against the investment to the extent of the Group's interest in the investee. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

Company cash flow statement:

No company cash flow statement has been prepared as the company does not hold any cash.

Critical accounting judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, which are described above, management is required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources.

There are currently no critical accounting judgements or key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements.

Dashwood London Holding (2016) Plc

Notes to the Consolidated Financial Statements - continued
for the Year Ended 30 June 2020

2. ACCOUNTING POLICIES - continued

New standards, amendments to standards or interpretations

At the date of authorisation of these financial statements, the following standards and interpretations which have not been applied in these financial statements were in issue but not yet effective (and in some cases had not yet been adopted in the EU):

Standard or interpretation	Content	Applicable for financial years beginning on or after
All	Conceptual Framework in IFRS Standards	1 July 2020
IAS 1 and IAS 8	Definition of material	1 July 2020
IFRS 9, IAS 39 and IFRS 7	Interest rate benchmark reform	TBC*
IFRS 3	Definition of a Business	TBC*

*Effective date to be confirmed

Going concern

Notwithstanding the consolidated group loss for the year of £1.6m and consolidated net current liabilities of £10.0m as at 30 June 2020 the financial statements have been prepared on a going concern basis which the directors consider to be appropriate for the following reasons.

The loans from the related parties have been provided to the group in order to fund the provision of student accommodation over the long term. Whilst the Group is loss making and is a net liability position this was always forecast to occur in early years. Whilst the related party payables are repayable on demand due to clauses in the subordinated debt agreement, the long term cash flows model schedules the loans to be repaid by the Group in 2063, on the basis that the loans were a long-term investment of the related party lenders, in line with the senior debt agreement that views the subordinated debt as equity. The senior debt agreement sets out that these related party loans could not be recalled at this point in time and therefore these loans do not impact the current going concern assessment.

In assessing the going concern position of the Group, the directors have considered the potential impact of COVID-19 on the cash flow and liquidity of the Group, over the next 12 months from the date of signing these accounts, together with the corresponding impact on the covenants associated with the Group's financing arrangements.

The current economic conditions resulting from the COVID-19 pandemic have had a significant impact on the Group's activity levels from March 2020 onwards and particularly the occupancy levels in the group properties. The impacts upon the general economy and the student accommodation industry specifically have continued into the current financial year FY21.

The Group is subject to financial covenants on its Bonds and Bank facilities, being debt service ratio (12 months rolling Net Cash / 12 months rolling Debt Service). The covenants are tested half yearly on 30 June and 31 December. As at 30 June 2020 and 31 December 20 the Company had complied with its covenants.

Cash flow forecasts have been prepared which indicate that in the base case the Group has sufficient liquidity and can demonstrate ongoing compliance with its covenant requirements. However taking account of severe but plausible downsides, which are forecast to be 50% contracted room cash collection for the remainder of FY21 and a recovery in FY22 to 20% reduced occupancy from pre-covid levels, the Group is forecast not to meet the financial ratios for its June 2021 and December 21 covenant tests. As a consequence the Bonds and Bank facilities would become due for repayment. The Group would expect to be able to solve the issue through a number of measures available to it, including potentially delay of costs or negotiation of waivers although these have not currently been agreed.

2. ACCOUNTING POLICIES - continued

Based on the above, the directors believe it remains appropriate to prepare the financial statements on a going concern basis. Nevertheless in a severe but plausible downside, the Group is forecast a covenant breach with respect to its Bonds and Debt Facilities at the end of June 2021 and December 2021 which indicate the existence of a material uncertainty that may cast significant doubt on the Group's and Company's ability to continue as a going concern and, therefore, that the Group and Company may be unable to realise their assets and discharge their liabilities in the normal course of business. The financial statements do not include any adjustments that would be necessary if the going concern basis was inappropriate.

Changes in accounting policies

The Company has adopted the following standards, amendments and interpretations which have not had a significant impact on the Company's results:

IFRS 16

The Company applied IFRS 16 with a date of initial recognition of 1 July 2019. As a result, the company has changed its accounting policy for lease contracts as detailed below.

The Company applied IFRS 16 using the modified retrospective approach, under which the cumulative effect of initial application is recognised in retained earnings at 1 July 2019. The details of the changes in accounting policies are disclosed below:

A) Definition of a lease

Previously the Company determined at contract inception whether an arrangement is or contains a lease under IFRIC 4. Under IFRS 16, the Company assesses whether a contract is or contains a lease based on the definition of lease.

On transition to IFRS 16, the Group elected to apply the practical expedient to grandfather the assessment of which transactions are leases. It applied IFRS 16 only to contracts that were previously identified as leases.

Contracts that were not identified as leases under IAS 17 and IFRIC 4 were not reassessed for whether there is a lease. Therefore, the definition of a lease under IFRS 16 was applied only to contracts entered into or changed on or after 1 July 2019.

B) As a lessee

As a lessee, the Company previously classified leases as operating or finance leases based on its assessment of whether the lease transferred significantly all of the risks and rewards incidental to ownership of the underlying asset. Under IFRS 16, the Company recognises right-of-use assets and lease liabilities for most leases.

Revenue recognition

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

The company applied IFRS 15 using the cumulative effect method for the year ended 30 June 2019.

Interest expense

Expense is recognised as interest accrues, using the effective interest method, to the net carrying amount of the financial liability.

2. ACCOUNTING POLICIES - continued

Investments in subsidiaries

In the parent company balance sheet, investments in subsidiaries are shown at cost less provision of impairment.

Investment property

Investment Property is treated in line with IAS 40.

IAS 40 allows two methods of measurement for Investment Property (para 30) following initial recognition at cost - the fair value model or the cost model. The cost model is used.

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

Other tangible assets

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

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

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

Fixtures and Fittings	5 years
Security	3 years
Electrical and lighting	3 years
IT and communications	3 years

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

2. ACCOUNTING POLICIES - continued

Financial instruments

(i) Recognition and initial measurement

Trade receivables and debt securities issued are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the company becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

(ii) Classification and subsequent measurement

Financial assets

(a) Classification

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

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

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

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

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

- it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

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

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

Investments in joint ventures are carried at cost less impairment.

Notes to the Consolidated Financial Statements - continued
for the Year Ended 30 June 2020

2. ACCOUNTING POLICIES - continued

(b) Subsequent measurement and gains and losses

Financial assets at FVTPL - these assets (other than derivatives designated as hedging instruments) are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss.

Financial assets at amortised cost - These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

Debt investments at FVOCI - these assets are subsequently measured at fair value. Interest income calculated using the effective interest method, foreign exchange gains and losses and impairment are recognised in profit or loss. Other net gains and losses are recognised in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit or loss.

Equity investments at FVOCI - these assets are subsequently measured at fair value. Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are never reclassified to profit or loss.

Financial liabilities and equity

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

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

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

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

Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

(iii) Impairment

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

2. ACCOUNTING POLICIES - continued

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

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

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

- the borrower is unlikely to pay its credit obligations to the company in full, without recourse by the company to actions such as realising security (if any is held); or
- the financial asset is more than 90 days past due. Lifetime ECLs are the ECLs that result from all possible default events over the expected life of a financial instrument.

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

Credit-impaired financial assets

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

Write-offs

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

Trade and other debtors

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

Trade and other creditors

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

Investments in debt and equity securities

Investments in jointly controlled entities, associates and subsidiaries are carried at cost less impairment.

Notes to the Consolidated Financial Statements - continued
for the Year Ended 30 June 2020

2. ACCOUNTING POLICIES - continued

Interest-bearing borrowings

Interest-bearing borrowings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method, less any impairment losses.

(iii) Impairment

A financial asset not carried at fair value through profit or loss is assessed at each reporting date to determine whether there is objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. Interest on the impaired asset continues to be recognised through the unwinding of the discount. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand and short term deposits. Short term deposits are defined as deposits with an initial maturity of three months or less.

Bank overdrafts that are repayable on demand and form an integral part of the company's cash management are included as a component of cash and cash equivalents for the purposes of the statement of cash flows.

Restricted cash is classified with cash and cash equivalents. This relates to conditions attached to the secured rate notes which require the Company to hold the equivalent of two interest payments in cash to protect against default.

Taxation

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

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

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

Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which deductible temporary differences can be utilised

Deferred tax is determined using the tax rates that are expected to apply in the period when the asset is realised or the liability is settled.

Dashwood London Holding (2016) Plc

Notes to the Consolidated Financial Statements - continued
for the Year Ended 30 June 2020

2. **ACCOUNTING POLICIES - continued**

Related parties

For the purposes of these financial statements, a party is considered to be related to the company if the party:

(i) has the ability, directly or indirectly, through one or more intermediaries, to control the company or exercise significant influence over the company in making financial and operating policy decisions, or has joint control over the company;

(ii) and the company are subject to common control;

(iv) is a member of key management personnel of the company or the company's parent, or a close family member of such an individual, or is an entity under the control, joint control or significant influence of such individuals;

(v) is a close family member of a party referred to in (i) or is an entity under the control, joint control or significant influence of such individuals

Close family members of an individual are those family members who may be expected to influence, or be influenced by, that individual in their dealings with the entity.

3. **REVENUE - GROUP**

	2020 £'000	2019 £'000
Student accommodation related	3,544	3,141
Summer stay accommodation related	-	162
	<u>3,544</u>	<u>3,303</u>

All accommodation related turnover is UK based.

The company applied IFRS 15 using the cumulative effect method for the year ended 30 June 2019.

4. **EMPLOYEES AND DIRECTORS**

The company had no employees during the year, with all staff being employed by a fellow group undertaking.

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

5. **FINANCE COSTS - GROUP**

	2020 £'000	2019 £'000
Bank loan interest	471	473
Indexation	578	641
Subordinated debt interest expense	1,537	1,536
Bank interest and other charges	88	60
	<u>2,674</u>	<u>2,710</u>

Dashwood London Holding (2016) Plc

Notes to the Consolidated Financial Statements - continued
for the Year Ended 30 June 2020

6. LOSS BEFORE INCOME TAX - GROUP

Loss before income tax is stated after charging the following:

	2020 £'000	2019 £'000 Restated*
<i>Included in administrative expenses:</i>		
Fees payable to the company's auditor for the audit of the company's consolidated financial statements	11	21
Fees payable to the company's auditor for the audit of the subsidiary financial statements	57	56
Other administrative expenses	918	1,305
Depreciation	1,319	943
Loan amortisation	23	24

Other administrative expenses relate to the write off of irrecoverable intercompany balances.

*The comparative figure for other administrative expenses has been restated due to a subsidiary adjustment being omitted from the prior year's consolidated financial statements. The impact of this was an increase in administrative expenses of £519,000. See note 26 for further details.

Fees payable to KPMG LLP and its associates for audit services to the company during the year were £10,500 (30 June 2019: £20,826). This fee was borne by European Property (Walworth Road) Lettings LP.

7. INCOME TAX - GROUP

Analysis of tax expense

No liability to UK corporation tax arose for the year ended 30 June 2020 nor for the year ended 30 June 2019.

	2020 £'000	2019 £'000 *Restated
Loss on ordinary activities before taxation	(1,564)	(1,735)
Tax at the UK tax rate of 19% (30 June 2019: 19%)	(297)	(330)
<i>Effects of:</i>		
Expenses not deductible for tax purposes	363	256
Losses not recognised/utilised	(66)	74
Share of associates profits	-	-
Total taxation charge	-	-

*The comparative figure for other administrative expenses has been restated due to a subsidiary adjustment being omitted from the prior year's consolidated financial statements. The impact of this was an increase in administrative expenses of £519,000. See note 26 for further details.

Corporation tax is computed at the main rate of 19% (30 June 2019 19%).

A UK corporation tax rate of 19% (effective 1 April 2020) was substantively enacted on 17 March 2020, reversing the previously enacted reduction in the rate from 19% to 17%. This will increase the Company's future current tax charge accordingly.

The Group has tax losses carried forward of £1,193,000 (30 June 2019: £1,401,000) that have not been recognised as a deferred tax asset as there is insufficient evidence that there will be future profits against which this timing difference will reverse. The unrecognised asset equates to £226,000 (30 June 2019: £238,000) at a tax rate of 19%.

Dashwood London Holding (2016) Plc

Notes to the Consolidated Financial Statements - continued
for the Year Ended 30 June 2020

8. **PROFIT OF PARENT COMPANY**

As permitted by the Companies Act 2006, the income statement of the parent company is not presented as part of these financial statements. The parent company's profit for the financial year was £95,000 (30 June 2019: loss of £143,000).

9. **PROPERTY, PLANT AND EQUIPMENT - GROUP**

	Fixtures and fittings £'000
COST	
At 1 July 2019	130
Additions	66
	<hr/>
At 30 June 2020	196
DEPRECIATION	
At 1 July 2019	42
Charge for the year	22
	<hr/>
At 30 June 2020	64
NET BOOK VALUE	
At 30 June 2020	<hr/> <hr/> 132
At 30 June 2019	<hr/> <hr/> 88

	Fixtures and fittings £'000
COST	
At 1 July 2018	50
Additions	80
	<hr/>
At 30 June 2019	130
DEPRECIATION	
At 1 July 2018	7
Charge for the year	35
	<hr/>
At 30 June 2019	42
NET BOOK VALUE	
At 30 June 2019	<hr/> <hr/> 88
At 30 June 2018	<hr/> <hr/> 43

The Company does not hold any tangible fixed assets (30 June 2019: £nil).

Dashwood London Holding (2016) Plc

Notes to the Consolidated Financial Statements - continued
for the Year Ended 30 June 2020

10. **INVESTMENT PROPERTY - GROUP**

	Totals £'000
COST	
At 1 July 2019	45,402
Additions	52
	<hr/>
At 30 June 2020	45,454
	<hr/>
DEPRECIATION	
At 1 July 2019	2,602
Charge for the year	1,297
	<hr/>
At 30 June 2020	3,899
	<hr/>
NET BOOK VALUE	
At 30 June 2020	41,555
	<hr/>
At 30 June 2019	42,800
	<hr/>

	Totals £'000
COST	
At 1 July 2018	45,402
Additions	-
	<hr/>
At 30 June 2019	45,402
	<hr/>
DEPRECIATION	
At 1 July 2018	1,694
Charge for the year	908
	<hr/>
At 30 June 2019	2,602
	<hr/>
NET BOOK VALUE	
At 30 June 2019	42,800
	<hr/>
At 30 June 2018	43,708
	<hr/>

The fair value of investment property was determined by an external, independent property valuer, Savills. Savills have appropriate recognised professional qualifications and recent experience in the location and category of the property being valued. The latest valuation was obtained in December 2019 which gave the property a value of £63,500,000.

The Company does not hold any investment property (30 June 2019: £nil).

Dashwood London Holding (2016) Plc

Notes to the Consolidated Financial Statements - continued
for the Year Ended 30 June 2020

11. INVESTMENTS

	2020 £'000	2019 £'000
Investments held by the company:		
Cost and net book value	<u>50</u>	<u>50</u>
At 1 July 2019 and 30 June 2020	<u>50</u>	<u>50</u>

The parent company has investments in the ordinary share capital of following subsidiary undertakings:

Entity	Holding	Country of incorporation	Registered address
Dashwood London Limited (direct)	100%	England	Second Floor, 11 Pilgrim Street, London, United Kingdom, EC4V 6RN
Dashwood Bond Issuer Plc (direct)	100%	England	Second Floor, 11 Pilgrim Street, London, United Kingdom, EC4V 6RN
European Property (Walworth Road) Property GP1 Limited (indirect)	100%	England	Second Floor, 11 Pilgrim Street, London, United Kingdom, EC4V 6RN
European Property (Walworth Road) Property GP2 Limited (indirect)	100%	England	Second Floor, 11 Pilgrim Street, London, United Kingdom, EC4V 6RN
European Property (Walworth Road) Property LP (indirect)	100%	England	Second Floor, 11 Pilgrim Street, London, United Kingdom, EC4V 6RN
European Property (Walworth Road) Lettings GP1 Limited (indirect)	100%	England	Second Floor, 11 Pilgrim Street, London, United Kingdom, EC4V 6RN
European Property (Walworth Road) Lettings GP2 Limited (indirect)	100%	England	Second Floor, 11 Pilgrim Street, London, United Kingdom, EC4V 6RN
European Property (Walworth Road) Lettings LP (indirect)	100%	England	Second Floor, 11 Pilgrim Street, London, United Kingdom, EC4V 6RN

The principal activity of Dashwood London Limited is a holding company.

The principal activity of Dashwood Bond Issuer Plc is the management of debt securities listed on the Irish Stock Exchange.

The principal activity of each of Property GP1, Property GP2, Lettings GP1 and Lettings GP2 are as general partners to the Property LP and Lettings LP.

The principal activity of each of Property LP and Lettings LP is the holding and provision of student accommodation.

Dashwood London Holding (2016) Plc

Notes to the Consolidated Financial Statements - continued
for the Year Ended 30 June 2020

12. TRADE AND OTHER RECEIVABLES

	Group		Company	
	2020	2019	2020	2019
	£'000	£'000	£'000	£'000
<i>Current:</i>				
Trade debtors	14	116	-	-
Amounts owed by group undertakings	13	-	-	-
Other debtors	89	102	-	-
Called up share capital not paid	25	25	25	25
	<u>141</u>	<u>243</u>	<u>25</u>	<u>25</u>
<i>Non-current:</i>				
Amounts owed by group undertakings	-	-	15,680	15,873
	<u>-</u>	<u>-</u>	<u>15,680</u>	<u>15,873</u>
Aggregate amounts	<u>141</u>	<u>243</u>	<u>15,705</u>	<u>15,898</u>

13. CASH AND CASH EQUIVALENTS

	Group	
	2020	2019
	£'000	£'000
		Restated*
Cash at bank	565	946
Restricted cash	<u>530</u>	<u>1,241</u>
	<u>1,095</u>	<u>2,187</u>

*The comparative figure for cash at bank has been restated due to a subsidiary adjustment being omitted from the prior year's consolidated financial statements. The impact of this was a decrease in cash at bank of £64,000. See note 26 for further details.

Conditions attached to the secured rate notes require the company to hold the equivalent of two interest payments in cash to protect against default and to hold a sinking fund to maintain the assets. As this cash cannot be used for the wider purposes of the company it is classified as restricted cash in the balance sheet.

The company holds no cash (30 June 2019: £nil).

14. CALLED UP SHARE CAPITAL

		2020	2019
	Number	£'000	£'000
Allocated and called up			
50,000 Ordinary shares issued of £1 each	50,000	<u>50</u>	<u>50</u>
Allocated, called up and fully paid			
Ordinary shares of £1 each	25,000	<u>25</u>	<u>25</u>

All issued share capital is classified as equity. £25,000 (30 June 2019: £25,000) issued share capital was unpaid as at the balance sheet date.

Dashwood London Holding (2016) Plc

Notes to the Consolidated Financial Statements - continued
for the Year Ended 30 June 2020

15. **RESERVES**

Group

	Retained earnings £'000 Restated*
At 1 July 2019	(5,792)
Loss for the year	<u>(1,564)</u>
At 30 June 2020	<u>(7,356)</u>

Company

	Retained earnings £'000
At 1 July 2019	110
Profit for the year	<u>95</u>
At 30 June 2020	<u>205</u>

*The comparative figures have been restated due to subsidiary adjustments being omitted from the prior year's consolidated financial statements. See note 26 for further details.

16. **TRADE AND OTHER PAYABLES**

	Group		Company	
	2020 £'000	2019 £'000 Restated*	2020 £'000	2019 £'000
<i>Current:</i>				
Trade creditors	14	155	1	1
Subordinated loan notes	9,701	9,989	9,701	9,989
Other creditors	169	99	-	-
Amounts payable to related parties	250	-	57	57
Accruals and deferred income	334	611	-	-
Accrued expenses	<u>121</u>	<u>86</u>	<u>-</u>	<u>-</u>
	<u>10,589</u>	<u>10,940</u>	<u>9,759</u>	<u>10,047</u>
<i>Non-current:</i>				
Subordinated loan notes	<u>5,741</u>	<u>5,741</u>	<u>5,741</u>	<u>5,741</u>
	<u>5,741</u>	<u>5,741</u>	<u>5,741</u>	<u>5,741</u>
 Aggregate amounts	 <u>16,330</u>	 <u>16,681</u>	 <u>15,500</u>	 <u>15,788</u>

*The comparative figures have been restated due to subsidiary adjustments being omitted from the prior year's consolidated financial statements. See note 26 for further details.

Some elements of the subordinated debt have been classified as less than one year but are not due until 2058. This was due to the loan agreement deeming they were repayable on demand.

Dashwood London Holding (2016) Plc

Notes to the Consolidated Financial Statements - continued
for the Year Ended 30 June 2020

17. FINANCIAL LIABILITIES - BORROWINGS

Group	2020 £'000	2019 £'000 Restated*
<i>Current:</i>		
£24,200,000 Secured Indexed Rate Amortising Notes due 2058	599	1,070
£9,600,000 Secured Fixed Rate Amortising Notes due 2058	13	13
£14,081,036 Subordinated Debt loan agreement due 2058	9,701	9,989
Payable within one year	10,313	11,072
<i>Non-current:</i>		
£24,200,000 Secured Indexed Rate Amortising Notes due 2058	24,592	24,624
£9,600,000 Secured Fixed Rate Amortising Notes due 2058	9,750	9,750
£14,081,036 Subordinated Debt loan agreement due 2058	5,741	5,741
Loan costs	(1,055)	(1,078)
Payable in greater than one year	39,028	39,037
Company	2020 £'000	2019 £'000
<i>Current:</i>		
£14,081,036 Subordinated Debt loan agreement due 2058	9,701	9,989
<i>Non-current:</i>		
£14,081,036 Subordinated Debt loan agreement due 2058	5,741	5,741
	15,442	15,730

*The comparative figures have been restated due to subsidiary adjustments being omitted from the prior year's consolidated financial statements. See note 26 for further details.

Interest is charged on the Indexed Rate Notes at 0.439% per annum plus RPI and on the Fixed Rate Notes at 3.775% per annum. The value of the Indexed Rate Notes includes indexation of £3,338,000 (30 June 2019: £2,760,000) in accordance with the provisions of the prospectus dated 3 October 2016.

The amortising notes are secured on certain assets of the company, including its investment in subsidiary undertakings and receivables.

Some elements of the subordinated debt have been classified as less than one year but are not due until 2058. This was due to the loan agreement deeming they were repayable on demand.

Dashwood London Holding (2016) Plc

Notes to the Consolidated Financial Statements - continued
for the Year Ended 30 June 2020

17. FINANCIAL LIABILITIES – BORROWINGS - continued

	2020 £'000	2019 £'000 Restated*
Loans and other borrowings - changes in liabilities from financing activities - Group		
Balance at 1 July	51,187	50,813
Repayment of borrowings	<u>(2,670)</u>	<u>(2,021)</u>
Total changes from financing cash flows	(2,670)	(2,021)
Other changes:		
Interest charged	2,008	473
Interest paid	(707)	(237)
Subordinated debt interest capitalised	-	1,518
Indexation	<u>578</u>	<u>641</u>
Total other changes	1,879	2,395
Balance at 30 June	<u><u>50,396</u></u>	<u><u>51,187</u></u>

*The comparative figures have been restated due to subsidiary adjustments being omitted from the prior year's consolidated financial statements. See note 26 for further details.

Company

	2020 £'000	2019 £'000
Balance at 1 July	15,730	15,713
Repayment of borrowings	<u>(1,825)</u>	<u>(1,064)</u>
Total changes from financing cash flows	(1,825)	(1,064)
Other changes:		
Interest charged	1,537	1,536
Interest paid	-	(1,550)
Subordinated debt interest capitalised	<u>-</u>	<u>1,095</u>
Total other changes	1,537	1,081
Balance at 30 June	<u><u>15,442</u></u>	<u><u>15,730</u></u>

Dashwood London Holding (2016) Plc

Notes to the Consolidated Financial Statements - continued
for the Year Ended 30 June 2020

18. **FINANCIAL INSTRUMENTS**

Fair values

Group	Carrying amount 2020 £'000	Fair value 2020 £'000	Carrying amount 2019 £'000 Restated*	Fair value 2019 £'000 Restated*
-------	-------------------------------------	-----------------------------	--------------------------------------------------	------------------------------------------

IFRS 9 categories of financial instruments

Financial assets designated as fair value

Held to maturity financial assets:

Trade and other receivables	141	141	243	243
-----------------------------	-----	-----	-----	-----

Financial liabilities measured at fair value

Secured rate loans	34,954	34,954	35,457	35,457
Related party borrowings	15,442	15,442	15,730	15,730

Financial liabilities measured at amortised cost

Trade and other payables	887	887	951	951
--------------------------	-----	-----	-----	-----

Company

	2020 £'000	2020 £'000	2019 £'000	2019 £'000
--	---------------	---------------	---------------	---------------

IFRS 9 categories of financial instruments

Financial assets designated as fair value

Held to maturity financial assets:

Trade and other receivables	25	25	25	25
Related party receivables	15,680	15,680	15,873	15,873

Financial liabilities measured at fair value

Trade and other payables	-	-	-	-
--------------------------	---	---	---	---

Financial liabilities measured at amortised cost

Related party payables	58	58	58	58
Related party borrowings	15,442	15,442	15,730	15,730

The fair value of non-derivative financial assets and liabilities are determined in accordance with generally accepted pricing models based on discounted cash flow analysis using prices from observable current market transactions.

*The comparative figures have been restated due to subsidiary adjustments being omitted from the prior year's consolidated financial statements. See note 26 for further details.

19. **GROUP AND COMPANY CONTINGENT LIABILITIES**

Management have not identified any contingent liabilities at 30 June 2020 (30 June 2019: £nil).

Dashwood London Holding (2016) Plc

Notes to the Consolidated Financial Statements - continued
for the Year Ended 30 June 2020

20. GROUP AND COMPANY CAPITAL COMMITMENTS

There are no capital commitments at 30 June 2020 (30 June 2019: £nil).

21. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

Dashwood Holdings (2016) Plc's activities expose it to a variety of financial risks, which include credit risk, cash flow interest rate risk and liquidity risk. The overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on financial performance.

Credit risk

Credit risk arises from cash and cash equivalents, deposits with major banks and financial institutions as well as credit exposure to students and universities, including outstanding receivables and committed transactions. Credit granted to customers is monitored regularly and past due receivables are followed up with customers. Student deposits are used as security and applied against outstanding amounts. Only banks and financial institutions with high credit ratings are used to deposit funds.

The financial assets of the company are neither past due nor impaired.

Interest rate risk - Group

An element of the debt is index-linked so interest rates are exposed to changes in economic conditions and RPI. Management monitor this risk closely.

Liquidity risk - Group

Cash flow forecasts are utilised to manage liquidity risk. Capital expenditure is funded through borrowings and cash calls from investors. Repayments of borrowings are funded through cash generated from operations, refinancing and cash calls from investors where required. RPI accrues each year and is payable at the end. RPI is accrued each year and is payable at the end. The forecasted payments of interest and principal for the company's contractual liabilities are:

	2020 Principal £'000	2020 Interest £'000	2020 Total £'000
Payments within one year	10,313	471	10,784
Payments within two to five years	2,440	1,852	4,292
Payments after five years	37,643	13,422	51,065
	<u>50,396</u>	<u>15,745</u>	<u>66,141</u>
	2019 Principal £'000	2019 Interest £'000	2019 Total £'000
			Restated*
Payments within one year	11,071	471	11,542
Payments within two to five years	2,448	1,864	4,312
Payments after five years	37,668	13,601	51,269
	<u>51,187</u>	<u>15,936</u>	<u>67,123</u>

Dashwood London Holding (2016) Plc

Notes to the Consolidated Financial Statements - continued
for the Year Ended 30 June 2020

21. **FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES - continued**

Capital management

	2020 £'000	2019 £'000 Restated*
Interest bearing loans and borrowings	50,396	51,187
Less: Cash and short term deposits	<u>(1,095)</u>	<u>(2,187)</u>
Net debt	49,301	49,000
Total issued capital	<u>50</u>	<u>50</u>
Capital and net debt	<u><u>49,351</u></u>	<u><u>49,050</u></u>

*The comparative figures have been restated due to subsidiary adjustments being omitted from the prior year's consolidated financial statements. See note 26 for further details.

22. **RELATED PARTY BORROWINGS**

	2020 £'000	2019 £'000 Restated*
<i>Current:</i>		
Subordinated debt due to A1 Student Accommodation Project Finance Limited	7,568	6,684
Subordinated debt due to Campus Living Villages (Dashwood London) UK Limited	1,544	1,573
Subordinated debt due to Arlington Student Holdings (No.5) Limited Finance Limited	589	1,732
<i>Non-current:</i>		
Subordinated debt Arlington Student Holdings (No.5) Limited	<u>5,741</u>	<u>5,741</u>
	<u><u>15,442</u></u>	<u><u>15,730</u></u>

*The comparative figures have been restated due to subsidiary being omitted from the prior year's consolidated financial statements. See note 26 for further details.

Interest is charged at 10.8% per annum accruing from day to day on the Principal Outstanding. Interest is payable in accordance with the Subordinated Debt Loan Agreement on each interest payment and in accordance with the Operating Account Priority of payments and solely to the extent that the funds are available for such amounts of interest to be payable.

Dashwood London Holding (2016) Plc

Notes to the Consolidated Financial Statements - continued
for the Year Ended 30 June 2020

23. RELATED PARTY DISCLOSURES

The following companies are related parties of Dashwood London Holding (2016) Plc through direct ownership:

- Dashwood London Limited
- Dashwood Bond Issuer Plc

The following entities are related parties of Dashwood London Holding (2016) Plc through indirect ownership:

- European Property (Walworth Road) Property GP1 Limited
- European Property (Walworth Road) Property GP2 Limited
- European Property (Walworth Road) Lettings GP1 Limited
- European Property (Walworth Road) Lettings GP2 Limited
- European Property (Walworth Road) Property Limited Partnership
- European Property (Walworth Road) Lettings Limited Partnership

The following entity is a related party through direct ownership of 1% of the units and indirect ownership of 99% of the units:

- European Property (Walworth Road) Unit Trust

The following entities are related by virtue of their shareholdings in Dashwood London Holding (2016) Plc:

- Campus Living Villages (Dashwood London) UK Ltd
- Arlington Student Holdings (No.5) Limited

The following entity is related through sharing the same directors as the ultimate controlling party, Arlington Student Holdings (No.5) Limited:

- A1 Student Accommodation Project Finance Limited

The following entities are related through sharing the same directors as Dashwood London Holding (2016) Plc:

- Campus Living Villages (City Portfolio) UK Ltd
- Campus Living Villages UK Ltd

The transactions during the year with related parties and balances outstanding at the year end are as follows:

30 June 2020	Loans due to / (from) £'000	Interest accrued £'000	Repayments £'000	Other transactions £'000
Dashwood London Ltd - Loan	15,680	1,447	(1,825)	-
Campus Living Villages (Dashwood London) Ltd - Loan	(1,544)	(75)	183	-
A1 Student Accommodation Project Finance Ltd - Loan	(7,568)	(689)	894	-
Arlington Student Holdings (No. 5) Ltd - Loan	(6,331)	(577)	748	-
Campus Living Villages (City Portfolio) UK Ltd - Intercompany	13	-	-	13
Campus Living Villages UK Ltd - Intercompany	(250)	-	-	(250)

Dashwood London Holding (2016) Plc

Notes to the Consolidated Financial Statements - continued
for the Year Ended 30 June 2020

23. RELATED PARTY DISCLOSURES - GROUP AND COMPANY- continued

30 June 2019	Loans due to / (from) £'000 Restated*	Interest accrued £'000	Repayments £'000	Other transactions £'000
Dashwood London Ltd - Loan	15,873	1,678	(1,500)	-
Campus Living Villages (Dashwood London) UK Ltd - Loan	(1,496)	(77)	150	-
A1 Student Accommodation Project Finance Ltd - Loan	(6,684)	(710)	735	-
Arlington Student Holdings (No. 5) Ltd - Loan	(5,856)	(594)	615	-

*The comparative figures have been restated due to subsidiary adjustments being omitted from the prior year's consolidated financial statements. See note 26 for further details.

24. ULTIMATE CONTROLLING PARTY

Dashwood London Holding (2016) Plc is a 90/10 joint venture between Arlington Student Holdings (No.5) Limited ("ASH5") and Campus Living Villages (Dashwood London) UK Limited ("CLV Dashwood").

The ultimate controlling party is Arlington Student Holdings (No.5) Limited, which is incorporated in Jersey. It's registered address is 11 Bath Street, St Helier, Jersey, JE4 8UT. The largest and smallest group in which the results of the Company are consolidated is that headed by Dashwood Holding (2016) Plc.

No other group financial statements include the results of the Company.

25. RECONCILIATION OF LOSS BEFORE INCOME TAX TO CASH GENERATED FROM OPERATIONS

	2020 £'000	2019 £'000 Restated*
Loss before income tax	(1,564)	(1,735)
Depreciation charges	1,319	943
Amortisation of loan costs	23	24
Finance costs	<u>2,674</u>	<u>2,710</u>
	2,452	1,942
Decrease in trade and other receivables	69	11
Increase/(decrease) in trade and other payables	<u>(67)</u>	<u>(424)</u>
Cash generated from operations	<u><u>2,454</u></u>	<u><u>1,529</u></u>

*The comparative figures have been restated due to subsidiary adjustments being omitted from the prior year's consolidated financial statements. See note 26 for further details.

Dashwood London Holding (2016) Plc

Notes to the Consolidated Financial Statements - continued
for the Year Ended 30 June 2020

26. PRIOR YEAR ADJUSTMENT

The comparative figures have been restated due to subsidiary adjustments being omitted from the prior year's consolidated financial statements. This meant that the opening reserves in the current year did not reconcile correctly. The impact on the comparative numbers to correct this were as follows:

- 1) Cash at bank in the Consolidated Statement of Financial Position was overstated by £64,000 due to an adjustment in the subsidiary European Property (Walworth Road) Lettings Limited Partnership being omitted.
- 2) Administrative expenses in the Consolidated Statement of Profit or Loss were understated by £519,000 due to an adjustment in Dashwood London Limited being omitted.
- 3) Accruals and deferred income in the Consolidated Statement of Financial Position were understated by £272,000 due to a consolidation adjustment being allocated incorrectly.
- 4) Accrued expenses in the Consolidated Statement of Financial Position were overstated by £52,000 due to an adjustment in the subsidiary European Property (Walworth Road) Lettings Limited Partnership being omitted.
- 5) Subordinated loan notes in the Consolidated Statement of Financial Position was understated by £235,000 due to a consolidation adjustment being allocated incorrectly.

Dashwood London Holding (2016) Plc

Notes to the Consolidated Financial Statements - continued
for the Year Ended 30 June 2020

26. PRIOR YEAR ADJUSTMENT - continued

Consolidated Statement of Financial
Position at 30 June 2019

	As previously stated £'000	Adjustments £'000	As restated £'000
ASSETS			
NON-CURRENT ASSETS			
Property, plant and equipment	88	-	88
Investment property	42,800	-	42,800
Investments	-	-	-
	42,888	-	42,888
CURRENT ASSETS			
Trade and other receivables	243		243
Cash and cash equivalents	2,251	(64) ¹	2,187
	2,494	(64)	2,430
TOTAL ASSETS	45,382	(64)	45,318
EQUITY			
SHAREHOLDERS' EQUITY			
Called up share capital	50	-	50
Retained earnings	(5,273)	(519) ²	(5,792)
TOTAL EQUITY	(5,223)	(519)	(5,742)
LIABILITIES			
NON-CURRENT LIABILITIES			
Trade and other payables	5,741	-	5,741
Financial liabilities - borrowings Interest bearing loans and borrowings	33,296	-	33,296
	39,037	-	39,037
CURRENT LIABILITIES			
Trade and other payables	10,485	455 ^{3,4 & 5}	10,940
Financial liabilities - borrowings Interest bearing loans and borrowings	1,083	-	1,083
	11,568	455	12,023
TOTAL LIABILITIES	50,605	455	51,060
TOTAL EQUITY AND LIABILITIES	45,382	455	45,318

Dashwood London Holding (2016) Plc

Notes to the Consolidated Financial Statements - continued
for the Year Ended 30 June 2020

26. PRIOR YEAR ADJUSTMENT - continued

Consolidated Statement of Profit or Loss
for the Year Ended 30 June 2019

	As previously stated £'000	Adjustments £'000	As restated £'000
CONTINUING OPERATIONS			
Revenue	3,303	-	3,303
Administrative expenses	(1,809)	(519) ₂	(2,328)
OPERATING PROFIT	1,494	(519)	975
Finance costs	(2,710)	-	(2,710)
LOSS BEFORE INCOME TAX	(1,216)	(519)	(1,735)
Income tax	-	-	-
LOSS FOR THE YEAR	(1,216)	(519)	(1,735)

27. POST BALANCE SHEET EVENTS

On the 10 August 2020 the majority shareholder, Arlington Student Holding (No.5) Limited, acquired the 10% minority interest held by Campus Living Villages (Dashwood London) UK Limited in the company for consideration of £775,000.