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Realising value in neighbourhoods

Annual Report March 2020

getliving

We’re changing the way the UK lives and rents with great homes in vibrant neighbourhoods, supported by outstanding service

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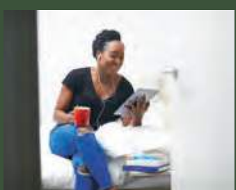
Realising...

Great homes and resident experiences



Operational scale

Social value

Brand value

Future growth

At a glance

Brilliant big city neighbourhoods

east village london E20

Our first and flagship neighbourhood, East Village, is a vibrant 67-acre community on the doorstep of Queen Elizabeth Olympic Park.

› Read more on page 16

ELEPHANT CENTRAL

In London's zone 1, Elephant Central sits at the heart of the wider Elephant and Castle regeneration area and is perfectly placed for city living.

› Read more on page 18

NEW MAKER YARDS

Our newest neighbourhood, and first outside London, New Maker Yards offers canal-side living just minutes from Manchester and Salford's vibrant centres.

› Read more on page 20

“

We’ve come a long way in seven years and we continue to grow. We have proven what was possible in the rental market and the landscape shifted.

Rick de Blaby
Chief Executive Officer

Plans, places and performance

Operational highlights

- Get Living launched Victory Plaza in May 2019, adding 482 new homes to the heart of East Village.
- In June 2019, Get Living launched New Maker Yards, Greater Manchester, adding 275 homes to the portfolio and establishing Get Living's first neighbourhood outside London.
- The Group has continued to invest in the improvement of homes and neighbourhoods within the portfolio.
- Throughout this Annual Report certain industry terms and alternative performance measures are used, see Glossary and Business Review for full explanation on Non-IFRS Measures and reconciliations of alternative performance measures to IFRS numbers.

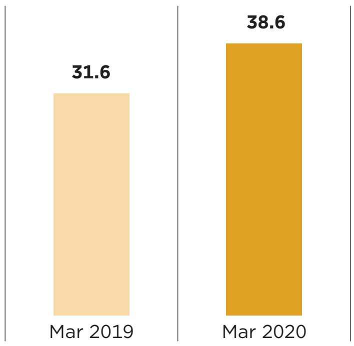
Awards and milestones

- Get Living won Landlord of the Year (privately owned) at the annual RESI Awards in May 2019, for the fourth time.
- East Village was named Best Place to Rent in London by HomeViews and won Best Business for Customer Service for Elephant Central at the 2019 Southwark Business awards.
- Get Living has been shortlisted for Landlord of the Year (Social and Private) at the RESI Awards 2020.
- The Group successfully completed a £550m re-finance with AIG and LGIM in September 2019, repayable in 2029.
- In November 2019, the Group completed a £187m new facility with PRS Finance PLC repayable in August 2034.
- The Group has an identified pipeline in Leeds, Glasgow, Manchester and London giving access to a pool of potential investments within the private rental sector.

Net rental income (£m)

£38.6m

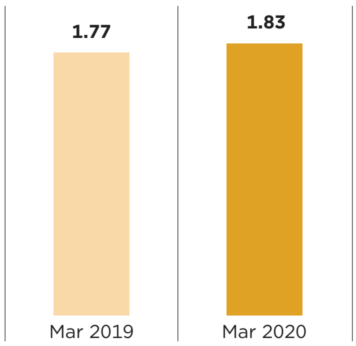
+22.2%*



Portfolio value (£bn)

£1.83bn

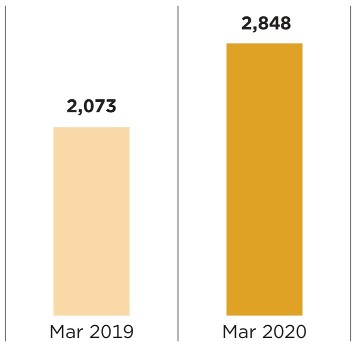
+2.8%



Homes

2,848

+37.4%



* 2019 adjusted to reflect full year.

Realising value in neighbourhoods

Rick de Blaby
Chief Executive Officer

Presenting Get Living PLC's annual report this year has been an invaluable opportunity to reflect on the journey we have travelled to date and the exciting future that lies ahead.

As the first mover in the UK's nascent build-to-rent sector, Get Living has seen almost seven years of rapid growth. Our vision has always been to change the way people think and feel about renting a home. We set out to deliver a resident experience of a great home in a well-connected location, with a vibrant neighbourhood and community, supported by exemplary service.

We disrupted a housing market that wasn't working for renters. This remains our vision to this day, where our proposition to residents centres around space, time and choice.

Many lessons have been learnt over the last seven years. In every sphere of the Get Living business and the build-to-rent sector, whether it be product design, amenity provision, public realm, resident engagement, marketing communications, data analytics, tech and systems, repairs and maintenance or operational efficiency, we have been able to build a great team and a customer-first culture that are increasingly rewarding the up-front investment.

We have been able to establish a clear point of difference in our business model. We are building and nurturing large scale residential-led neighbourhoods to bring long-term benefit and social value to all our stakeholders: our residents, our local communities, our team and our supportive investors. It's a model which seeks to empower residents to live and build the fulfilling lives they choose for themselves.

The year to March 2020 saw us continue to unlock the advantages of establishing brilliant big city neighbourhoods with our operational portfolio growing by 36% to 2,848 homes, with the third new neighbourhood opening outside of London for the first time.

Revenue (£m)	Portfolio value (£bn)	Homes
£54.7m	£1.83bn	2,848
+17.4%*	+2.8%	+37.4%

* 2019 adjusted to reflect full year.

During March, in the closing moments of the financial year, the coronavirus pandemic began to impact every aspect of our lives. This unprecedented global event has tested every business in every sector, but our model of large scale neighbourhoods, the customer-first culture, the digital infrastructure within the platform and our exceptional team showed a level of resilience that validated and endorsed much of what we have built up since inception. More than that, the lockdown period has stimulated further innovations and ideas that will prevail long into the future.

Scale of the opportunity ahead

The UK continues to see a trend towards home renting. The private rented sector grew 63%[1] in the ten years to 2017, reaching 4.5m households[1]. Forecasts point to a further 750,000 households renting within the next five years and yet the build-to-rent pipeline of schemes complete, under construction or in planning is a little over 150,000. Get Living has its role to play in supplying that critical demand. With the for-sale housing market at still high relative pricing and poor affordability, we believe that rental demand might be even stronger as people seek value, flexibility and genuine service.

As the sector matures and professionalises, residents will become more responsive to the quality of the home, the interior fit-out, the technology, the amenities, the public realm, the vibrancy of the community, the level of service, the level of safety and the whole experience. Trust in the brand will be critical to resident retention and attraction. If there's also a shift to working from home over the longer-term, then all these benefits become more valued.

As the owner of East Village, the sector's most mature and totemic neighbourhood, we have unique insight into how these communities evolve. Initially, East Village attracted a predominantly millennial resident, but the team is starting to witness an increase in family creation, a rise in household incomes, an increase in length of stay and a more diverse demographic and persona. It's a validation of our model to empower people to live the lives they seek for themselves.

When we look to the future, we anticipate not just the Gen Zs moving in, but also seniors who look to release their housing equity and move closer to their children and grandchildren. All of this creates new opportunity to broaden the income segmentation, the attraction of a more balanced community and the enhancement of genuine social value.

With the benefit of a strong balance sheet, long-term debt and exceptionally supportive investors, Get Living is not only well placed to respond to these opportunities but is match-fit for other new potential pipeline opportunities that might present themselves, which the post-Covid-19 world might catalyse. Such new pipeline would be additional to the identified 5,000 additional homes already in process in London and the major UK regional cities.

1. ONS, UK private rented sector: 2018 (2019)

The investor proposition: realising value in neighbourhoods

In pursuit of rewarding investors with a sustainable, inflation hedged, out-performing total return, Get Living focuses on investing in very large scale residential-led neighbourhoods with a minimum of 400 homes but typically 750 homes or more. Realising value in neighbourhoods is manifested in a number of ways:

Great homes and resident experiences

The Get Living resident proposition starts with a great home, in a vibrant public realm and community, supported by exemplary service. The offer of a secure lease, resident break option, no fees, no security deposit, a furnished home you can decorate as you wish, free broadband and all repairs looked after has found favour with over 5,000 residents.

Those residents endorse us highly on HomeViews, ReviewPro and Google reviews and reflect well in our net promoter scores. They are also our advocates in terms of referrals for new residents. But the resident value proposition then moves from the "process" to the "experience" of enjoying the lifestyle, the service and all the innovations that constantly emerge. These compelling reasons to remain a resident of a Get Living home form the foundation of the total investor return.

Operational scale

The large scale nature of Get Living neighbourhoods provides operational efficiency, as many activities which might otherwise be outsourced can be conducted in house. The value is not only in cost saving but in the quality of resident service and experience, amenity provision, innovation and learnings and fully integrated team working.

The additional future pipeline and homes under operational management are identified so as to realise further value, with each additional investment being accretive to overall performance.

Social value

It is a central tenet that Get Living's environmental, social and corporate governance helps drive value through sustainability and the positive societal impact it has on our own and surrounding communities. Get Living benchmarks itself through GRESB and the pursuit of social value runs throughout the Group for long-term impact.

The coronavirus pandemic has been a test of every organisation's ESG authenticity and we can be confident that Get Living's has been recognised by residents and wider stakeholders alike.

CEO's statement continued

The investor proposition: realising value in neighbourhoods continued

Brand value

The Get Living platform is increasingly revealing its brand value. The individual assets will be accumulating a prospective "portfolio premium" as Get Living is able to increasingly realise value from each through its platform reach, its technology and software systems, its intellectual property knowledge, its database and its centralised services.

With each new acquisition and pipeline addition, the Get Living model can be rolled out with greater efficiency and the learnings from each neighbourhood can be exported to all others. That in turn drives further capital value enhancement.

The value of the people and succession planning also becomes more beneficial.

Future growth

As mentioned above, there is an identified pipeline of an additional 5,000 homes in process, with the first 1,000 of those homes scheduled to be launched in 2021. New opportunities are being screened all the time which fit the criteria of being in London or the six major regional cities, are close to public transport, with a minimum of 400 homes and the scope to create vibrant public realm, in areas of strong employment and where there is an identifiable housing need. It is anticipated that the change in market conditions brought about by recent events might bring new opportunity.

Highlights

Financial performance was materially advanced over the previous year as 482 homes at East Village and 275 homes in New Maker Yards in Greater Manchester were added to the portfolio. Occupancy built steadily over the year in both new schemes as occupancy in the existing estate at East Village and Elephant Central stayed high.

Gross revenues for the twelve months to March 2020 reached £54.7m, gross profit was £41.6m and adjusted EBITDA was £16.7m.

There have been some important senior leadership recruitments over the course of the year and a new organisational design which has already contributed to better team collaboration and performance.

Get Living was also recognised with awards such as Landlord of the Year (Privately Owned) at the RESI Awards 2019, the fourth time of winning, as well as East Village being named Best Place to Rent in London by HomeViews and winning Best Business for Customer Service for Elephant Central at the 2019 Southwark Business Awards.

The Get Living team

A huge debt of gratitude is owed to everyone in the Get Living team. An operational business with a near £2bn portfolio of almost 3,000 homes serving over 5,000 residents, depends on the passion, motivation, and expertise of its people. A lot of time and effort is committed to training, communication, and recognition as the demands on the team can be high at periods in the year, but there is a strong culture of collaboration, customer service and professionalism. There is a sense of purpose in all that we do, recognising that we are the recipients of the largest direct debit our residents make in any one month and that they can vote with their feet and serve notice to break if we do not consistently deliver great experiences.

Whilst it has been a post year-end event, I also want to acknowledge the deep impact that the global Black Lives Matter movement has had on the Get Living team. Like many other businesses, we have been discussing what this means to us, our communities and what we can do. We want to be clear that we stand with our black colleagues and the black community against all forms of racism. We are proud that we are a diverse team, serving thousands of residents from many ethnicities and backgrounds. We thrive because of that diversity, but we recognise diversity does not automatically mean inclusion. A cross-company group from all levels now meets to turn our conversations into commitments. As our first steps, we have agreed to first look internally and then work to influence the world around us.

In closing

There is no complacency in our quest to be the UK's leading build-to-rent provider of great homes, in vibrant neighbourhoods, backed with exemplary service. We are committed to growing the portfolio to over 12,500 homes, in pursuit of delivering outperforming total returns to investors and realising value in neighbourhoods. The exceptional support we enjoy from our investors is hereby acknowledged.

There is a huge opportunity in this sector and Get Living is well placed to seize the prospects that lie ahead.

On behalf of all at Get Living, we look forward to the future with confidence.

Rick de Blaby
CEO
21 September 2020

Our history

From its Olympic beginnings, Get Living has grown its portfolio and investor base and continues to disrupt the market as build-to-rent's UK trailblazer.

2011

August Delancey's DV4 fund and Qatari Diar (QDD) agree the purchase of the London 2012 Athletes' Village

2013

May Get Living launches

November First resident moves into East Village

2015

May 1,000th resident moves into East Village

2016

January Start of construction at Victory Plaza, East Village

April APG joins investor group

Summer East Village reaches full occupancy

2017

May Security deposits scrapped and more than £1 million returned to residents

September Second Get Living location opens at Elephant Central

2018

July Oxford Properties joins investor group through 'DOOR'

August Get Living PLC incorporated

November Get Living PLC listed on The International Stock Exchange (TISE) and converted to a UK REIT

2019

March New Maker Yards at Middlewood Locks acquisition in Manchester

May Victory Plaza launches at East Village

June New Maker Yards launches in Salford, Greater Manchester

November Elephant Central reaches full occupancy

2020

February Jeremy Helsby announced as Independent Advisor

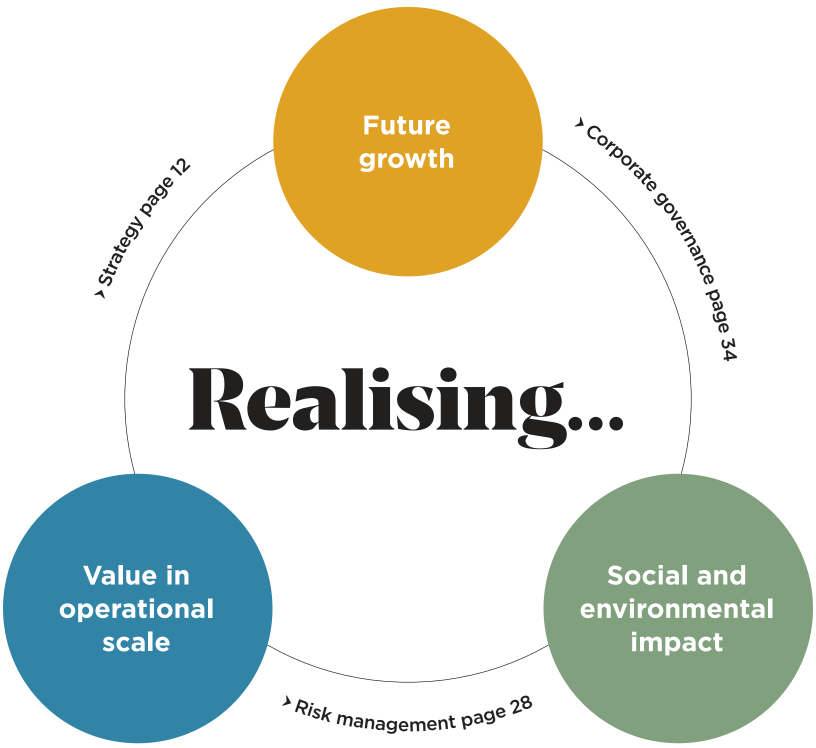
Business model

Realising value in neighbourhoods

What we do

We invest in great homes and resident experiences
The overall objective of the Group is to build the best UK PRS platform delivering solid financial performance to shareholders and quality homes to our residents whilst contributing to local communities and realising a combination of earnings growth and capital appreciation.

How we do it



Wider outcomes

Social impact
Get Living neighbourhoods are vibrant places to live anchored in their locality. The Group continually strives to support and enable social value creation (see pages 22 to 27).

Environmental impact
Get Living views environmental impact as an integral consideration in the development, design and construction of new homes. The Group seeks to achieve the highest BREEAM standards in developing new homes with its development partners.

Strategic objectives

Realising...
Long term capital and income returns

Future growth
The Group looks to grow its property portfolio by funding and acquiring high quality newly developed homes. Get Living invests in homes with strong underlying fundamentals that it can acquire for a fair price and secure an acceptable gap between the income yield a neighbourhood generates and the cost of managing and funding that investment.

Value in operational scale
The Group manages its neighbourhoods effectively and efficiently managing the risks faced by the business in order to achieve its strategic objectives. This includes taking a long term view of its neighbourhoods in keeping with the changing needs of its residents. By providing green space and facilitating the provision of additional services, Get Living can increase income and create the opportunity to add value.

The Group looks to extend expertise in designing and delivering Developments which remain exciting and relevant to residents for decades to come. The portfolio is managed by an experienced and innovative team where operating costs are tightly controlled to gain efficiencies as the Group continues to grow and is funded with a diversified mix of equity and debt.

Strategy and KPIs

Investing in great homes and resident experiences

Strategic objective	Activity in 2020	Looking forward
Realising value in future growth		
Grow the property portfolio by funding and acquiring high quality newly developed homes that provide secure income streams with the potential for rental growth and capital enhancement.	• Successfully completed a £550m re-finance with AIG and LGIM in September 2019, repayable in 2029. • In November 2019, completed a £187m new facility with PRS Finance PLC repayable in August 2034. • Continued investment in the improvement of homes within our portfolio.	• Strong pipeline of further opportunities identified in Leeds, Glasgow, Manchester and London. • UK BtR sector fundamentals remain strong with continued demand for privately rented purpose built homes.
Realising value in operational scale		
Efficient and effective management of portfolio through our experienced and innovative team ensuring operating costs are controlled to gain efficiencies.	• Launched Victory Plaza in May 2019 adding 482 new homes to the heart of East Village. • In June 2019, launched New Maker Yards, Greater Manchester, adding 275 homes to the portfolio. • Won Landlord of the Year (Privately Owned) at the annual RESI Awards 2019 for the fourth time. • East Village named best place to rent in London by HomeViews and won best business for customer service for Elephant Central at the 2019 Southwark Business awards.	• Continue to gain efficiencies through management of operating costs. • Supporting our dynamic and diverse team, to continue working efficiently in a flexible working culture. • Shortlisted for Landlord of the Year (Private and Social) at the RESI Awards 2020.
Realising value in social and environmental impact		
Providing green space and facilitating the provision of additional services, we create the opportunity to add value.	• Organised events such as Big Nights In and outdoor yoga and provided shared spaces like club rooms and rooftop gardens helping our residents improve wellbeing and live city life to the full. • Partnered with Mind in Salford to support its valuable work in the local community. • The Inspiring Communities Fund in East Village made £28k available to support local not-for profit organisations, charities and community groups. Grants of up to £3k were awarded to ten organisations from Stratford and Hackney Wick to improve opportunities for local residents.	• Continue to organise events and provide shared spaces that will support wellbeing and city life for our residents. • Continue to support and enable social value creation across the UK.

Total portfolio value (bn)

£1.83bn

2020	**1.83**
2019	1.77

KPI definition
The aggregate total value of the Group's property portfolio independently valued by CBRE in accordance with RICS rules.

Average cost of debt (%)

2.5%

2020	**2.5**
2019	3.9

KPI definition
Interest rate on loans, weighted by the amount borrowed relative to total borrowings.

Net rental income (£m)

£38.6m

2020	**38.6**
2019	31.6*

* Time adjusted.

KPI definition
Rental income net of property operating expenses.

Rental growth (%)

7.2%

2020	**£48.2m**
2019	£44.9m*

* Time adjusted.

KPI definition
Growth in rental income for properties held throughout the current and prior year on a like-for-like basis.

Greenhouse gas emissions (%)

–9%

2020	**2.5k tonnes CO_2e**
2019	2.7k tonnes CO_2e

KPI definition
Like-for-like emissions and intensity values based on all consuming assets owned for two consecutive years within the Group.

The approach taken follows guidance provided by the GHG and INREV Sustainability reporting Guidelines.

Energy usage (%)

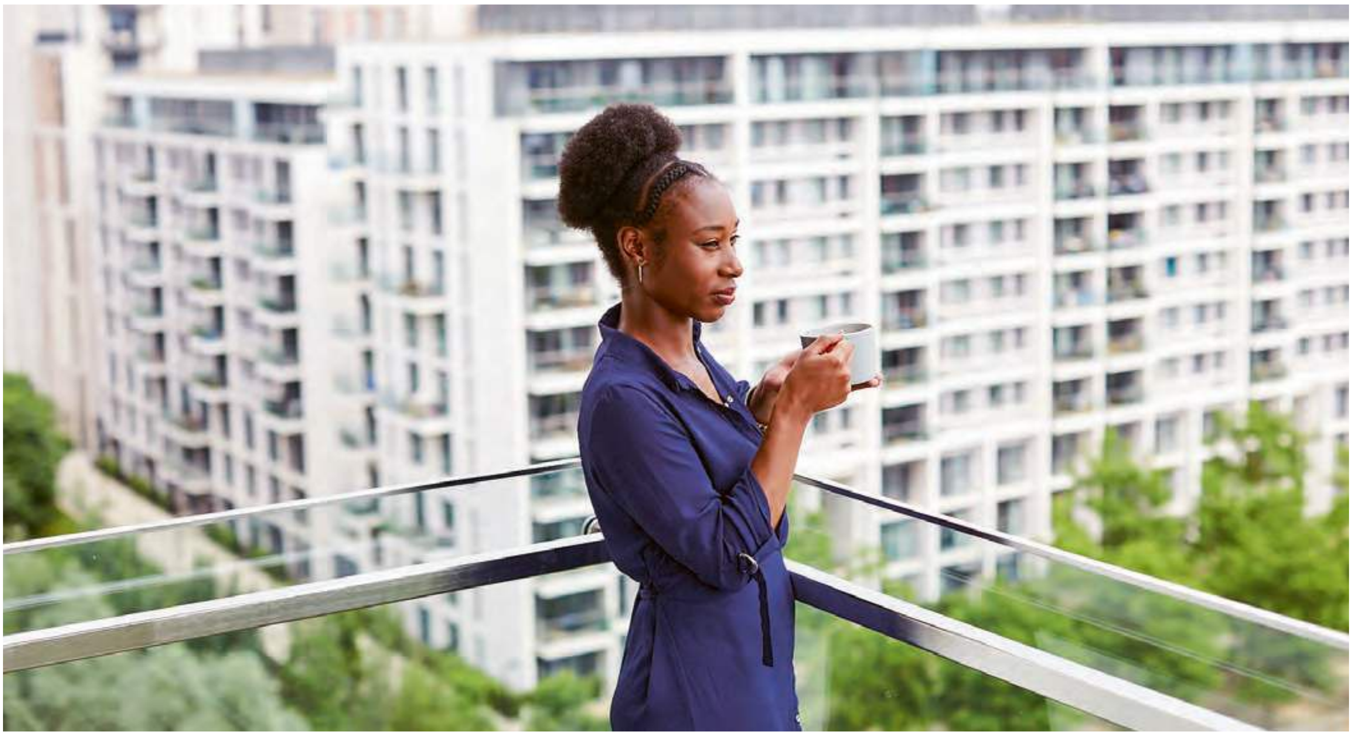
–7%

2020	**10.9kWH**
2019	11.7kWH

KPI definition
Like-for-like energy usage values based on all consuming assets owned for two consecutive years within the Group.

The approach taken follows guidance provided by the GHG and INREV Sustainability reporting Guidelines.

Key market trends support our growth



37
average age of London first-time buyer[5]

500,000
build-to-rent homes predicted by 2040[2]

63%
UK private rented sector growth 2007–2017[3]

Recognising market trends

The UK housing market needs quality homes to rent in great neighbourhoods and the build-to-rent sector is growing to meet that demand.

As of March 2020, the BPF reported 157,512 build-to-rent homes in the UK, including both London and the regions, of which 43,236 are complete, 33,505 under construction and 80,771 in planning[1]. CBRE expects there to be 500,000 by 2040[2].

While the Covid-19 pandemic and its economic impact are still unfolding, key long-term market trends support the build-to-rent sector's resilience and Get Living's continued growth in London and in the UK's key cities.

More people are renting

The UK's private rented sector grew from 2.8 million households in 2007 to 4.5 million in 2017, an increase of 63% over ten years.

These households are likely to be young, with 25 to 34-year-olds representing more than one in three (35%) and the largest group. However, households in the private rented sector are getting older; the proportion of households led by 45 to 54-year-olds increased from 11% in 2007 to 16% in 2017, while those aged 16 to 24 dropped from 17% to 12%[3].

While the UK is traditionally seen as a nation of homeowners, for many renting gives flexibility to live independently and move with ease, free of maintenance worries, and, for those sharing, a social way of living.

1. https://www.bpf.org.uk/what-we-do/bpf-build-rent-map-uk
2. https://www.cbre.co.uk/research-and-reports/our-cities/institutionally-owned-private-rented-housing
3. https://www.ons.gov.uk/economy/inflationandpriceindices/articles/ukprivaterentedsector/2018

While for others, home ownership is not an option open to them. While the cost of borrowing has remained low for the past ten years, house prices have outmatched wage growth.

With average house prices now 7.8 times average salaries[4], the average age of first-time buyers has risen to 37 years in London and 32 in the rest of England[5] (EHS).

The Resolution Foundation (2018) has estimated that just 47% of Millennials (those born between 1981 and 2000) may own their own home by the time they reach 45.

More people renting and renting for longer means there is a growing demand for great quality homes to rent. Get Living seeks to meet this need and offer brilliant resident experiences through our neighbourhoods in London and across the UK's major cities.

Not enough homes...

According to official figures, the UK is failing to hit its own home building targets and construction site shutdowns and slowdowns as a result of Covid-19 will only exacerbate this. Half of local authorities are likely to miss their targets in 2020 and while 300,000 new homes per year is the target from the mid-2020s, in the years since 2005 the annual number has yet to exceed 224,000[6].

...and not enough great homes

There are also not enough quality homes available to rent with 25% of private rented homes in England failing to meet the Decent Homes Standard and a third built before 1919 (EHS).

With a real lack of homes – and great homes – available, Get Living can offer brilliant homes and new pipeline, while playing its role in improving standards within the private rented sector.

Growth in city living

This demand is particularly acute in city centres, with many city centres' populations doubling in the last 20 years. There's been a change in perception of city centre living, with growth in students attending urban universities, an increase in urban immigration and an increase in education standards, resulting in fewer school-aged families moving out to the suburbs[7].

Get Living's focus on the UK's top six cities means we can support the demand for homes and play our part in easing the housing challenge facing cities.

Broad political support for build-to-rent

In response to the growth of the private rented sector – and growing concerns over poor standards – it has risen up the political agenda in recent years. As we work to change the way the UK rents, we are actively engaged with all political parties to support good growth and better standards for people renting.

We regularly host government and local authorities at East Village to share our learnings and find our approach to our residents and our commitment to growing and nurturing neighbourhoods is warmly welcomed and supported.

4. https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2018#london-boroughs-had-the-widest-range-ofestimated-housing-affordability (ONS 2019)
5. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/860076/2018-19_EHS_Headline_Report.pdf
6. https://www.parliament.uk/business/committees/committees-a-z/commons-select/public-accounts-committee/inquiries/parliament-2017/inquiry21/
7. BBC Briefing: 2020 http://news.files.bbci.co.uk/include/newsspec/pdfs/bbc-briefing-housing-newsspec-26534.pdf

Portfolio review

Space to play, space to dream

67
acres

1,921
homes for rent

31
hand-picked retailers

East Village is Get Living's first and flagship neighbourhood. Launched in 2013, the former London 2012 Athletes' Village is now the largest residential rental scheme in the UK with 1,921 homes for market rent.

Through Stratford International and local stations, East Village offers links to key locations such as King's Cross St Pancras and Liverpool Street in seven minutes and to the West End in 20 minutes.

East Village is a thriving place for residents and visitors, with 31, majority independent, retailers from cafes and restaurants to dry cleaners and a beauty salon, as well as an Ofsted "Outstanding" education campus Chobham Academy, Sir Ludwig Guttmann Health & Wellbeing Centre – one of the NHS' largest non-hospital buildings – and all the world-class sporting facilities of Queen Elizabeth Olympic Park.

2019 saw the first new, post-Olympic buildings open within East Village, with 482 new homes launch at Victory Plaza in the heart of the neighbourhood.

Get Living continues to partner with affordable tenure provider Triathlon Homes, who offer a further 1,379 homes, to deliver a thriving mixed tenure and tenure-blind community of more than 6,500 people. The community continues to grow, supported by resident-initiatives like the E20 Football Foundation to Get Living-backed programmes and events from free Our Parks outdoor fitness classes to food festivals and intimate "After Hours" gigs hosted within East Village retailers. The community space "The Hall" by the East Village Trust opened in April 2019 and has already seen more than 6,500 local participations.

A further 1,500 homes are under development, with construction of 524 homes underway and due for completion in 2021.

Meet the residents

"It was the perfect place to raise a family"

Miguel Garcia, East Village resident
"When my wife and I decided to start a family, we wanted a home that would be high quality, clean and safe, with a responsible landlord. We did our research and came across Get Living and were encouraged by the positive customer service reviews from residents. We fell in love with East Village – with everything you need on the doorstep it was the perfect place to raise a family. We moved in in March 2016.

"We spend the weekends at East Village's cafes; Signorelli, Hand and Ginger & Mint are all family friendly and run by great people. We enjoy giving back to the local business community. Having a dentist, doctor's surgery, dry cleaners and Westfield within walking distance – plus Stratford's excellent public transport – means we have no need for a car.

"And through ECHO I've been able to swap skills with local residents. I feel that living here has helped our family embrace our entrepreneur side and has allowed us to find really nice neighbours."

25
acres of green space

1,500
new homes in development

37
net promoter score, March 2020

Meet the retailers

"We've got a fantastic work/life balance"

Rebecca Rosmini, business owner, Signorelli
"Where to begin? I guess it starts when Alberto moved to London in 2013 and we fell in love. He was job hunting and when we moved in together in 2014, he decided to learn to bake. Very quickly our one-bed flat in Camden became a mini bakery, servicing our neighbours, friends and family!

"We came across East Village when I was invited to look at the retail. I am a commercial property advisor, and was looking for new opportunities for clients.

"Alberto came with me and when we arrived on Victory Parade said: "Why don't I open a bakery here?" He painted a rather idyllic picture of baking with the sun streaming in through the window, waving at people passing by on their way to work and being part of a community.

"So, we went for it! From opening in August 2015 with a queue around the block, to five years later having three cafes in the area. "Little One" opened in East Village in May 2018 and another venue at IQL, a ten-minute walk away, in mid-2019.

"We rented an apartment in East Village for two years while we built the business and then had a baby and moved to Dalston to get some separation from work and home life.

We quickly realised that East Village was the perfect environment for raising a toddler – green spaces, parks, wide open streets, safe and friendly – so we moved back last year!

"Now aged two-and-half, our son Andy feels completely comfortable saying hello and waving to people he knows here. People will always say "we remember when you were a baby" or recall me working behind the till with my big bump! There's a real sense of community where people know each other and have a shared sense of care for where they live, which I feel is so important for young children to see, compared to the anonymity of central London.

"We host the local church group meetings, NCT classes, kids' birthday parties, event weddings which make the space feel like it belongs to the community."

Central by name, central by nature

Zone 1
Central London location

374
homes for rent

278
student studios

Elephant Central at Elephant and Castle is Get Living's second London location, with 374 high quality one to three-bedroom homes for rent across three buildings, alongside 278 student studios in Portchester House.

With views across the London skyline, over parkland or of the courtyard garden, residents can enjoy the best of Central London living. These zone 1 homes are served by fantastic public transport links, including two Tube lines, National Rail train services, a bus hub and cycle routes, and benefit from the rich culture and spirit of the area, with its array of eateries from across the globe.

Elephant Central's resident Club Room is well used for events and home working, complete with kitchen, bar and lounge area, and spills out onto the courtyard garden.

For Portchester House students the 20th floor Skylounge offers uninterrupted 360-degree views of the London skyline, with a games room, screening room, study space and large dine-in kitchen to bring students together.

The 1.25-acre site on Elephant Road is complemented by Castle Square, the gateway to Elephant Park and a public space due to be home to a new pop-up shopping destination from the second half of 2020. Retailers within Elephant Central already include Sainsbury's Local, Gymbox, Little Bear's Nursery and independent restaurants Tupi and Pizzeria Pappagone.

Meet the residents

"We feel like we've been here for years"

Clarissa Frost, Elephant Central resident

"My boyfriend and I both moved to London from Durban, South Africa, after being offered our dream jobs last summer. I'm in software engineering and now based in King's Cross and Javier works for one of the Big Four accountancy firms in London Bridge.

"We started our search online early and unfortunately experienced a fall-through on an apartment in Canary Wharf so were forced to live in temporary accommodation for a while which was really stressful.

"Thankfully, we came across Elephant Central by Get Living, made an enquiry and had a viewing set up with the lovely Cordelia for the next day. We fell in love with the apartment she showed us. We couldn't believe it came with the interior design features and furnishings and when we learnt we could move in that month,

with no deposit, it became even more appealing.

"We already had a deposit saved so instead spent the money on little finishing touches that have helped make the apartment feel like our home which has been so important when moving to a completely new city. We feel like we've been here for years. The whole process with Get Living has felt really seamless and made easing into life in London really easy.

"What we love about the area is how close it is to everything – Javier can walk to work (when he's not feeling lazy!) and on weekends we'll often take a stroll into the city to meet friends. During the week we tend to work long hours so having a Sainsbury's and a Gymbox on the doorstep is so handy.

"It's great to see that the team here are hosting regular events for the residents too – we're excited for the next Cinema Club! It's nice to see familiar faces and know that there's a sense of community within the development."

979
new homes in development

23
net promoter score, March 2020

Meet the retailers

"It's great to be at the heart of Elephant and Castle"

Federica Bigazzi, restaurant manager, Pizzeria Pappagone

"This is our second family restaurant after opening in Finsbury Park more than 21 years ago! It's a very different vibe here at Elephant Central; the area is growing up fast and you can absolutely see the potential.

"It's great to be at the heart of Elephant and Castle and we're looking forward to seeing the Castle Square structure come to life which will really help put us on the map as part of a retail and leisure destination.

"The residents who are now our regulars are lovely – in the summer months we'll be opening up our doors to let even more customers enjoy our wood-fired pizzas and authentic Italian pasta dishes!"

Waterside living between Manchester and Salford




9
acres

275
homes for rent

New Maker Yards is Get Living's first neighbourhood outside London, located between Salford and Manchester city centres within walking distance of Spinningfields.

Offering city living and canal-side green space within Middlewood Locks, the first 275 homes opened in summer 2019. When complete in 2021, New Maker Yards will offer 821 one, two and three-bedroom homes.

New Maker Yards is built around three historic canal basins and bounded by the River Irwell – famously the border between Manchester and Salford. Making the most of the waterside, the neighbourhood has played host to a number of canal-side events including yoga, partnering with Northern Quarter backstreet jazz club Matt & Phred's, to host free jazz nights, and with Our Parks, to offer weekly free fitness classes along the canal path from Boxercise to Run Club.

Residents of New Maker Yards also have access to a resident club room with shared working space and regular free social events, organised by Get Living so they can meet their neighbours.

A champion of the local community, Get Living supports independent businesses including Salford-based brewery Seven Bro7hers and Manchester-headquartered Co-Op, and has this year partnered with Mind in Salford to back its vital services supporting the wellbeing and mental health of thousands of local people.

546 further homes for rent are under construction as part of the second phase of New Maker Yards and are due for completion in 2021.

Meet the residents

"There's a lovely relaxed atmosphere"

**Sally Norman,
New Maker Yards resident**

"I came across New Maker Yards when scrolling on Instagram – it was the styling of the homes that really caught my eye. My boyfriend and I were looking for our first place together and wanted to be close to the city centre but somewhere which had a real community feel.

"Going through the process with Get Living showed us how flexible renting could be. We were able to choose the exact date and time to move in and now we're living here it's great to know we can personalise the space and truly make it ours.

"We're really enjoying getting to know our neighbours – we'll chat to people at events and in the resident club room and bump into other regulars in Seven Bro7hers while the dinner is cooking!

"The Get Living team are really good at making you feel part of a community as well – they know us by name, and we know that whenever we pop into the welcome office, we'll get a warm welcome. There's a lovely relaxed atmosphere around the place but you can trust the team to get things done."

546
homes under construction

43
net promoter score, March 2020

Meet the retailers

"It's designed to bring people together"

Keith McAvoy (far right), co-founder, Seven Bro7hers

"Seven Bro7hers Brewing Co. is our family business. After growing up in Salford watching our dad experiment with a beer brewing kit in the cellar, me and my six brothers developed a love for craft beer and decided to set up our own craft beer company in 2014.

"When looking for a location for our second beerhouse last year, Middlewood Locks made absolute sense. We could see that the development is designed to bring people together and as it grows will be shaped by the people who are part of it, and so with it being in the heart of our hometown we knew had to be a part of that story.

"We opened in December 2019 and have already hosted a number of events with Get Living for their residents and wider community to start building relationships. The Seven Bro7hers approach is community first, beer second – it's the vibe we aim for in all our beerhouses – somewhere people really like to be and feel at home.

"As the neighbourhood grows, we too are excited to add to our offering with a calendar of events planned throughout the year and incorporating a seasonal menu of homemade food. We can't wait for the summer, when we get those precious moments of sunshine in Manchester, to have the doors open and see everyone enjoying their beers along the canal."

Responsibility to our communities and neighbourhoods

We're not just changing renting for the better; our neighbourhoods create wider social, environmental and economic benefits – also known as social value – for local and surrounding communities.

Everyone has a stake in social value creation – us, our residents, local communities and councils – and we know we must continually invest in our neighbourhoods to nurture this. Our role is to support local employment and local suppliers, and become civic family members of the communities in which we operate, while pursuing a green and sustainable agenda.

Neighbourhoods anchored in their locality, which are sensitive to the local environment, are more vibrant places to live and where people choose to live for longer. Social value creation then grows through the lifetime of a neighbourhood, as relationships are built and partnerships are forged.

We are backed by long-term investors who share our values and who want to see our neighbourhoods continue to grow and thrive. We continually strive to support and enable social value creation, first at East Village, the former London 2012 Athletes' Village, and now across the UK.

Community response to Covid-19

The impact of the global pandemic has been felt in each of our neighbourhoods, but we have been heartened by our community response and have worked hard to support our residents and local people through this period.

The team has been overwhelmed by the sense of community spirit, from the emotional Thursday night "Clap for Carers" to more than 50 East Village volunteers distributing food parcels to vulnerable neighbours.

Alongside £2,000 of donations to local food banks in Newham, Southwark and Salford, we wrote to each of our existing charity partners to confirm our continued commitment and offered the NHS our available homes and parking spaces at East Village to be used by local hospital staff.

Inspiring Communities Fund

Since 2015 we've distributed more than £100,000 to brilliant local organisations in and around East Village and Elephant and Castle.

Through our Inspiring Communities Fund we distribute grants to support the local communities in and surrounding our neighbourhoods to build community togetherness, improve health and wellbeing and engage local residents, particularly children and young people, in arts and cultural activities.

A wide variety of projects have been supported including a community choir, music classes for children and young people, basketball sessions and health and wellbeing workshops.

SportsAid

Our Get Living story started at the former London 2012 Athletes' Village and, reflecting that sporting heritage, since 2015 we've annually supported ten promising young athletes during the critical early stages of their careers.

Each athlete receives an annual £1,000 award which contributes towards costs such as travel, accommodation and equipment. This year, our athletes live in and around London and Manchester.

Get Living staff are encouraged to support fundraising efforts through team sporting challenges and for SportsAid that included September's SportsAid Week #mymiles step count challenge, raising a further £3,000.

Social value continued

Mind in Salford

After asking the first residents of New Maker Yards which charities meant most to them, we partnered with Mind in Salford to support its valuable work in the local community. Mind provides vital services to make a positive difference to the wellbeing and mental health of thousands of local people.

Through this new partnership, we've supported their "A Phone Call Away" campaign across Get Living's social channels to encourage people to pick up the phone and talk to their loved ones during these difficult times. We also pledged funding to their Community Mindfulness Project, to help provide five, eight-week mindfulness courses for vulnerable people in the local community throughout 2020.

E20 Football Foundation

The E20 Football Foundation offers children, young people and adults of all backgrounds and abilities the opportunity to enjoy free football coaching six days a week at Chobham Academy in East Village.

Get Living first met its founder, Jonathan Silman, in 2014 as a young dad playing football with his son in Victory Park. With a background in sports coaching, Jonathan soon found other children joining them for a kick around, which sparked an idea. Jonathan spoke to Get Living about supporting Sunday morning sessions on the football pitches of East Village's Chobham Academy and soon after we became the E20 Football Foundation's founding sponsor.

The Hall at East Village

An East Village community space backed by Get Living opened in April 2019. "The Hall" from the East Village Trust now sees free and "pay what you can" sessions running seven days a week, from Girl Guides and playgroups to yoga and board game groups.

Through the East Village Community Team, part of Team East Village, weekly homework clubs have also been established to support local young families.

The Hall has welcomed more than 6,500 local participants to sessions, with almost half under 18.

Committed to sustainability

We completed a materiality assessment in line with Global Reporting Initiative (GRI) Reporting Standards (2018) and have written an ESG policy, both of which have informed our ESG strategy which sets objectives for 2020.

Our ESG objectives include:

- submission of data to GRESB. Our intention is to achieve a score of four out of five stars or better by 31 March 2021;
- undertake sustainability audits of the majority of our properties;
- undertake a social value audit of our sites;
- incorporate ESG into our brand;
- review our procurement policies and those of our management companies; and
- review technology available to pursue ESG objectives, e.g. next generation automatic advanced meter readers and sensors within homes to measure such metrics as relative humidity, temperature, air quality, etc.

Current performance highlights:

- Energy Performance Certificates (EPC) – 99.5% of our portfolio is EPC rated A–C, with 87% rated A–B; and
- BREEAM and Code for Sustainable Homes (CfSH) – for all our neighbourhoods that participated in these schemes at point of construction, the commercial properties were rated BREEAM New Construction "Very Good" and the residential properties were rated Code for Sustainable Homes three or four stars (out of six stars).

Sustainability in action

At our flagship neighbourhood, East Village:

- Ten hectares of landscaping, including one of the largest new wetlands in Western Europe together with extensive green and brown roofs contribute to a significantly enhanced level of biodiversity, as well as making East Village a green and pleasant place to live.
- The wetlands naturally collect rainwater which is naturally filtered then reused, generally in the summer, to irrigate the public realm soft landscaping. Since 2013 this has saved drawing on average over 22 million litres of water from the mains each year.
- Transport for London's cycle share scheme, Santander Cycles, has a well-used station within East Village.

Managing risk and internal controls

Risk management is an important part of Get Living's operational processes and Group operations are structured to minimise exposure to potential risks.

The Executive Team regularly reviews risks and how these are mitigated and managed across all areas of Get Living's business activities. Like all businesses, the Group faces a variety of risks that have the potential to impact its performance and ability to realise value in neighbourhoods. This includes external factors that may arise from the markets in which the Group operates, government policy and general economic conditions, as well as internal risks that arise from the way in which the Group is managed and chooses to structure its operations.

Risk is considered at every level of the Group's operations and the risk management process itself is actively being enhanced to ensure prompt assessment and response to risk issues that may be identified at any level of the Group's business.

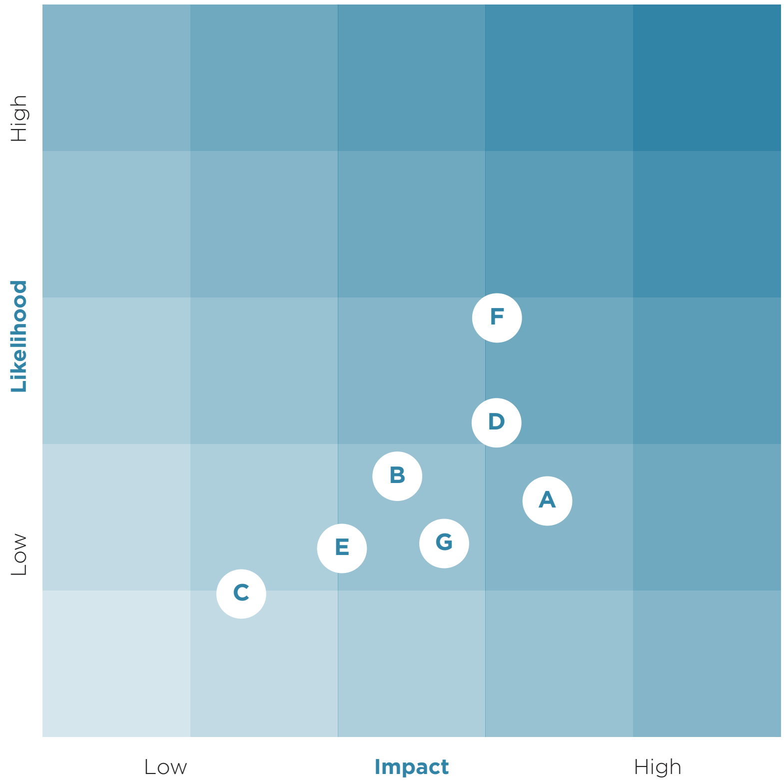
The current worldwide Covid-19 pandemic has reminded us of the need for active planning and risk management in a very real way. The Get Living team put its continuity plans to the test and successfully continued to operate, supporting existing residents, dealing with potential residents innovatively with virtual viewings and ultimately continuing to collect a very high proportion of the expected rental income. In addition, the Board continues to monitor the impact that Brexit could have on the Group and our sector following the UK's departure from the European Union ("EU") as uncertainty still remains.

The Audit and Risk Committee is responsible for reviewing the Group's systems of risk management and their effectiveness on behalf of the Board. These systems and processes have been in development during the year under review and will continue to be enhanced up to the date of approval of the annual report and accounts.

The Group has implemented a range of internal controls and operational procedures that are designed to manage risk as effectively as possible, but it is recognised that risk cannot be totally eliminated. Staff employed by the Group are intrinsically involved in the identification and management of risk and the Risk Register is updated regularly to encourage open participation and communication. Significant risks are recorded in the Risk Register and are assessed and rated. The Risk Register is discussed at each quarterly Board meeting.

The Executive Team recognises that it has limited ability to control certain external risks that the Group faces, such as government policy, but keeps the possible impact of such risks under review, taking mitigating action where possible, and considering them as part of the overall decision-making process. The principle risks are assessed on a current and future basis, looking at the short to medium term.

Principal risks heat map



A Market
B Financing
C Interest rates
D Cyber security
E People
F Regulatory
G Health and safety and environmental

A
Market

Risk description
Decline in market conditions, reduction in demand for UK real estate, changes in private rental sector ("PRS") consumer behaviour, changes in political policy regarding build-to-rent ("BtR") homes, competition and interruptions due to other development activities, and potential lack of customer satisfaction leading to levels of "resident churn" at higher than anticipated rates which may adversely affect the Group's portfolio valuation and performance.

Inherent risk rating
Medium

Commentary on risk in the year
The UK private rental sector has shown some resilience against the impact of Covid-19 with residential rent collection being much higher than other sectors.

An expanding portfolio helps to mitigate against changing factors that might increase barriers to entry. The Group successfully launched two new assets in the year, Victory Plaza and New Maker Yards and we continue to see development expansion with the Group increasing its portfolio value as a result of significant capital expenditure.

According to research from CBRE, the UK's BtR sector continued to grow during the period with more and more developers considering it as a viable exit.

Mitigation
The Group has a strong, identified pipeline of development opportunities in the UK.

The Group maintains regular communication with residents regarding developments, invests in marketing campaigns to ensure a clear and competitive market position, and develops solid relationships with industry groups to ensure the business maintains its strong position in the sector.

Residual risk rating
Medium/Low

Principal risks and uncertainties continued

B
Financing

Risk description
Inability to raise appropriate equity or debt as required to meet the needs of the business.

Inherent risk rating
Medium

Commentary on risk in the year
The Group successfully completed a £550m refinancing with AIG and LGIM in September 2019, repayable in 2029.

In addition, the Group completed a £187m new debt facility with PRS Finance PLC in November 2019, repayable in August 2034.

The Covid pandemic has caused the financial markets to remain uncertain.

There is one loan, at New Maker Yards, that has a term date falling within 12 months. This agreement also contains an option to extend the facility.

Mitigation
Get Living's management team monitors the composition of the Group's debt portfolio to ensure compliance with covenants and continued availability of funds. In addition, the management team regularly reports to the Board on current debt positions and provides projections of future funding requirements and covenant compliance to ensure early warning of any possible issues.

Residual risk rating
Medium

C
Interest rates

Risk description
Adverse interest rate movements could adversely affect the Group's earnings and cash flows.

Inherent risk rating
Medium

Commentary on risk in the year
Due to the financial markets uncertainty, interest rates and debt margins available have experienced some volatility during the period.

During the year the Group refinanced certain loans locking in interest rates and reducing exposure to rate fluctuation.

Mitigation
The Group mitigates its exposure to interest rate movements on floating rate facilities mainly through the use of interest rate swaps.

Mark to market ("MtM") valuation movements do not impact the Group's cash flows and are not included in any covenant test in the Group's debt facilities.

Residual risk rating
Low

D
Cyber security and technology

Risk description
Critical system interruptions through systems failure or major IT security breaches could expose the data held by Get Living, leading to operational disruptions, reputational damage, loss of information and regulatory fines, as well as impacting on our operational ability to deliver services.

Inherent risk rating
Medium/High

Commentary on risk in the year
The Group undertook a full cyber audit during the period, and management is in the process of following up on all recommendations.

The Covid-19 pandemic and resultant "lock-down" meant requiring staff to work remotely whilst continuing to support current and potential residents. Business continuity pans were enacted.

Mitigation
Get Living operates in a secure encrypted cloud environment monitored around the clock by experienced service partners and all systems are fully backed up.

Get Living raises awareness internally regarding types of "attack" through team workshops.

The Get Living IT team regularly attends seminars and workshops to maintain knowledge and actively monitor threat alerts.

Get Living relies on key systems to ensure we operate efficiently. These are cloud based, mitigating some of the risk of on-premise failure.

Residual risk rating
Medium

E People

Risk description
Group performance could suffer due to the loss of key staff through resignations or extended periods of absence.

Inherent risk rating
Medium

Commentary on risk in the year
Get Living staff took part in an employee engagement survey during the period, and management is actively following up on findings.

Mitigation
The Get Living HR team provides training programmes, leadership development and staff appraisals to support succession planning and retention for key roles.

The Group undertakes employee engagement surveys and promotes wellbeing activities.

Residual risk rating
Low

F Regulatory

Risk description
Failure to monitor, adhere and react to changes in the legislative or regulatory environment, especially for key regulations such as the REIT regime, accounting standards, GDPR, building regulations, TISE listing rules, Association of Residential Letting Agents ("ARLA") and Energy Performance Certificates ("EPC") compliance, could lead to operational disruption, reputational damage and regulatory fines.

Inherent risk rating
Medium

Commentary on risk in the year
The Get Living management team actively conduct horizon scans to ensure we are kept abreast of changes or potential changes to the regulatory environment. As a result, our first section 172 statement is disclosed within the Corporate Governance Report.

In addition to this, quarterly governance review meetings are held throughout the year, ensuring active monitoring of regulatory compliance.

Mitigation
The Group receives regular advice on REIT regime compliance and changes to financial regulation from professional advisors.

The Company Secretary receives updates on changes to TISE listing rules, whilst the management team receives regular updates on changes to relevant legislation including government rent controls or similar limitations.

The active engagement with industry bodies ensures we actively maintain in-house knowledge, supported by our professional advisor group.

Residual risk rating
Medium/Low

G Health and safety and environmental

Risk description
Health and safety (H&S) and environmental risks could lead to loss or injury to staff, residents or contractors as well as reputational damage and financial loss.

Inherent risk rating
Medium/High

Commentary on risk in the year
The Group has appropriate H&S policies in place and various risk assessments were undertaken during the period including a full assessment of cladding within Get Living neighbourhoods.

In addition, the Group has taken appropriate steps to safeguard staff and residents from exposure to Covid-19.

Mitigation
The Group has appropriate policies in place and undertakes annual fire risk assessments liaising closely with the Health and Safety Executive (HSE).

Get Living properties are all actively managed and the Group has a comprehensive procurement process for contractors.

Residual risk rating
Low

Business review

A year of neighbourhood growth

Greg Hyatt
Chief Financial Officer

The last year has been one of portfolio growth for Get Living built upon the launch of two new assets and supported by further investment into existing neighbourhoods and next phase development projects.

Operating & Financial Performance

With the opening of New Maker Yards in Manchester, we saw Get Living move outside its home London market for the first time, opening 275 new homes as the first phase of this development. We also saw further expansion in our flagship neighbourhood, with Victory Plaza opening in East Village, Stratford, with an additional 482 homes.

The year to March 2020 saw these assets starting to contribute to our trading results, although both were still letting up at the end of the year, being 74% and 56% let respectively.

During the year we also saw our Elephant Central build-to-rent homes reach 100% occupancy, complementing the 100% occupancy already achieved in Portchester House, our purpose-built student accommodation at the same location.

At East Village, the legacy Olympic homes traded well, and we commenced a home refresh programme to further maintain our high quality resident offering.

All of this contributed to a 17%* increase in rental revenues to £54.7m, resulting in net rental income receivable in the year increasing by 22% to £38.6m (2019: £31.6m*).

Like many growing businesses, the costs of operation are carefully managed and whilst administrative expenses increased in the year, total costs as a proportion of income reduced with the Group's EPRA cost ratio being 47.9% (2019: 48.4%*).

At the very end of the financial year "business as usual" was heavily disrupted by the Covid-19 pandemic, significantly so when the UK went into a period of lockdown on 23 March 2020. The impact on our financial results to March 2020 was minimal. The Group's portfolio within the growing build-to-rent sector showed some resilience against the impact of Covid-19, demonstrated by residential rent collection being much higher than other sectors such as retail.

* 2019 adjusted to reflect full year.

Summarised results

	Year to 31 Mar 2020 £m	22 Aug 2018 to 31 Mar 2019 £m
Net rental income	**38.6**	14.8
Other income	**3.0**	1.0
Administrative expenses	**(26.2)**	(12.5)
Operating profit before revaluation and financing	**15.4**	3.3
Net financing costs	**(29.3)**	(10.7)
EPRA earnings	**(13.9)**	(7.4)
Revaluation (loss)/gain	**(26.1)**	30.5
Fair value (loss)/gain on derivatives	**(0.4)**	0.4
IFRS (loss)/profit before tax	**(40.4)**	23.5

Property portfolio

The wider UK property sector experienced a turbulent period in the final part of FY20 as Covid-19 disruption and uncertainty saw values fall overall. The private rental sector showed some resilience against the wider impact as residential rent collections have been much higher than other sectors in the industry.

CBRE independently valued the portfolio at market value in accordance with RICS rules. The valuations at 31 March 2020 are reported on the basis of material uncertainty in response to the outbreak of Covid-19 (see note 2 of the Financial Statements). CBRE have subsequently removed the material uncertainty paragraphs from their valuations since the year-end. The aggregate total value of the Group's property portfolio totalled £1.83bn as at 31 March 2020 (2019: £1.78bn), with a valuation loss of £26.1m experienced in the year, after allowing for the cost to complete development properties and capital invested in asset management projects. This represents a 2.8% increase in total portfolio value.

	31 Mar 2020 £m	31 Mar 2019 £m
Investment properties	**1,628.5**	1,632.0
Properties in the course of development	**196.7**	144.5
Total properties owned	**1,825.2**	1,776.5
Capital commitments	**107.6**	177.8
Total completed and committed	**1,932.8**	1,954.3

Potential for enhanced portfolio value

In addition to valuing the Group's portfolio, CBRE has considered the premium that a prospective purchaser may recognise for the opportunity to acquire the entire portfolio in a single transaction. Resultantly, it has indicated that the portfolio may have a greater value than currently reflected in these financial statements.

Debt facilities

In September 2019, the Group successfully completed a £550m re-finance with AIG and LGIM. The new facility was made available to the Group for a ten year term. Proceeds were used to repay the entire Murabaha loan balance of £350m.

In addition, the Group completed a new £187m facility with PRS Finance PLC in November 2019, repayable in August 2034. Part of the proceeds were used to repay £68.7m of the Mezzanine loan, and £77.9m of the HCA loan on completion.

As a result of this refinancing, net financing costs increased to £29.3m (2019: £10.7m) whilst average cost of debt reduced to 2.5% (2019: 3.9%).

Total debt

Total debt facilities available to the Group increased during the year as a result of the refinancing. At 31st March 2020, the Group had access to debt facilities totalling £1,120.2m (2019: £898.2m) and drawn debt totalling £1,000.4m (2019: £723.3m). Year end cash balances were £59.3m (2019: £50.9m), resulting in Group net debt of £941.1m (2019: £672.3m).

The Group had one asset on site under development at the year end with a remaining cost of development of £107.6m (2019: £177.8m). Resulting headroom on existing Group debt facilities therefore totalled £62.6m (2019: £48.1m).

The Group's aggregate loan to value ratio as at 31 March 2020, including all debt facilities, was 51.6% (2019: 37.8%).

Outlook

In the very near term, the UK continues to operate under the shadow of Covid-19, with the timing of economic recovery remaining uncertain. The impact on Get Living in 2020 is still being reviewed and trading for the peak summer/autumn period is yet to be seen. However, the fundamentals of the residential market remain good and the strength of the Get Living offering will see the medium term outlook continue to improve.

Get Living sees a bright future. We are mid development at East Village with further homes to be delivered in late 2021, and with the support of our investors we see further opportunities to grow our platform across the UK and to deliver market leading returns.

We will continue to engage with our current residents, whilst at the same time building relationships for the future, all with an aim to deliver on the promise by realising value through neighbourhoods.

Greg Hyatt
Chief Financial Officer
21 September 2020

The Strategic Report was approved by the Board of Directors and signed on its behalf by:

Mabel Tan
Director
21 September 2020

Corporate governance

Running the business in the right way

Introduction

Throughout the year we have continued to develop our governance structures at Board and Committee levels as we move towards the adoption of a Corporate Governance Code. We continue to support our business to deliver on our strategy in an ever-changing regulatory environment. Corporate governance at Get Living is about running the business in the right way in order to realise value in our neighbourhoods for the benefit of all our stakeholders and is treated as a core discipline that complements our need to improve the performance of the business on behalf of our stakeholders. In the next few pages we provide details of our Board members, the Executive Team and the role of the Board and its Committees.

The Board

The Board currently comprises three Non-executive Directors, all of whom are independent from the management team of the Group. The Board is responsible for setting the overall Group strategy and investment policy, monitoring Group performance and authorising all property acquisitions.

To assist it in discharging these responsibilities, it receives regular financial and operational reports from the Executive Team. It also monitors updates on regulatory issues and corporate governance rules and guidelines on a regular basis.

The Board meets at least four times per year and has adopted a schedule of reserved matters for decision making.

The Board has established an Audit and Risk Committee and a Remuneration Committee and continues to support the ongoing development of these Committees in preparation for the adoption of a Corporate Governance Code. The Board is in the process of establishing a Nomination Committee as part of the ongoing development of corporate governance.

Accountability and audit

The Board's responsibilities with regard to the financial statements are set out on page 47. The Independent auditor's report is given on pages 49 to 55.

Internal control

The Board recognises its ultimate responsibility for the Group's system of internal control. It is actively developing procedures for identifying, evaluating and managing risks that the Group is exposed to and has identified risk management controls in the key areas of business objectives, accounting, compliance and operations as areas for the continual review. These procedures have operated throughout the year and up to the date of approval of the Annual Report and audited financial statements. It has, however, to be understood that systems of internal control, however carefully designed, operated and supervised, can provide only reasonable and not absolute assurance against material misstatement or loss.

A description of the Group's operations and the strategy which it employs to maximise returns whilst minimising risks can be found on page 10.

Our governance structure

The Board

Responsible for the long term success of the business	Development of strategy	Determines the nature and extent of significant risks

Audit and Risk Committee	Remuneration Committee	Operating Committee
Oversees quality of financial reporting Provides assurance on internal controls, risk management and audit processes	Sets remuneration policy Approves level of remuneration	Approves routine business matters between Board meetings

Each of the above Committees report on their activities to the Board.

Stakeholder engagement

Engaging to deliver long-term value in neighbourhoods

At Get Living, listening to and engaging effectively with our stakeholders is key to ensuring the right decisions are made. As a result, the relationships with our stakeholders are key to the long-term success of the Group.

Section 172 statement

Our employees

Our employees are those who are directly employed by Get Living. We actively encourage career progression within the business, so supporting the development of employees is a priority. We have a dynamic and diverse team, with everyone working together in a flexible working culture. Inclusion and good communications are central to our offer, and we provide a range of support for employees.

Why we engage
We recognise the importance of retaining and attracting a diverse and knowledgeable group of employees.

How we engage
The HR team provides training programmes, leadership development and staff appraisals to support succession planning and retention for key roles.

The Group undertakes employee engagement surveys and promotes wellbeing activities.

During the Covid-19 lockdown period, back office employees transitioned to working from home hosting meetings online whilst operational teams changed working practices to ensure safe distancing through virtual viewings with prospective residents.

Our contractors and suppliers

Our contractors and suppliers are those who provide goods and services to Get Living. We have relationships with suppliers providing a large range of products and services, from cleaning to construction and have a collaborative approach to our supply chain.

Why we engage
Suppliers play a critical role in our ability to operate sustainably, safely and efficiently and therefore we ensure that they comply with Get Living standards.

The Group pays special attention to the top suppliers in each category to ensure the most cost-effective, efficient, and sustainable solutions across all operations.

How we engage
The procurement manager maintains close relationships and regularly meets with suppliers. The Group encourages suppliers to raise any issues or concerns they have about their relationship with the Company, their contracts or the workforce.

We require our suppliers, contractors and service providers to support anti-slavery initiatives and have implemented effective controls to mitigate the risk of slavery and human trafficking from occurring within our supply chains

Our residents

Our residents are those who live within our neighbourhoods and includes their guests. Residents want us to understand their changing requirements and provide affordable and sustainable homes and responsive services, that provide a great home experience.

Why we engage
We engage with residents across all our neighbourhoods to provide services that deliver mutually beneficial outcomes.

How we engage
We engage regularly through our welcome offices situated at each of our neighbourhood branch offices, allowing residents to walk in and engage directly with the customer service team over any concerns or issues. We also hold social events for our residents to encourage them to get to know us and each other. In addition, we use events, our welcome offices and surveys to ensure we stay close to our residents.

During the Covid-19 lockdown period, we hosted multiple virtual events for our residents.

Our retailers

Our retailers are those who operate businesses within our neighbourhoods, such as retail and leisure brands and their shoppers and visitors. Retailers want us to understand their changing requirements and provide affordable and sustainable space, and responsive services, that help them compete, grow and develop. Consumers, visitors and residents want us to provide fabulous space and services that add to their shopping and leisure experience.

Why we engage
We engage with retailers across all our neighbourhoods to ensure services are provided that deliver mutually beneficial outcomes.

How we engage
We engage regularly through meetings and surveys to ensure we keep close to our retailers.

Our investors

Our investors are those who own shares in Get Living. We communicate our plans clearly and act on them effectively, working to realise long-term sustainable value in neighbourhoods.

Our shareholders are entitled to receive dividends from the Company and elect the Directors of the Company, among other matters.

Why we engage
Institutional investors, in particular are constantly evaluating their holdings in the Company as part of their portfolios. Providing insightful information about the Company's strategy, projects and performance is crucial for their assessment of the Company. The Group pays special attention to maintaining regular and transparent dialogue with shareholders, in order to ensure that every shareholder is treated and informed equally.

How we engage
The Board currently comprises three Non-executive Directors, all of whom are independent from the management team of the Company and investor nominees.

Get Living regularly meets with the investors and provides regular financial reports.

Our communities

Our communities are those who live in areas where we work, such as local residents, businesses, schools and charities. Local people and groups want us to enhance the physical and social infrastructure in their area, helping their community to thrive. Working in collaboration with our partners, our community support is wide-ranging. We always listen to and consult with residents, businesses and community groups when we develop a new neighbourhood.

Why we engage
The wellbeing of local communities is directly related to Get Living's business success and the Group believes that community events and activities create unique opportunities.

How we engage
Ongoing communication through local engagement frameworks and communication. Regular dialogue with local communities.

Board of Directors

The right mix of experience and expertise

James Boadle
Non-executive Director

Experience and expertise James is accountable for Oxford Properties' ("Oxford") UK business and its UK & European residential and logistics strategies, key cornerstones of Oxford Europe's strategic investment plan to grow to over C$13.5bn AUM by 2025.

James has global transaction experience across all major asset classes, including residential, office, retail and logistics, and has executed over £9bn of real estate transactions, including leading Oxford's foray into the UK residential private rented sector through DOOR. James joined Oxford in 2015 and is a member of its European leadership team. Prior to joining Oxford, James spent seven years at real estate advisory firms Savills and CBRE in their Central London capital markets businesses.

External appointments James is a member of the Investment Property Forum (IPF) and the Royal Institution of Chartered Surveyors (RICS).

Mabel Tan
Non-executive Director

Experience and expertise Mabel is director of asset management for Qatari Diar Europe. Qatari Diar Real Estate Investment Company is wholly owned by the Qatari Investment Authority, the sovereign wealth fund of the State of Qatar. It is the specialist real estate arm of the Qatar Investment Authority with a significant presence in the UK and the US.

Mabel has over twenty years' experience in finance and investments, with 14 of these in the property sector. Prior to joining Qatar Diar in 2008, Mabel developed new commercial projects, including JVs and acquisition opportunities for Group RCI, a division of Wyndham Worldwide. Mabel's experience also includes seven years in investment banking, where she led day-to-day execution of transactions and advised on a wide range of M&A and corporate finance transactions.

External appointments Mabel is a member of the board of various entities in the UK, Luxembourg and Montenegro.

Martijn Vos
Non-executive Director

Experience and expertise Martijn has 15 years' experience in investing in European private equity real estate markets, with significant strategic and operational involvement through several directorships on company boards and advisory committees and has been leading investment processes to establish real estate investment platforms in the residential, student housing, hotel, serviced apartment, and retail sectors across Europe.

He is an early backer of several operational intensive real estate companies and emerging "living and bed-strategies" markets – pioneering investments in the UK and Spanish private rental sectors.

External appointments Martijn represents APG Asset Management, one of the worlds' largest pension asset managers, as board member or director for companies and assets such as Earls Court, Vivenio, Westfield Stratford, Edinburgh St James, City ID, The Portfolio Club, and previously GRIP REIT.

A collaborative and hands-on team

Jeremy Helsby
Independent Advisor

Experience and expertise Jeremy provides strategic advice and support for Get Living as it continues to deliver on its ambitious growth plans.

Jeremy has immensely deep real estate and operational expertise gained from his 40-year tenure at Savills, 11 years of which were spent as chief executive, prior to his retirement in 2019.

External appointments Jeremy is Senior Plc Board Advisor to Savills and Non-Executive Director of MGT Investment Management.

Rick de Blaby
Chief Executive Officer

Experience and expertise Rick is focused on growing Get Living's platform across the UK through creating new build to rent neighbourhoods that are changing the way we live and rent in cities.

Rick has 40 years' experience in development and investment in both the residential and commercial sectors, with a particular interest in regeneration and design. Prior to Get Living, Rick was CEO of United House Group and prior to that, CEO of MEPC.

External appointments Rick is non-executive director of Altitude Real Estate and non-executive director of Curo Housing Association.

Greg Hyatt
Chief Financial Officer

Experience and expertise Greg is responsible for all aspects of Get Living's financial management, reporting and strategy.

A qualified management accountant, Greg has more than 20 years' experience in operational finance roles across customer-facing sectors including healthcare and entertainment.

Before joining Get Living in 2018, Greg was CFO at Nuffield Health, the UK's largest trading charity.

External appointments Greg is also non-executive director at Raven Housing Trust.

Executive Team continued

Ailish Christian-West
Director of Real Estate

Experience and expertise Ailish is responsible for managing Get Living's existing build-to-rent portfolio and all its existing retail and public realm environments. Working alongside the wider executive team and partnership of investors, Ailish oversees Get Living's 5,000 home development pipeline and directs the considerable programme of capital expenditure projects and the mobilisation of planned new launches.

Ailish has more than 20 years' experience in UK real estate. Prior to Get Living, Ailish was Head of Property at Landsec, following 10 years in fund management including roles at La Salle Investment Management and Invista.

External appointments Ailish is the current president of Revo, a placemaking and retail property organisation, which represents all stakeholders in the UK's c£360bn retail property sector, including property owners, retailers and local authorities.

Ian Gibbs
Director of Neighbourhoods

Experience and expertise Ian is responsible for leading the engagement and performance of the neighbourhood teams across London and Manchester.

Ian works closely with the asset teams to ensure that current residents get the most from their renting experience, while driving forward commercial initiatives as we build more homes across the UK.

Before Get Living, Ian was the regional operations director for David Lloyd where he managed a portfolio of 25 health clubs and led on national strategies for the organisation in central operations. Ian has spent more than 20 years in people management, customer experience and commercial operations.

Christian Armstrong
Director of Brand, Product and Technology

Experience and expertise Christian is responsible for delivering a fantastic experience for all Get Living residents across the UK. Looking after brand, technology and product, Christian drives innovation that is changing the way we live and rent, from streamlining the customer journey to introducing smart home tech.

Christian's passion for ensuring an amazing customer experience is informed by more than 20 years' experience in the hospitality industry.

Before Get Living, Christian spent four years working as director of value centre operations for glh Hotels, the largest owner-operator of hotels in London.

Phillippa Starmer
Director of People and Culture

Experience and expertise Phillippa is responsible for driving Get Living's culture, leadership, communication and engagement to achieve high performance across the team.

Phillippa has 20 years' experience in HR across multiple industries and sectors including FMCG, Gaming, B2B, Media, Digital and Travel. Prior to Get Living, Phillippa was Head of HR for Iglu.com, the largest European specialist ski and cruise travel agency, and before that Head of HR for Channel 4.

Monitoring reporting and risk

Members of the Audit and Risk Committee (the "Committee")

The Audit and Risk Committee is actively being developed, with the Committee membership in the process of being formalised. During the year, two meetings were held, and both meetings were attended by shareholder representatives.

Additional attendees invited to attend meetings as appropriate

- Greg Hyatt – Chief Financial Officer
- Antoinette Bucknor – Head of Finance
- Ernst & Young LLP

Responsibilities

The main roles and responsibilities of the Audit and Risk Committee include:

- monitoring the integrity of the Group's annual and interim financial statements, ensuring they are fair, balanced and understandable and reviewing significant financial reporting issues and judgements contained therein;
- monitoring the statutory audit of the annual and consolidated accounts;
- reviewing the Group's systems of financial control and risk management;
- making recommendations to the Board on the appointment of the external auditor and approving its remuneration and terms of engagement;
- monitoring and reviewing the external auditor's independence, objectivity and effectiveness, taking into account professional and regulatory requirements; and
- annually considering the need for an internal audit function.

Report on the Committee's activities during the year

During the year, the Committee discharged its responsibilities by:

- reviewing the Group's draft annual financial statements and 2020 unaudited half-year results statement prior to discussion and approval by the Board, and reviewing the external auditor's report on the annual financial statements;
- advising the Board on whether the annual report is fair, balanced and understandable and provides the information necessary for shareholders to assess the Company's performance, position, business model and strategy;
- reviewing the continuing appropriateness of the Group's accounting policies;
- considering the potential implications of forthcoming changes in accounting standards for the Group;
- reviewing the auditor's plan for the audit of the Group's 2020 financial statements, receiving and reviewing confirmations of auditor independence and approving the terms of engagement and proposed fees for 2020;
- considering the qualifications, expertise, resources and independence of the auditor through reviews of its reports and performance;
- recommending the reappointment of the auditor; and
- developing terms of reference for the Committee.

Audit and Risk Committee report continued

Significant accounting matters

The Committee considers all financial information published in the annual and half-year financial statements and considers accounting policies adopted by the Group, presentation and disclosure of financial information and, in particular, the key judgements made in preparing the financial statements. For 2020, the primary risks identified were in relation to the valuation of the property portfolio, going concern and revenue recognition.

Valuation of the property portfolio

The Group has property assets of £1.8bn as detailed in the Group balance sheet. As explained in note 12 to the financial statements, properties are independently valued by CBRE in accordance with RICS rules and IAS 40 Investment Property. The Audit Committee reviewed and discussed with management the judgements and assumptions made in respect of the property valuation, reviewed the valuer's report and the auditor's comments thereon, and concluded that the valuation is appropriate.

Due to the outbreak of Covid-19, the CBRE valuations are reported as being subject to "material valuation uncertainty" in accordance with RICS guidance. As a result of this increased uncertainty, sensitivities for more extensive changes in assumptions have been disclosed in note 12 to the Financial Statements, along with further information regarding investment property.

Going concern

The Committee has reviewed cash flow forecasts for the sixteen-month period to 31 December 2021 in order to assess the requirements of the Group over that period.

In consideration of the impact that the COVID-19 pandemic is having on the economic environment the group operates in, the Directors have considered a range of scenarios and conclude that Get Living PLC retains the financial support of its investors and this ongoing support, together with the existing resources of the business, are adequate for the Group to continue to meet its obligations over a period of at least twelve months from the date of approval of the financial statements.

Revenue recognition

The Group recognised residential rental income of £52.5m as detailed in the Group statement of comprehensive income. As explained in note 4 to the financial statements, rental income is recognised in the income statement on a straight-line basis over the term of the lease, in line with IFRS 16. The Audit Committee reviewed and discussed with management revenue recognition and the auditor's comments thereon and concluded that the revenue recognition is appropriate.

Review of risk management and internal control processes

The Audit Committee is responsible for reviewing the adequacy and effectiveness of the Group's risk management processes and systems of internal control.

Following its own assessment and the management report and the work it performed on risk management and internal control procedures, the Committee believes that the key risks facing the business have been correctly identified and disclosed in the Risk management section of the Strategic report on pages 28 to 31.

In addition, the Committee believes that, although robust, the Group's systems of internal control are designed to manage, rather than eliminate, the risk of failure to achieve the Group's business objectives. Therefore, the system can provide only reasonable and not absolute assurance against material misstatement or loss.

Financial reporting

The Board is responsible for the annual report. The Audit Committee is asked to review the annual report and consider whether it is fair, balanced and understandable and provides the necessary information for shareholders to assess the Group's position, performance, business model and strategy.

In undertaking its assessment, the Committee considered:

- the systems and controls operated by management around the preparation of the accounts;
- the procedures included in these to bring relevant information to the attention of those who prepare the accounts;
- the consistency of the reports; and
- whether they are in accordance with the information provided to the Board during the year.

It also considered whether the annual report had been written in straightforward language and without unnecessary repetition of information, and that market-specific terms and any non-statutory measures had been adequately defined or explained.

The Audit Committee has reviewed the contents of this year's annual report and financial statements and confirmed to the Board that, in its view, the report is fair, balanced and understandable and provides the information necessary for shareholders to assess the Group's position, performance, business model and strategy.

Auditor independence

The Group's policy ensures independence and objectivity of the external auditor and compliance with the Regulation; the Group may procure certain non-audit services from the external auditor. All other proposed engagements must be submitted to the Committee for approval prior to engagement. Details of the amounts paid to the external auditor during the year for audit and other services are set out in note 9 to the Group financial statements.

The external auditor was engaged for tax related services being the only non-audit assignments during the year. The services were deemed to be ancillary to other assurance services provided by the external auditor where using its knowledge of the facts under consideration was seen as being cost effective for the Group. Its engagement was not deemed to compromise its objectivity and independence as sufficient safeguards were in place.

Effectiveness of external auditor

The effectiveness of the audit process is dependent on appropriate audit risk identification at the start of the audit cycle. The Committee received from Ernst & Young LLP a detailed audit plan, identifying its assessment of these key risks. For 2020, the primary risks identified were in relation to the valuation of the property portfolio, going concern and revenue recognition.

The Board takes responsibility for exercising judgement when necessary in preparing the annual report and financial statements. It prepares and reviews papers provided to the auditor setting out its judgements and approaches taken to specific items. The work undertaken by the auditor in this area to test management's assumptions and estimates is challenged by the Audit Committee, which assesses the effectiveness of the audit process through the reporting received from Ernst & Young LLP at year end. The Committee is satisfied with the effectiveness of the auditor and therefore recommends its reappointment.

The Committee assesses the effectiveness of the external auditor on an annual basis. The Committee conducts a formal evaluation process involving the completion of a questionnaire and individual and group discussions, to obtain the views of the Committee and appropriate employees.

Following the completion of the March 2020 year-end audit, the Committee conducted its review and considers that the audit was appropriately planned and scoped efficiently and effectively performed by Ernst & Young LLP. The Committee is satisfied that Ernst & Young LLP continued to perform effectively as the external auditor.

Audit tender policy

The Audit Committee will consider the need for a competitive tender for the role of external auditor at least every ten years and recommend to the Board if a tender process is felt to be appropriate.

The tender process will be administered by the Audit Committee which will consider whether to seek major investors' views on the audit firms to be invited to tender and success criteria to be used by the Company in the course of the tender.

If a tender is conducted as part of a normal tender cycle, the incumbent auditor will be invited to participate in the tender unless prohibited due to specific factors such as independence.

The Audit Committee will make a recommendation to the Board of its preferred appointee.

Internal audit

The Audit Committee considers annually the requirement for an internal audit function and the Board, on the recommendation of the Audit Committee, having regard to the matters considered above, has concluded that one is not currently required.

The Audit and Risk Committee

21 September 2020

Aligning to business performance

Members of the Remuneration Committee (the "Committee")

Established during the year, the Remuneration Committee is actively being developed, with Committee membership in the process of being formalised. During the year, an informal meeting was held, and this meeting was attended by shareholder representatives.

The Remuneration Committee's role is to seek and retain the appropriate calibre of people on the Board and Executive Team for the Group and recommend remuneration levels to the Board consistent with prevailing market conditions, peer group companies and roles and responsibilities. A recommendation is then made to the Board.

Responsibilities of the Committee

The principal responsibilities of the Committee are:

- setting the remuneration framework or policy for all Directors;
- review the ongoing appropriateness and relevance of the remuneration policy;
- within the terms of the approved policy, determining the total individual remuneration package of each director, executive and senior manager;
- agreeing the policy on the recovery of expenses incurred whilst performing duties; and
- reporting to shareholders on the implementation of the remuneration policy in accordance with relevant statutory and corporate governance requirements.

Committee's activities during year

The Committee met in March 2020 to consider the adoption of a new remuneration approach for approval by the Board. The Committee engaged with external consultants but also considered external, publicly available survey information of remuneration levels paid by similar companies in making any recommendation to the Board.

The Remuneration Committee
21 September 2020

Directors' report

The Directors present their annual report including audited Group financial statements for the year ended 31 March 2020. This report should be read together with the Corporate Governance Report.

Directors

The Directors who served during the year, and at the date of this report, were:

- James Alexander Boadle (appointed 17 October 2019)
- Mabel Tan (appointed 18 August 2020)
- Martijn Vos (appointed 22 August 2018)
- Jean Lamothe (resigned 18 August 2020)
- Gawain Sydney Edward Smart (resigned 17 October 2019)
- Tariq Khalid Al Abdulla (appointed 18 July 2019, resigned 18 December 2019)

Future developments

In the coming year, the Directors will continue the proactive investment and management of the BtR schemes and will continue to work on the initial building phases of its new BtR development "N06" under the ownership of its subsidiary, QDD EV N06 Limited. The construction of N06 is progressing well with initial ground works completed. The project is scheduled for completion in 2021.

Going concern

The financial statements have been prepared on a going concern basis. The Directors have referred to cash flow forecasts for the 16-month period to 31 December 2021 in order to assess the requirements of the Group over that period. In consideration of the impact that the COVID-19 pandemic is having on the economic environment the group operates in, the Directors have considered a range of scenarios including a base case and downside scenario. In the base case scenario:

- The Directors have performed a detailed going concern review based on current trading trends, expectations and taking into account acquisitions subsequent to year-end (refer note 37).
- The level of unrestricted cash in the Group provides a degree of support to offset the expected adverse impact on trading levels due to COVID-19.
- The Group exercises the extension option available on the existing RBC loan in March 2021 – the Directors consider conditions to be within the Group's control to do so.
- The Group receives further capital from its investors to meet contractual commitments specifically for the Lewisham acquisition subsequent to year-end.

In the downside scenario, the base case has been stressed for plausible scenarios over the next 16 months:

- Sensitivities have been applied to occupancy assumptions, the greatest sensitivity being the assumption of the timing of the commencement of the 2020/21 university academic year and impact of international travel restrictions on student numbers. This has the potential to decrease the student occupancy from that assumed in the Group's base case scenario. The downside scenario considered the impact of a fall to 50% occupancy for the Group's student accommodation asset for the 2020/21 academic year.
- In this event, the Group may be required to place amounts into restricted cash accounts under its loan agreements from Q4 2020 or to seek a covenant waiver. Further support would potentially be required from investors in order to place amounts into restricted cash accounts.

From their consideration of the above, it is the opinion of the Directors that further financial support from investors will be forthcoming if required. This judgement is based upon:

- Reference to funding commitment letters entered into subsequent to year-end, which forms a contractual commitment from investors to meet the general funding needs of the Group of up to £50m and a further £97m for the forecast capital drawdowns for the Lewisham project over the period.
- The funding commitment letters provide committed financing for at least the sixteen month period to 31 December 2021.
- The Directors have considered the financial ability of the investors and assess they have sufficient cash resources to provide the funding committed.

From their consideration of the above, the Directors conclude that Get Living PLC retains the financial support of its investors and this ongoing support, together with the existing resources of the business, are adequate for the Group to continue to meet its obligations over the sixteen month period from the date of approval of the financial statements.

Based on this, the Directors continue to adopt the going concern basis in preparing the financial statements for the year ended 31 March 2020.

Financial risk management objectives and policies

Financial risks include interest rate risk, credit risk and liquidity risk. These risks, and management objectives and policies in relation to these risks, are described further in note 23 to the financial statements.

Directors' report continued

Charitable and social donations
The Group made charitable donation contributions of £1k (2019: £23k) and community project contributions of £92.5k (2019: £nil) during the period.

Greenhouse gas emissions and energy use
On a like for like basis, the Group successfully reduced Greenhouse gas emissions by 9% and energy use by 7% during the period. The measurement approach taken follows guidance provided by the GHG and INREV Sustainability reporting Guidelines.

Stakeholder engagement
The Group continued to foster business relationships during the period. Please refer to the Group section 172 statement on page 12.

Dividends
A dividend of £167.1m (2019: £50k) was recommended and paid to shareholders on 23 October 2019, amounting to £167 per share (2019: £5).

Staff policies
The Group seeks to involve all employees in the development of the Group's business. The Group undertakes to provide employees with information of concern to them that is likely to affect their interests.

The Group supports the principle of equal opportunities in employment and opposes all forms of discrimination. Every step is taken to ensure that individuals are treated equally and fairly, and decisions on recruitment, training, promotion and career development are based only on objective and job-related criteria. The Group gives full and fair consideration to applications for employment from disabled persons and also seeks to continue to employ, with suitable training, if appropriate, any person who becomes disabled whilst employed by the Group.

Directors' statement as to disclosure of information to auditor
The Directors who were members of the Board at the time of approving the Directors' report are referred to on page 45. Each of the Directors in office at the date that this annual report and financial statements were approved confirms that:

- to the best of each Director's knowledge and belief, there is no relevant audit information (that is, information needed by the Group's auditor in connection with preparing its report) of which the Group's auditor is unaware; and
- each Director has taken all the steps a Director might reasonably be expected to have taken to be aware of relevant audit information and to establish that the Group's auditor is aware of that information.

Directors' indemnity
The Group has in place appropriate Directors' and Officers' liability insurance cover in respect of potential legal action against its Directors. These indemnities are qualifying third party indemnity provisions as defined by Section 234 of the Companies Act 2006. The indemnities were valid throughout the period and are currently valid.

Auditor
In accordance with Section 485 of the Companies Act 2006, a resolution for the reappointment of Ernst & Young LLP as auditor of the Group is to be proposed at the forthcoming Annual General Meeting.

Approved by the Board of Directors and signed on behalf of the Board.

Mabel Tan
Director
21 September 2020

Statement of Directors’ responsibilities

The Directors are responsible for preparing the Strategic report, the Directors’ report and the financial statements in accordance with applicable United Kingdom law and regulations.

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have elected to prepare the Group financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union, and applicable law. Under that law the Directors have elected to prepare the Company financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including Financial Reporting Standard 101 “Reduced Disclosure Framework”.

Under company law the Directors must not approve the Group and Company financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Group and Company and of the profit or loss of the Group and Company for that period.

In preparing the Group financial statements, the Directors are required to:

- present fairly the financial position, financial performance and cash flows of the Group;
- select suitable accounting policies in accordance with IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors, and then apply them consistently;
- present information, including accounting policies, in a manner that provides relevant, reliable, comparable and understandable information;
- make judgements that are reasonable;
- provide additional disclosures when compliance with the specific requirements in IFRS as adopted by the European Union is insufficient to enable users to understand the impact of particular transactions, other events and conditions on the Group’s financial position and financial performance;
- state whether the Group financial statements have been prepared in accordance with IFRS as adopted by the European Union, subject to any material departures disclosed and explained in the financial statements; and
- prepare the Group financial statements on a going concern basis, unless it is inappropriate to presume that the Group will continue in business.

In preparing the Company financial statements, the Directors are required to:

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

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Group’s and Company’s transactions and disclose with reasonable accuracy at any time the financial position of the Group and Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Group and Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Financial statements

Independent auditor's report

to the members of Get Living PLC

Our opinion on the financial statements

In our opinion:

- Get Living PLC's group financial statements and parent company financial statements (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 31 March 2020 and of the group's loss for the year then ended;
- The group financial statements have been properly prepared in accordance with IFRS as adopted by the European Union;
- The parent company financial statements have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- The financial statements have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of Get Living PLC which comprise:

Group	Parent company
Group statement of comprehensive income	
Group balance sheet as at 31 March 2020	Company balance sheet as at 31 March 2020
Group statement of changes in equity	Company statement of changes in equity
Group cash flow statement	
Related notes 1 to 38 to the financial statements	Related notes 1 to 15 to the financial statements

The financial reporting framework that has been applied in the preparation of the group financial statements is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union. The financial reporting framework that has been applied in the preparation of the parent company financial statements is applicable law and United Kingdom Accounting Standards, including FRS 101 "Reduced Disclosure Framework" (United Kingdom Generally Accepted Accounting Practice).

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 below. We are independent of the group and parent company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard as applied to listed entities, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the group's or the parent company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Overview of our audit approach

Key audit matters	• Valuation of investment properties • Revenue recognition – residential rental income • Going concern basis used in the preparation of the financial statements
Audit scope	• The audit team performed direct audit procedures on the Group Financial Statements and the Parent Entity Financial Statements.
Materiality	• Overall group materiality of £17.3m which represents 2.0% of the net assets of the group as at 31 March 2020.

Independent auditor's report continued

to the members of Get Living PLC

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period and include the most significant assessed risks of material misstatement (whether or not due to fraud) that we identified. These matters included 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. These matters were addressed in the context of our audit of the financial statements as a whole, and in our opinion thereon, and we do not provide a separate opinion on these matters.

This year we have included a new key audit matter: Going concern basis used in the preparation of the financial statements. The audit partner and other senior members of the audit team spent a significant amount of time assessing the assumptions underlying the going concern basis following the development of the Covid-19 pandemic.

In the prior year, our auditor's report included a key audit matter in relation to "Business combination assessment" which has been removed in the current year as this was a non-recurring transaction.

Risk	Our response to the risk	Key observations communicated to the Audit Committee
Valuation of investment properties 2020: £1,825.2m in investment Properties (2019: £1,776.5m in investment Properties) The valuation of investment properties requires significant judgement and estimates by management and the external valuer. The potential for manipulation of the underlying data provided to the third party valuer (such as in respect of yields and market rentals) and the complexity of the valuation give rise to a fraud risk. For properties under construction there is an additional judgement in the estimation of cost to complete. There is also a risk that management may influence the significant judgements and estimates in respect of property valuations in order to achieve property valuation and other performance targets to meet investor expectations.	Our audit procedures in respect of the valuation of investment properties included: We evaluated the Group's controls over data used in the valuation of the investment property portfolio and management's review of the valuations. We obtained valuation reports and performed the following: • agreed valuations to trial balance and financial statements • reviewed the valuation reports for any caveats or limitations in scope, unusual terms or conditions We evaluated the competence of the Group's external valuer, CBRE, which included consideration of their qualifications and expertise. We included Chartered Surveyors on our audit team who reviewed and challenged the valuation approach and assumptions used in the valuation of the investment properties. Our Chartered Surveyors assessed: • Whether the assumptions (yields, market rent, sales and cost assumptions for developments) adopted by the external valuers fall within a reasonable range. • The methodology used in the valuation. • The appropriateness of the valuation models adopted by the external valuers. • The appropriateness of adjustments made to take into consideration the impact of the Covid-19 outbreak. Together with our Chartered Surveyors, we discussed with CBRE their valuation approach and challenged the judgements they made in assessing the property valuation including any adjustment to the assumptions that were made to take into consideration the impact of the Covid-19 outbreak. Due to travel restrictions, our meeting was held by videocall. This year, we had an additional video call with CBRE in March 2020 in order to understand their planned approach to valuations and consider the impact on our audit.	We have audited the inputs, assumptions and methodology used by the external valuer. We concluded that the methodology applied was appropriate and that the external valuations were a reasonable assessment of the market value of investment properties at 31 March 2020. Our Chartered Surveyors concluded that the value of the properties they reviewed were within a reasonable range. We concluded that management provided an appropriate level of review and challenge over the valuations but did not identify evidence of undue management influence. We have reviewed the disclosures in the financial statements relating to the material valuation uncertainty paragraph included by CBRE in their valuation report and consider the disclosure appropriate.

Our opinion on the financial statements continued

Key audit matters continued

Risk	Our response to the risk	Key observations communicated to the Audit Committee
Valuation of investment properties continued The uncertainties over the current economic environment caused by Covid-19 had an impact on the valuation of the Group's properties. As referred to in note 2, CBRE has highlighted in its assessment of the fair value of the property portfolio that there is limited transactional evidence and less certainty with regard to valuations and that market values can change rapidly in the context of current market conditions. Accordingly, CBRE and Management have stated that it has been necessary to make more judgements than are usually required and the Group has reported the valuation of the property portfolio at 31 March 2020 on the basis of a 'material valuation uncertainty'.	We assessed and challenged the judgements made by CBRE in light of the valuation uncertainties they highlight in their report in respect of the limited transactional evidence that can be used to inform their opinion of fair value in certain classes of assets. Our audit procedures also considered the impact of Covid-19 as incorporated below. We performed an analytical review by comparing actual values to expectations set using benchmark data and understanding of the properties. We investigated material movements by inquiring and obtaining evidence from Management, external valuers and EY Chartered Surveyors. We tested a sample of property lease input data provided to the external valuer including gross rental income by comparison to actual lease agreements for consistency with lease terms. For investment property under construction, we • vouched the costs to complete to supporting construction contracts; • contacted the property managers to understand the stage of construction; and • compared management's budgeted spend to actual spend and investigated any significant variances to budget which might indicate over/understatement of costs. For significant additions, we vouched to supporting evidence and verified that these costs are properly capitalised. We utilised our analytical procedures and work of the Chartered Surveyors described above in order to assess for evidence of undue management influence We assessed the adequacy of the additional disclosures of estimates in note 2 and valuation assumptions in note 12 that were made in accordance with IFRS 13 – Fair Value Measurement due to Covid-19. **Scope of our procedures** We performed full scope audit procedures over the valuation of all investment properties. The scope of our work included specific responses to the risks identified in light of the Covid-19 pandemic.	

Independent auditor's report continued

to the members of Get Living PLC

Our opinion on the financial statements continued

Key audit matters continued

Risk	Our response to the risk	Key observations communicated to the Audit Committee
Revenue recognition – residential rental income 2020: £52.5m residential rental income (2019: £19.4m residential rental income) The primary revenue stream in the group is residential rental income earned through lease agreements. Investor expectations and profit based targets may place pressure on management to distort revenue recognition. This may result in overstatement or deferral of revenues to assist in meeting current or future targets or expectations. We consider that the risk lies within the residential rental income being overstated through fictitious leases, any top-side adjustments and incorrect cut off.	Our audit procedures over revenue recognition included: We evaluated the Group's controls over revenue recognition and the treatment of rents which have been designed by the Group to prevent and detect fraud and errors in revenue recognition. We performed substantive analytical review by investigating variances between actual rental revenue and expected revenue based on tenancy schedules and corroborating the explanations for the variances by reviewing amendments to or new lease contracts. We tested the integrity of the calculations of rental income and agreed a sample of lease information to original lease documents or subsequent lease amendments. We tested appropriateness of manual journal entries recorded in the general ledger and other adjustments made to the financial statements which impact rental income. We re-calculated the deferred income recorded at the balance sheet date, tracing a sample to supporting evidence, including lease agreements. We reviewed journal entries posted near to period end for deferred income, agreeing these journals to the underlying lease agreement and the rental income recognised for the specific tenant in the period. We reviewed manual journal postings to revenue which are above performance materiality to understand the nature of the posting and obtained supporting evidence. **Scope of our procedures** The whole Group was subject to full scope audit procedures over residential rental income. The scope of our procedures included specific responses to the risks identified in light of the Covid-19 pandemic.	Based upon the audit procedures performed, we concluded that revenue has been recognised on an appropriate basis in the year.

Our opinion on the financial statements continued

Key audit matters continued

Risk	Our response to the risk	Key observations communicated to the Audit Committee
Going concern basis used in the preparation of the financial statements Refer to Going Concern (page 45) and Note 2 Basis of preparation and consolidation of the Financial statements (pages 60-61). The Group's financial statements are prepared on the going concern basis of accounting. This basis is dependent on a number of factors, including accuracy of the Group's forecasted financial performance, the Group's continued access to borrowing facilities from banks and investors and the Group's ability to continue to operate within its financial covenants. The COVID-19 pandemic is of an unprecedented scale and has severely impacted the global economy and businesses across all industries. There is a significant degree of uncertainty about the further spread of the virus and the state of the world economy and a risk that this adversely impacts the Group's ability to continue to operate as a going concern. The value of Investment properties support the Group's borrowing facilities which are secured against the Groups assets and are subject to financial covenants, tested on a quarterly basis, including Loan to Value and Interest Cover ratios. There is also a risk that Management has not adequately disclosed the impact of COVID-19 on the going concern basis in the financial statements.	Our audit procedures over going concern included the following: • We obtained an understanding of the process followed by Management to prepare the Group's going concern assessment, including identifying and assessing the impact of scenarios that may arise as a result of Covid-19 on future occupancy levels as well as the impact of a fall in property valuations on compliance with loan covenants. • We obtained the base case cash flow and liquidity forecasts covering the going concern period and the downside scenario prepared by Management. We tested the mathematical accuracy of the models. • We challenged the appropriateness of those forecasts by assessing historical forecasting accuracy and the reasonableness of management's assumptions, challenging Management's consideration of downside sensitivity analysis and applying further sensitivities to occupancy rates and valuations where appropriate to stress test the impact on liquidity and covenant compliance; • We performed testing to evaluate whether the covenant requirements of the debt facilities would be complied with under the scenarios prepared by Management. We performed additional stress testing for falls in property valuations and assessed the impact on meeting covenant requirements. We considered the perspective of EY's internal property valuation specialists in assessing the potential falls in property valuations for the going concern period. We assessed the impact of the timing of these events and understood the availability of mitigating actions to be taken. • We considered post year end occupancy rates to assess the adequacy of management's stress testing of their occupancy rates in the downside scenario • We obtained evidence of the agreements with lenders setting out terms and conditions of lending including covenant compliance and available remediation. • We read the funding commitment letters entered into with investors to understand and assess the contractual commitments made to provide additional funding to the group if required. We also considered the financial abilities of the investors to provide the funding committed. • We reviewed minutes of board meetings with a view to identifying any matters which may impact the going concern assessment. • We reviewed the disclosures in the financial statements in relation to going concern with a view to assessing whether they adequately disclose the risk, the impact on the Group's operations and results, and the availability of mitigating actions to be taken. **Scope of our procedures** The whole Group was subject to full scope audit procedures over the use of the going concern assumption.	Based on the results of our audit procedures, we agreed with management's conclusion that there is no material uncertainty related to the Group's ability to continue as a going concern. The going concern forecasts, including stress testing scenarios, are consistent with the results of our audit procedures. We concluded that the disclosures in respect of going concern are consistent with the knowledge gained during the audit.

Independent auditor's report continued

to the members of Get Living PLC

An overview of the scope of our audit

Tailoring the scope

Our assessment of audit risk, our evaluation of materiality and our allocation of performance materiality determine our audit scope for each entity within the Group. Taken together, this enables us to form an opinion on the consolidated financial statements. We take into account size, risk profile, the organisation of the Group and effectiveness of controls, including controls and changes in the business environment when assessing the level of work to be performed. The audit was approached as a single component with the Group team completing all audit work.

The Group solely operates in the United Kingdom. The Group audit team performed all the work necessary to issue the Group and Parent company audit opinion, including undertaking all of the audit work on the risks of material misstatement identified above.

Our application of materiality

We apply the concept of materiality in planning and performing the audit, in evaluating the effect of identified misstatements on the audit and in forming our audit opinion.

Materiality

The magnitude of an omission or misstatement that, individually or in the aggregate, could reasonably be expected to influence the economic decisions of the users of the financial statements. Materiality provides a basis for determining the nature and extent of our audit procedures.

The table below sets out the materiality, performance materiality and threshold for reporting audit differences applied on our audit:

	Basis	Materiality (£m)	Performance materiality (£m)	Audit differences (£m)
Group	2% of net assets	£17.3	£8.6	£0.9
Parent Company	2% of net assets	£17.2	£8.6	£0.9

When establishing our overall audit strategy, we determined a magnitude of uncorrected misstatements that we judged would be material for the financial statements as a whole. We determined that a capital-based measure would be the most appropriate basis for determining overall materiality given that key users of the Group's financial statements are primarily focused on capital-based measures when assessing the performance of the Group.

During the course of our audit, we reassessed initial materiality and as the actual net asset value of the Group was lower than that which we had used as the initial basis for determining overall materiality, we have lowered the final materiality which was applied on our audit.

Performance materiality

The application of materiality at the individual account or balance level. It is set at an amount to reduce to an appropriately low level the probability that the aggregate of uncorrected and undetected misstatements exceeds materiality.

On the basis of our risk assessments, together with our assessment of the Group's overall control environment, our judgement was that performance materiality was 50% of our planning materiality. We have set performance materiality at this percentage after considering the number of misstatements identified in the prior period, both corrected and uncorrected.

Reporting threshold

An amount below which identified misstatements are considered as being clearly trivial.

We agreed to report all uncorrected audit differences in excess of £0.9m, which is set at 5% of planning materiality, as well as differences below that threshold that, in our view, warranted reporting on qualitative grounds.

We evaluate any uncorrected misstatements against both the quantitative measures of materiality discussed above and in light of other relevant qualitative considerations in forming our opinion.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this report, 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 the other information, we are required to report that fact.

We have nothing to report in this regard.

An overview of the scope of our audit continued

Opinion on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and directors' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the group and the parent company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the directors' report.

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

- adequate accounting records have not been kept by the 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

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 47, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the 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 the directors 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 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.

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 company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Daniel Saunders (Senior statutory auditor)

for and on behalf of Ernst & Young LLP, Statutory Auditor
London
22 September 2020

Group statement of comprehensive income

	Notes	**Year ended 31 March 2020 £m**	22 August 2018 to 31 March 2019 £m
Rental income	6	**54.7**	20.2
Other income	6	**3.0**	1.0
Total revenue		**57.7**	21.2
Direct property costs	7	**(16.1)**	(5.4)
Gross profit		**41.6**	15.8
Administrative expenses		**(26.2)**	(12.5)
Valuation (loss)/gain on investment property	12	**(26.1)**	30.5
Operating (loss)/profit	8	**(10.7)**	33.8
Finance costs	10	**(29.7)**	(10.3)
(Loss)/profit before taxation		**(40.4)**	23.5
Tax (charge)/credit	11	**(1.3)**	20.8
(Loss)/profit for the period		**(41.7)**	44.3
Total comprehensive (expense)/income for the period		**(41.7)**	44.3
Attributable to:			
Equity holders of the parent		**(41.7)**	44.3
Non-controlling interests		**—**	—
Total comprehensive (loss)/income for the period		**(41.7)**	44.3
Basic and diluted (loss)/earnings per share	36	**(£41.72)**	£66.07

Group balance sheet

	Notes	**31 March 2020 £m**	31 March 2019 £m
Non-current assets			
Investment property	12	**1,825.2**	1,776.5
Property, plant and equipment	13	**2.5**	2.7
Trade and other receivables – non-current	15	**—**	1.4
Total non-current assets		**1,827.7**	1,780.6
Current assets			
Inventory	14	**0.1**	0.2
Trade and other receivables	15	**5.1**	15.3
Monies held in restricted accounts and deposits	16	**33.2**	19.3
Cash at bank		**59.3**	50.9
Total current assets		**97.7**	85.7
Total assets		**1,925.4**	1,866.3
Current liabilities			
Trade and other payables	17	**(39.0)**	(37.7)
Income tax payable		**(1.6)**	(0.3)
Loans and borrowings	20	**(35.5)**	(349.8)
Derivative financial instruments	21	**—**	(1.9)
Total current liabilities		**(76.1)**	(389.7)
Non-current liabilities			
Long-term other payables	18	**(34.1)**	(6.2)
Provisions	19	**—**	(28.5)
Loans and borrowings	20	**(950.1)**	(369.5)
Derivative financial instruments	21	**(2.5)**	(1.0)
Total non-current liabilities		**(986.7)**	(405.2)
Total liabilities		**(1,062.8)**	(794.9)
Net assets		**862.6**	1,071.4
Equity			
Share capital	28	**1.0**	1.0
Distributable reserve	28	**783.6**	950.7
Consolidation reserve	28	**(10.8)**	(10.8)
Retained earnings	27	**2.6**	44.3
Other equity reserves	26	**86.2**	86.2
Equity attributable to equity holders of the parent		**862.6**	1,071.4
Non-controlling interests	29	**—**	—
Total equity		**862.6**	1,071.4

The financial statements on pages 56 to 82 were approved by the Board of Directors for issue on 18 September 2020 and were signed on its behalf by:

Mabel Tan
Director
21 September 2020

Group statement of changes in equity

		Attributable to equity holders of the parent								
	Notes	Share capital £m	Share premium £m	Distributable reserve £m	Consolidation reserve £m	Retained earnings £m	Other equity reserves £m	Total £m	Non-controlling interests £m	Total equity £m
At 22 August 2018		—	—	—	—	—	—	—	—	—
Total comprehensive income for the period		—	—	—	—	44.3	—	44.3	—	44.3
Issue of share capital	28	1.0	950.7	—	—	—	—	951.7	—	951.7
Capital reduction	28	—	(950.7)	950.7	—	—	—	—	—	—
Dividend	28	—	—	—	—	—	—	—	—	—
Consolidation reserve	28	—	—	—	(10.8)	—	—	(10.8)	—	(10.8)
Other equity contribution	26	—	—	—	—	—	86.2	86.2	—	86.2
At 31 March 2019		1.0	—	950.7	(10.8)	44.3	86.2	1,071.4	—	1,071.4
Total comprehensive loss for the year		—	—	—	—	(41.7)	—	(41.7)	—	(41.7)
Cash dividend	28	—	—	(167.1)	—	—	—	(167.1)	—	(167.1)
At 31 March 2020		**1.0**	**—**	**783.6**	**(10.8)**	**2.6**	**86.2**	**862.6**	**—**	**862.6**

Group cash flow statement

	Notes	**Year ended 31 March 2020 £m**	22 August 2018 to 31 March 2019 £m
Operating activities			
(Loss)/profit before taxation		**(40.4)**	23.5
Adjustments to reconcile profit before taxation to net cash flows:			
Depreciation	13	**1.3**	0.7
Valuation loss/(gain) on investment property	12	**26.1**	(30.5)
Finance costs	10	**29.7**	10.3
Working capital adjustments:			
Decrease/(increase) in inventory		**0.1**	(0.1)
Decrease in trade and other receivables		**11.5**	0.7
(Decrease)/increase in trade and other payables		**(3.2)**	4.4
(Decrease)/increase in other long-term payables		**(0.7)**	0.6
Net cash inflow from operating activities		**24.4**	9.6
Investing activities			
Cash acquired from common control business combination	24	**—**	37.1
Cash acquired from acquisition of group of assets	25	**—**	0.2
Purchase of property, plant and equipment	13	**(1.1)**	(0.4)
Development expenditure	12	**(73.0)**	(22.4)
Increase in monies held in restricted accounts and deposits		**(13.9)**	(19.3)
Net cash outflow from investing activities		**(88.0)**	(4.8)
Financing activities			
Equity contribution from shareholders		**—**	52.0
Drawdown of loan facilities		**774.5**	5.9
Repayment of loan facilities		**(500.9)**	—
Loan arrangement fees		**(12.2)**	(0.1)
Hedge arrangement fees		**—**	(0.9)
Profit paid on Murabaha loan		**(9.2)**	(8.3)
Interest paid on other loans		**(11.4)**	(2.5)
Dividends paid		**(167.1)**	—
Other financing costs		**(1.7)**	—
Net cash inflow from financing activities		**72.0**	46.1
Net increase in cash and cash equivalents		**8.4**	50.9
Cash and cash equivalents at the start of the period		**50.9**	—
Cash and cash equivalents at the end of the period		**59.3**	50.9

Notes to the financial statements

1. Corporate information

Get Living Limited, a private company limited by shares, was incorporated, domiciled and registered on 22 August 2018 under the laws of England and Wales with the registered number 11532492. Get Living Limited was renamed and was re-registered as a public limited company on 12 November 2018 with the name Get Living PLC (the "Company"). The Company's registered office is at 6th Floor Lansdowne House, Berkeley Square, London W1J 6ER, United Kingdom.

As a result of the reorganisation implemented by way of the share exchange offer made by the Company for the entire shares of QDD Holdco Limited and DV4 613 Limited on 7 November 2018, the Company became a new parent entity of these holding companies. The Company is a UK Real Estate Investment Trust (REIT) and its ordinary shares are listed on The International Stock Exchange Authority (TISE).

The Company, together with its subsidiaries (the "Group"), is involved in the investment and management of UK build-to-rent (BtR) properties in London at East Village and Elephant and Castle, and New Maker Yards in Manchester, and the ongoing management of BtR developments.

The Group's financial statements for the year ended 31 March 2020 were approved by the Board of Directors on 18 September 2020 and the Group balance sheet was signed on the Board's behalf by Mabel Tan.

2. Basis of preparation

The Group's financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union (EU) and the Companies Act 2006 applicable to companies reporting under IFRS as adopted by the EU.

The financial statements have been prepared for the year ended 31 March 2020, with the comparative period being 22 August 2018 to 31 March 2019. The financial statements are presented in Sterling and all values are rounded to the nearest million (£m), except where otherwise indicated.

The financial statements have been prepared on a historical cost basis except for investment properties and derivative financial instruments which are measured at fair value.

Group reorganisation in 2018

As the Group was formed through a reorganisation in which the Company became a new parent entity of the Group in the year ended 31 March 2019 (see note 24), the 2019 Group financial statements were prepared as a continuation of the existing Group's from date of business combination under common control (7 November 2018) using the pooling of interests method. The difference in share capital and reserves resulting from the use of the pooling of interests method of £10.8m was recorded as an adjustment to the consolidation reserve.

Going concern

The financial statements have been prepared on a going concern basis. The Directors have referred to cash flow forecasts for the 16-month period to 31 December 2021 in order to assess the requirements of the Group over that period. In consideration of the impact that the COVID-19 pandemic is having on the economic environment the group operates in, the Directors have considered a range of scenarios including a base case and downside scenario. In the base case scenario:

- The Directors have performed a detailed going concern review based on current trading trends, expectations and taking into account acquisitions subsequent to year-end (refer note 37).
- The level of unrestricted cash in the Group provides a degree of support to offset the expected adverse impact on trading levels due to COVID-19.
- The Group exercises the extension option available on the existing RBC loan in March 2021 – the Directors consider conditions to be within the Group's control to do so.
- The Group receives further capital from its investors to meet contractual commitments specifically for the Lewisham acquisition subsequent to year-end.

In the downside scenario, the base case has been stressed for plausible scenarios over the next sixteen months:

- Sensitivities have been applied to occupancy assumptions, the greatest sensitivity being the assumption of the timing of the commencement of the 2020/21 university academic year and impact of international travel restrictions on student numbers. This has the potential to decrease the student occupancy from that assumed in the Group's base case scenario. The downside scenario considered the impact of a fall to 50% occupancy for the Group's student accommodation asset for the 2020/21 academic year.
- In this event, the Group may be required to place amounts into restricted cash accounts under its loan agreements from Q4 2020 or to seek a covenant waiver. Further support would potentially be required from investors in order to place amounts into restricted cash accounts.

From their consideration of the above, it is the opinion of the Directors that further financial support from investors will be forthcoming if required. This judgement is based upon:

2. Basis of preparation continued

Going concern continued

- Reference to funding commitment letters entered into subsequent to year-end, which forms a contractual commitment from investors to meet the general funding needs of the Group of up to £50m and a further £97m for the forecast capital drawdowns for the Lewisham project over the period.
- The funding commitment letters provide committed financing for at least the sixteen month period to 31 December 2021.
- The Directors have considered the financial ability of the investors and assess they have sufficient cash resources to provide the funding committed.

From their consideration of the above, the Directors conclude that Get Living PLC retains the financial support of its investors and this ongoing support, together with the existing resources of the business, are adequate for the Group to continue to meet its obligations over the sixteen month period from the date of approval of the financial statements.

Based on this, the Directors continue to adopt the going concern basis in preparing the financial statements for the year ended 31 March 2020.

Judgements and estimates

The preparation of financial statements in conformity with IFRS as adopted by the European Union requires the use of critical judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. Estimates and assumptions concerning the future, and the accounting results of those estimates may not equal the related actual results.

The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in the relevant notes forming part of these financial statements as discussed below.

Key judgements:

Leases

The Group has entered into residential property leases on its investment property portfolio. The Group has determined, based on an evaluation of the terms and conditions of the arrangements, such as the lease term not constituting a major part of the economic life of the residential property and the present value of the minimum lease payments not amounting to substantially all of the fair value of the residential property, that it retains all the significant risks and rewards of ownership of the properties and accounts for the contracts with tenants as operating leases.

Property acquisitions and business combinations

Where a property is acquired through the acquisition of corporate interests, management considers the substance of the assets and activities of the acquired entity in determining whether the acquisition represents the acquisition of a business.

The Group accounts for an acquisition as a business combination where an integrated set of activities is acquired in addition to the property. More specifically, consideration is made of the extent to which significant processes are acquired and, in particular, the extent of services provided by the subsidiary.

Where such acquisitions are not deemed to be an acquisition of a business, they are not treated as business combinations. Instead, the cost to acquire the corporate entity is allocated between the identifiable assets and liabilities of the entity based on their relative fair values on the acquisition date. Accordingly, no goodwill or deferred taxation arises. Refer to notes 24 and 25 for more information.

Key estimates:

Fair value of investment property

The fair value of the Group's investment property is a key source of estimation uncertainty; however, in accordance with the accounting policy of the Group, investment property is revalued at each reporting date by the Directors after consideration of a third party assessment of the market value.

Market value is defined as the estimated amount for which a property should exchange on the date of valuation between willing buyer and seller in an arm's length transaction without compulsion. The Group considers the use of professional external valuers, in accordance with the RICS Valuation Standards, Sixth Edition in the United Kingdom, sufficient to reduce but not eliminate the uncertainty.

Due to the outbreak of Covid-19, the valuations of CBRE at 31 March 2020 are reported as being subject to "material valuation uncertainty" as per VPS 3 and VPGA 10 of the RICS Valuation – Global Standards. Consequently, less certainty – and a higher degree of caution – should be attached to the valuations than would normally be the case. As a result of this increased uncertainty, sensitivities for more extensive changes in assumptions have been disclosed in note 12, along with further information regarding investment property.

Notes to the financial statements continued

2. Basis of preparation continued

Key estimates continued:

Derivatives

The Group has entered financing facilities where the interest expense is based on LIBOR rates. This provides a key source of estimation uncertainty. However, the Group has entered into derivatives to minimise the volatility of its exposure to these interest rate movements. The derivatives are valued at the reporting date by an external consultant using a discounted cash flow model and market information (see notes 21 and 23).

Taxation

The Company converted to a UK Real Estate Investment Trust (REIT) with effect from 20 November 2018. As a result the Group does not pay United Kingdom corporation tax on the profits and gains from its qualifying rental business in the United Kingdom provided it meets certain conditions. Non-qualifying profits and gains of the Group continue to be subject to corporation tax as normal. Deferred tax accrued at the date of conversion in respect of the assets and liabilities of the qualifying rental business was released to the income statement as the relevant temporary differences are no longer taxable on realisation.

3. Accounting standards

a) New and amended standards and interpretations effective in the current financial period

IFRS 16 Leases

The Group adopted IFRS 16 on 1 April 2019 using the modified retrospective method. The standard makes substantial changes to the recognition and measurement of leases by lessees, with the requirements for lessors substantially unchanged.

The Group is a lessor and holds lease contracts with individual residents and retailers. Under IFRS 16, a lessor should classify a lease as an operating lease if it does not transfer substantially all the risks and rewards incidental to ownership of an underlying asset. Therefore, the Group has continued to recognise lease payments from residents and retailers on a straight-line basis, which is consistent with the treatment under IAS 17 Leases.

There was no adjustment to opening retained earnings as a result of the transition and no transitional provisions were used.

b) New and amended standards and interpretations issued but not yet effective

Other changes to IFRS have been issued but are not yet effective for the Group, and these are listed below. However, they are either not expected to have a material impact on the financial statements or they are not currently relevant for the Group.

The Group has not early adopted any standards, interpretations or amendments that have been issued but are not yet effective:

- Amendments to References to the Conceptual Framework in IFRS Standards (1 January 2020)
- Amendments to IAS 1 and IAS 8: Definition of Material (1 January 2020)
- Amendments to IFRS 9, IAS 39 and IFRS 17: Interest Rate Benchmark Reform (1 January 2020)
- Amendments to IFRS 3 Business Combinations: Definition of a Business (1 January 2020)

4. Summary of significant accounting policies

a) Consolidation

Subsidiaries are consolidated from the date of acquisition, being the date on which the Group obtains control, and continue to be consolidated until the date when such control ceases. The financial statements of the subsidiaries are prepared using consistent accounting policies. All intra-group balances and transactions, unrealised gains and losses resulting from intra-group transactions and dividends are eliminated in full.

The list of subsidiaries of the Group is included in note 38.

Subsidiaries

Subsidiaries are entities controlled by the Group. Control exists when the Group is exposed, 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.

Non-controlling interests represent the portion of a subsidiary's equity which is not attributable to the Group. They are presented separately in the consolidated financial statements (note 29).

b) Business combinations

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred, which is measured at acquisition date fair value, and the amount of any non-controlling interests in the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred and included in administrative expenses.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

4. Summary of significant accounting policies continued

b) Business combinations continued

Business combinations under common control

Business combinations under common control are accounted for using the pooling of interests method. This method is applied prospectively from the date of business combination; therefore, there has been no restatement of periods prior to the business combination under common control.

The assets and liabilities of the entities transferred under common control are recorded in the financial statements at the historical cost of the controlling entity (the "Predecessor"). Any goodwill inherent in the Predecessor's original acquisition is also recorded in the financial statements. Any difference between the total book value of net assets, including the Predecessor's goodwill, and the consideration paid, is accounted for in the Group financial statements as an adjustment to the shareholders' equity.

c) Investment property

Investment property is initially recognised at cost (including transaction costs) and subsequently measured at fair value. Gains or losses arising from changes in fair value of investment property are included in the statement of comprehensive income in the period in which they arise. No depreciation or amortisation is provided in respect of investment property.

Variable consideration relating to the purchase of a property is recognised when it is probable that the Group will be required to settle the obligation and the amount of consideration payable can be reliably estimated. When the liability is recognised it is capitalised to the cost base of the property to which it relates. Any future changes in the liability are capitalised to the cost base of the property.

d) Revenue recognition

Rental income from operating leases is recognised in the income statement on a straight-line basis over the term of the lease, in line with IFRS 16.

Interest income is recognised using the effective interest rate method.

The Group's other income represents revenue from contracts with customers, as defined in IFRS 15, which includes service charge income. Service charge income is recorded as income over time in the period in which the services are rendered, with payment in line with monthly rental income received. Revenue is recognised over time because the tenants benefit from the services as soon as they are rendered by the Group. The actual service provided during each reporting period is determined using cost incurred as the input method. It has been assessed that the Group is acting as a principal in service charge arrangements and so service charge income and expenditure are presented on a gross basis in the statement of comprehensive income.

e) Taxes

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Current tax is the expected tax payable on any non-REIT taxable income for the period, using tax rates applicable at the balance sheet date, and any adjustment to tax payable in respect of previous years.

f) Property, plant and equipment

Property, plant and equipment are measured at cost less accumulated depreciation. Depreciation of residential fixtures and fittings, retail assets, and office fixtures and fittings is charged at 25% per annum on a straight-line basis. Plant and machinery is depreciated between 10%-25% on cost per annum, dependent on the asset's useful life. The carrying values of tangible fixed assets are reviewed for impairment if events or changes in circumstances indicate the carrying value may be greater than its value in use.

g) Cash and short-term deposits

Cash and cash equivalents in the balance sheet comprise cash at bank and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

Monies held in restricted accounts is cash held by the Group in designated accounts, which are held on behalf of tenants for the purpose of security deposits, restricted funds for future major repairs for the properties managed by estate management companies within the Group, and funds held for loan compliance requirements.

h) Interest-bearing and profit-bearing loans and borrowings

Obligations for loans and borrowings are recognised when the Group becomes party to the related contracts and are measured initially at the fair value of consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing and profit-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate method. The discount between the redeemable amount and the net proceeds is accreted over the term of the loan and charged to the statement of comprehensive income.

Notes to the financial statements continued

4. Summary of significant accounting policies continued

i) Derecognition of financial liabilities

A financial liability is derecognised when the contract that gives rise to it has been settled. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability. The difference between the carrying amount of a financial liability extinguished and the consideration paid is recognised in the statement of comprehensive income.

j) Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Group expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit or loss net of any reimbursement. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost, except on variable consideration on property acquisitions – see policy on "Investment property".

k) Receivables

Receivables are initially recognised on the balance sheet at fair value when the Group has become party to the contractual provisions of the instruments. They are subsequently carried at amortised cost using the effective interest rate method if the time value of money may have a significant impact on their value.

The Group must make judgements on the recoverability of its trade and other receivables at the reporting date and has a policy of providing for impairment based on the expected credit loss model, using a provisions matrix. The Group assesses on a forward-looking basis the expected credit losses associated with its trade receivables. The Group applies a simplified approach in calculating expected credit losses and recognises a provision for impairment for the lifetime expected credit losses on initial recognition of the receivable. In determining the expected credit losses the Group takes into account any recent payment behaviours and future expectations of likely default events (i.e. not making a payment on the due date) based on individual customer credit ratings, actual or expected insolvency filings or Company voluntary arrangements and market expectations and trends in the wider macro-economic environment in which customers operate. The amount of the provision is the difference between the asset's carrying amount and the estimated future cash flows. The movement in the provision is recognised in the statement of comprehensive income.

Trade receivables balances are written off when the probability of recovery is assessed as being remote.

l) Derivative financial instruments

The Group uses interest rate derivative financial instruments to hedge its exposure to movements in interest rates. All classes of derivatives are initially recognised at fair value and subsequently remeasured to their prevailing fair value at each balance sheet date. Changes in the fair value of derivative financial instruments are recognised as finance income or expense in the Consolidated statement of comprehensive income as they arise.

The Group does not apply hedge accounting.

m) Borrowing costs

The Group recognises borrowing costs that are directly attributable to the acquisition, construction or development of an investment property as part of the cost of that asset. Other borrowing costs are recognised as an expense.

n) Segmental information

IFRS 8 requires operating segments to be reported in a manner consistent with internal financial reporting. The Board is responsible for reviewing the Group's internal reporting in order to assess performance and is the chief operating decision maker. The Board ultimately reviews and monitors the performance of the Group by neighbourhood, and across the entire portfolio on a basis consistent with the Group financial statements. East Village, Elephant Central and New Maker Yards meet the definition of one reportable segment under IFRS 8 as all properties are predominantly residential assets, some of which include retail on the ground floors, the offering across all sites is similar, the properties share similar economic characteristics, there is a similar type of customer across all neighbourhoods and the regulatory environment across all neighbourhoods is consistent.

o) Leases

Group as a lessor

Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. This includes residential and retail rental contracts, with rental income being accounted for on a straight-line basis over the lease term.

5. Fair value hierarchy

IFRS 13 sets out a three-tier hierarchy for financial assets and liabilities valued at fair value. These are as follows:

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Derivatives

The fair value of the swaps and caps entered into in relation to loan balances are derived from the present value of future cash flows discounted at rates obtained by means of the current yield curve appropriate for those instruments. As all significant inputs required to value the swaps and caps are observable, they all fall within Level 2. Information in respect of the fair value of financial instruments is included in notes 21 and 23.

Investment property

The fair value of investment property falls within Level 3. The investment property valuation is a third party valuation, which is based on a discounted cash flow model in accordance with RICS Valuation Standards, Sixth Edition in the United Kingdom, and includes a number of unobservable inputs and other valuation assumptions. Further details of these assumptions and significant unobservable inputs is included in note 12.

Loans and borrowings

The fair value of loans and borrowings falls within Level 3. Loans are recognised initially at fair value less attributable transaction costs. The fair values of any floating rate financial liabilities approximate their carrying values (excluding immaterial loan issue costs). The fair value of the fixed rate loan is assessed to be equal to its carrying value (excluding immaterial loan issue costs) by reference to recent transactions and negotiations occurring within the Group for loans with similar terms. Information in respect of the fair value of loans and borrowings is included in notes 20 and 23.

6. Revenue

Rental income during the period of £54.7m (2019: £20.2m) primarily arises from private tenant leases under Assured Shorthold Tenancy (AST) agreements. The total residential rental income attributable to these agreements was £52.5m (2019: £19.4m). These lease agreements range from one to three years in tenure with a minimum six-month break clause on the tenant side. Student AST agreements are for the duration of the academic year. The terms of these tenancies are regularly reviewed by management. The Group has also issued leases for retail units, having terms up to 22 years with agreed break clauses, which are located within the investment properties. There are no arrangements in relation to contingent rent in the period. Rental contracts include a clause to allow the Group to seek compensation if premises are not left in good condition.

	£m
2020 Minimum lease receivable	
Within one year	**18.7**
Between one and two years	**1.3**
Between two and three years	**1.2**
Between three and four years	**1.2**
Between four and five years	**1.1**
After more than five years	**10.9**
	34.4
2019 Minimum lease receivable	
Within one year	17.1
Between two and five years	4.8
After more than five years	11.0
	32.9

Other income primarily relates to service charge income earned for the property services rendered by the Group's estate management companies.

7. Direct property costs

Direct property costs of £16.1m (2019: £5.4m) are derived from investment properties that are income generating assets and immaterial void costs from the unoccupied units of the investment properties.

Notes to the financial statements continued

8. Operating (loss)/profit

Operating (loss)/profit is stated after charging:

	Year ended 31 March 2020 £m	22 August 2018 to 31 March 2019 £m
Salaries and wages	**7.0**	2.8
Social security costs	**0.8**	0.2
Employer's pension contribution	**0.2**	0.1
Depreciation	**1.3**	0.7

The average number of employees in the Group during the period was 111 (2019: 94).

The Directors of the parent company are also directors of other entities controlled by the shareholders (see note 30) but are not part of this Group. For the current period, the Directors received no remuneration or reimbursements from the parent company or any of its subsidiaries for their services as Directors of the parent company (2019: £nil).

Key management personnel

The Directors have reviewed the scope of responsibilities and authority levels in the business and have concluded that all strategic and directional decisions for the business as a whole are conducted by the Directors through the Board meetings of the business; hence, the Directors are considered as key management personnel.

9. Auditor remuneration

Services provided by the Group's auditor:	**Year ended 31 March 2020 £m**	22 August 2018 to 31 March 2019 £m
Audit fees:		
Audit of parent company and consolidated financial statements	**0.3**	0.2
Audit of subsidiary undertakings	**0.3**	0.1
Non-audit services:		
Tax advisory services	**0.1**	0.3
Corporate transaction services	**0.1**	0.1
Valuations services	**—**	0.1
	0.8	0.8

The non-audit services in the current year relate to tax advisory services and corporate transaction services, and in the prior year related to tax, corporate transaction and valuation advisory services in relation to the common control business combination (note 24).

10. Finance costs

	Year ended 31 March 2020 £m	22 August 2018 to 31 March 2019 £m
Interest on loans and borrowings	**19.2**	4.5
Less: capitalised borrowing costs (note 12)	**(1.7)**	(2.0)
	17.5	2.5
Profit payable on Murabaha loan	**9.1**	6.7
Change in fair value of derivatives	**(0.4)**	0.4
Amortised arrangement fees	**1.8**	0.7
Other finance costs	**1.7**	—
	29.7	10.3

The capitalised borrowing costs relate to borrowings used to fund property development. Borrowing costs are capitalised at the rate specific to the borrowings. During the year ended 31 March 2020, and the year ended 31 March 2019, borrowing costs on the Mezzanine, Senior and New Maker Yards loans were capitalised to the point of development completion.

11. Taxation

	Year ended 31 March 2020 £m	22 August 2018 to 31 March 2019 £m
Current tax charge	**1.3**	0.3
Deferred tax credit	**—**	(21.1)
Tax charge/(credit) for the year/period	**1.3**	(20.8)
Factors affecting the tax charge/(credit) for the year/period		
(Loss)/profit before taxation	**(40.4)**	23.5
(Loss)/profit before taxation multiplied by main rate of UK corporation tax of 19% (2019: 19%)	**(7.7)**	4.5
Effect of:		
Deferred tax credit	**—**	(21.1)
Exempt REIT income/expense	**10.3**	1.6
Fair value adjustments	**0.3**	(5.8)
Capitalised borrowing costs	**(0.1)**	—
Non-allowable expenses and non-taxable items	**(5.7)**	—
Losses not recognised	**3.2**	—
Interest cover ratio charge	**1.0**	—
Current tax charge/(credit) in the statement of comprehensive income	**1.3**	(20.8)

For further detail on Interest cover ratio charge see Glossary. The Group has unrecognised deferred tax assets at 31 March 2020 in respect of fixed asset temporary differences and tax losses carried forward of £19.0m (2019: £16.2m). These deferred tax assets have not been recognised due to the high degree of uncertainty as to their future utilisation by non-REIT qualifying entities. Deferred tax is calculated at the rate substantively enacted at the balance sheet date of 19%.

	2020 £m	2019 £m
Deferred tax liabilities		
Opening balance	**—**	—
Acquired in common control business combination (note 24)	**—**	21.1
Deferred tax credit in the period	**—**	(21.1)
At 31 March	**—**	—

Please refer to the Taxation section within Key estimates in note 2 for details of the impact following the Group's conversion to a UK Real Estate Investment Trust (REIT) with effect from 20 November 2018. For definitions see Glossary.

12. Investment property

	2020 £m	2019 £m
Opening balance	**1,776.5**	—
Acquired in common control business combination (note 24)	**—**	1,631.4
Acquisition during the period – New Maker Yards (note 25)	**—**	61.7
Provision for additional acquisition cost (overage – note 19)	**—**	28.5
Capital expenditure	**73.1**	22.4
Capitalised borrowing costs	**1.7**	2.0
Valuation (loss)/gain on investment property	**(26.1)**	30.5
At 31 March	**1,825.2**	1,776.5

On 13 March 2019, the Company acquired Investment Property in New Maker Yards in Middlewood Locks, Manchester by acquiring shares in Get Living Group (Middlewood Locks) Phase 1 Topco Co. Limited from Middlewood Locks LLP, see note 25.

Significant capital expenditure was incurred in the year ended 31 March 2020 due to the ongoing development of the N06 plot.

The fair values of the investment property held by the Group were undertaken in accordance with the RICS Valuation Standards, Sixth Edition in the United Kingdom by CBRE Limited, who are qualified for the purpose of the valuation in accordance with the RICS valuation standard. This valuation comprises residential units of £1,593.1m (2019: £1,601.9m), development land of £194.9m (2019: £141.7m) and retail units of £35.3m (2019: £30.9m).

Notes to the financial statements continued

12. Investment property continued

In addition, sundry retail property was valued at £1.9m (2019: £2.0m) by the Directors using the Group's weighted average cost of capital.

The properties in the portfolio were valued on either a discounted cash flow (DCF) basis using a ten-year quarterly cash flow model or a residual value appraisal approach.

The key unobservable inputs into the residential and commercial valuation are as follows:

2020	East Village (stabilised and let blocks) – residential	East Village (stabilised and let blocks) – commercial	Victory Plaza (N08) – residential	Elephant 1 – residential	Elephant 1 – commercial	New Maker Yards – residential	New Maker Yards – commercial
Estimated rental values (ERV) on vacant space	**£31.09**	**£7.00 to £20.75**	**£33.20**	**£40.74**	**£15.50 to £45.00**	**£21.94**	**£15.00 to £20.00**
Discount rate	**2.91%**	**7.75%–8.25%**	**3.15%**	**3.25%**	**5.25%–8.00%**	**4.50%**	**6.00%–9.00%%**

2019	East Village (stabilised and let blocks) – residential	East Village (stabilised and let blocks) – commercial	Victory Plaza (N08) – residential	Elephant 1 – residential	Elephant 1 – commercial	New Maker Yards – residential	New Maker Yards – commercial
Estimated rental values (ERV) on vacant space	£31.09	£14.50 to £20.00	£33.20	£40.20	£15.50 to £45.00	£21.16	£13.00 to £17.50
Discount rate	2.91%	7.25%	3.25%	3.25%	5.25% to 7.00%	4.75%	5.50% to 8.00%

The key unobservable inputs into the development valuation are average construction costs ranging from £182 to £320 per sq ft (2019: £290 to £309).

Sensitivity to key unobservable inputs

An increase in the discount rate of 50 basis points would result in a valuation decrease of £227.1m. A decrease in the estimated rental value of 10% would result in a valuation decrease of £213.7m. A decrease in the discount rate of 50 basis points would result in a valuation increase of £316.8m. An increase in the estimated rent value of 10% would result in a valuation increase of £207.9m.

13. Property, plant and equipment

	Residential fixtures and fittings £m	Retail assets £m	Office fixtures and equipment £m	Plant and machinery £m	Total £m
Cost					
At 22 August 2018	—	—	—	—	—
Acquired in common control business combination (note 24)	8.5	3.0	4.6	0.8	16.9
Additions	0.1	0.1	0.2	—	0.4
Derecognition	(7.1)	(0.1)	(3.5)	—	(10.7)
At 31 March 2019	1.5	3.0	1.3	0.8	6.6
Additions	1.0	—	0.1	—	1.1
At 31 March 2020	**2.5**	**3.0**	**1.4**	**0.8**	**7.7**
Depreciation					
At 22 August 2018	—	—	—	—	—
Acquired in common control business combination (note 24)	7.8	2.0	3.8	0.3	13.9
Depreciation charge for the period	0.2	0.3	0.2	—	0.7
Eliminated on derecognition	(7.1)	(0.1)	(3.5)	—	(10.7)
At 31 March 2019	0.9	2.2	0.5	0.3	3.9
Depreciation charge for the period	0.4	0.5	0.3	0.1	1.3
At 31 March 2020	**1.3**	**2.7**	**0.8**	**0.4**	**5.2**
Net book value					
Balance at 31 March 2020	**1.2**	**0.3**	**0.6**	**0.4**	**2.5**
Balance at 31 March 2019	0.6	0.8	0.8	0.5	2.7

Assets which had reached the end of their useful life as at 31 March 2019 were derecognised from the fixed asset register. No gain or loss was made on derecognition.

14. Inventories

	2020 £m	2019 £m
Consumables and minor spare parts	**0.1**	0.2
	0.1	0.2

Inventories are measured at the lower of cost and net realisable value.

15. Trade and other receivables

	2020 £m	2019 £m
Current		
Trade receivables	**1.1**	0.7
Allowance for doubtful debts	**(0.6)**	(0.1)
	0.5	0.6
Other receivables	**2.6**	13.0
Accrued income	**—**	0.2
Prepayments	**0.6**	1.5
Other taxes	**1.0**	—
Deposit	**0.4**	—
	5.1	15.3
Non-current		
Deposit	**—**	1.4
	—	1.4

Trade and other receivables are non-interest bearing.

Trade receivables are lease receivables due from tenants. Allowance for doubtful debts was calculated using the provisions matrix in line with the expected credit loss model. Management seeks to collect all trade receivables. Other receivables as at 31 March 2019 included £9.2m of monies held in escrow which was all received during the year ended 31 March 2020. Recoverability of other receivables has been assessed using the expected credit loss model. The impairment of the other receivables is immaterial.

Non-current receivables at 31 March 2019 represents deposits paid, being £1.0m to NHBC and £0.4m to TFL. The NHBC deposit was received during the year ended 31 March 2020. The TFL deposit is receivable 2.5 years after practical completion of the Elephant and Castle site, expected to be received in December 2020 so has been reclassified to current receivables.

The maximum exposure to credit risk at the reporting date is the carrying value of trade and other receivables, less deposits held.

16. Monies held in restricted accounts and deposits

	2020 £m	2019 £m
Restricted cash:		
Tenant deposits	**2.3**	1.5
Sinking fund	**8.2**	6.9
Loan requirements	**22.7**	10.9
	33.2	19.3

Monies held in restricted accounts and deposits represent cash held by the Group in accounts with conditions that restrict the use of these monies by the Group and, as such, do not meet the definition of cash and cash equivalents.

Included in monies held in restricted accounts and deposits are monies held for tenant deposits, the sinking fund and specific loan requirements.

Tenant deposits consist of: amounts paid over by tenants of the properties where security deposits are required by tenancy agreements.

The sinking fund consists of: amounts held by estate management companies within the Group and amounts paid over by Triathlon Homes LLP for future major repair works that will be required on the properties in East Village (see note 18).

Loan requirements consist of funds held in designated bank accounts to ensure the Group meets specific loan covenant requirements.

Notes to the financial statements continued

17. Trade and other payables

	2020 £m	2019 £m
Trade payables	**0.9**	1.4
Deferred income	**7.7**	8.2
Accruals	**21.9**	16.0
Other payables	**3.6**	4.9
Other payables – Elephant retention	**2.0**	2.0
Other payables – N08 retention	**2.9**	2.9
Other taxes	**—**	2.3
	39.0	37.7

The retention liabilities are due to the contractor of the development property currently under construction, and are liable to be settled as 50% upon practical completion and 50% two years following practical completion (see note 18). The N08 retention balance is expected to be settled in February 2021.

Within the accruals balance of £21.9m (2019: £16.0m) is a development cost accrual of £8.5m (2019: £4.9m) in relation to the N06 plot.

Trade payables are non-interest bearing and are normally settled in accordance with the Group's terms of business.

18. Long-term other payables

	2020 £m	2019 £m
Other payables – N08 retention	**—**	2.8
Other payables – N06 retention	**2.2**	0.4
Sinking fund	**3.6**	3.0
DCMS settlement	**28.3**	—
	34.1	6.2

The sinking fund is held by the subsidiary, East Village Management Limited, to provide funds to meet the costs of future major repairs, replacement and scheduled works. Significant capital expenditure is not expected to occur until 2021. The balance represents the contribution made to the sinking fund by Triathlon Homes LLP, which holds a non-controlling interest in East Village Management Limited. The funds are held in a separate restricted bank account as disclosed in note 16. The N06 retention balance is expected to be settled in November 2023. The DCMS settlement has been reclassified from provisions as at 31 March 2020 (note 19) and is due to be settled in March 2022.

19. Provisions

A settlement deed has been negotiated between the Group and the Secretary of State for Digital, Culture, Media and Sport (DCMS, previously the Olympic Delivery Authority) in relation to the 2011 sale and purchase agreement for SVDP Limited. The deed states that the Group must pay a total agreed sum of £29.0m, with £0.3m payable on the date of the deed and the remainder payable in March 2022.

A non-current provision of £28.5m was recognised at 31 March 2019, which was the £28.7m amount payable on 31 March 2022, discounted at the government risk-free pre-tax rate which is based on the three-year GBP government bond rate, and adjusted for risks specific to the provision. The £0.2m movement in the balance during the year ended 31 March 2020 is made up of the £0.3m payment made in May 2019 less £0.1m for the unwinding of the discount during the year. The settlement agreement was signed in January 2020. As the timing and amount of the payable are certain as at 31 March 2020, the balance has been reclassified to long term payables (note 18).

20. Loans and borrowings

	2020 £m	2019 £m
Current liabilities		
Murabaha loan	**–**	350.1
Deferred Murabaha loan arrangement fees	**–**	(0.3)
New Maker Yards loan[1]	**35.6**	–
Deferred New Maker Yards loan arrangement fees[1]	**(0.1)**	–
	35.5	349.8
Non-current liabilities		
Mezzanine and Senior loans	**37.8**	147.9
Deferred Mezzanine and Senior loan arrangement fees	**(1.0)**	(1.6)
Other loans	**927.0**	225.7
Deferred Other loan arrangement fees	**(13.7)**	(2.5)
	950.1	369.5

1 At 31 March 2019, the New Maker Yards loan was included in the Other loans non-current liabilities balance.

Murabaha loan

On 20 September 2019, an agreement was signed for a new ten-year £550m loan facility, which was used to repay the entire Murabaha loan balance of £350m plus accrued interest of £0.1m. The new loan facility is included within Other loans below.

New Maker Yards loan

The Group entered into a £37m loan to finance the purchase of investment property, secured by fixed and floating charges. As at 31 March 2020, £35.6m (2019: £35.6m) of the facility was utilised. Interest payable on the loan is calculated based on LIBOR + 2.4%, the floating rate being hedged by derivatives. Non-utilisation fees are payable quarterly in arrears in line with interest payments. The loan is non-amortising and due for repayment in March 2021. The loan agreement includes an option to extend for up to three years past March 2021.

Mezzanine and Senior loans

A Mezzanine loan facility of £140m (N08: £74m; N06: £66m) and a Senior loan facility of £181m (N08: £91.0m, N06: £90.0m) were entered into by the Group to finance the development of certain investment property. Interest payable on the Mezzanine loan is calculated based on LIBOR+ 1.95% and non-utilisation fees are calculated at 0.60% of the unutilised loan balance. Interest payable on the Senior loan is calculated as the European Commission Reference rate + 2.2%. The floating rate on both loans is hedged by derivatives.

The non-utilisation fees and interest payable which are unpaid on both loans are capitalised and added to the principal. The loans are non-amortising. The N08 portion of both loans was fully repaid in November 2019 (2019 Mezzanine: £68.7m, Senior: £77.9m) using proceeds of a new £187m loan, which is included within Other loans below. At 31 March 2020, drawn down amounts were £37.8m (2019: £1.3m) on the Mezzanine N06 facility and £nil (2019: £nil) on the Senior N06 facility. Both amounts are repayable in September 2022.

Other loans

Facility[1]	Date entered into	Interest rate	Maturity	Drawn down at 31 March 2020	Drawn down at 31 March 2019
£190m (Elephant and Castle)	August 2018	3.1825% fixed	August 2033	£190m	£190m
£550m (East Village)	September 2019	2.332% fixed	September 2029	£550m	–
£187m (East Village)	November 2019	2.35% fixed	August 2034	£187m	–

1 For information on loan covenants refer to Principal Risks and Uncertainties.

Notes to the financial statements continued

21. Derivative financial instruments

The movement in the fair value of the derivative financial instruments is as follows:

	2020 £m	2019 £m
Current		
Opening balance	**1.9**	–
Acquired in common control business combination (note 24)	**–**	3.5
Change in fair value of derivatives	**(1.9)**	(1.6)
At 31 March	**–**	1.9
Non-current		
Opening balance	**1.0**	–
Acquired in common control business combination (note 24)	**–**	(0.1)
Transaction costs	**–**	(0.9)
Change in fair value of derivatives	**1.5**	2.0
At 31 March	**2.5**	1.0

The Group previously held a swap arrangement to swap the floating rate profit payable on its Murabaha loan to a fixed rate. This swap matured in September 2019.

In addition, the Group previously held a swap arrangement for 80% of the accrediting loan balance payable on its Mezzanine loan to a maximum notional principal of £59.2m. This swap was broken in November 2019 as part of the Group refinancing (note 20).

The Group holds a swap arrangement for 80% of the accreting loan balance payable on its Mezzanine loan to a maximum notional principal of £59.2m. This is to swap the floating rate interest payable to a fixed rate. The swap has an effective rate of 3.3% and matures in September 2022.

The Group also has a swap arrangement to swap floating rate interest payable on the loan in relation to the purchase of New Maker Yards. The swap has a non-amortising notional principal of £35.6m from inception to March 2024. This fixes the interest at 3.6%.

The Group also holds the following interest rate caps:

Notional amount	Effective date	Termination date	Cap rate
£14.5m	31 December 2016	30 September 2020	1.5%
£10.1m	30 September 2019	30 September 2022	2.0%
£7.2m	31 March 2020	30 September 2022	2.0%
£66.0m	30 September 2022	31 March 2023	2.0%
£100.0m	30 September 2022	31 March 2024	2.0%
£100.0m	31 March 2020	30 September 2020	2.5%

All of the financial derivatives included in the above table were valued by an external consultant using a discounted cash flow model and market information. In the absence of hedge accounting, movements in fair value are taken directly to the Group's income statement.

22. Liabilities – reconciliation of cash and non-cash movements

		Cash flows				Non-cash flows				
	1 April 2019 £m	Drawdown £m	Loan and hedge fees £m	Interest paid* £m	Repayment £m	Transfers £m	Fair value changes £m	Amortisation of loan fees £m	Interest charged* £m	**31 March 2020 £m**
Long-term liabilities										
Mezzanine and Senior loans	147.9	37.5	—	—	(150.9)	—	—	—	3.3	**37.8**
Mezzanine and Senior loan arrangement fees	(1.6)	—	(0.1)	—	—	—	—	0.7	—	**(1.0)**
Other loan facilities	225.7	737.0	—	(10.3)	—	(39.7)	—	—	14.3	**927.0**
Other loan arrangement fees	(2.5)	—	(11.8)	—	—	—	—	0.6	—	**(13.7)**
	369.5	774.5	(11.9)	(10.3)	(150.9)	(39.7)	—	1.3	17.6	**950.1**
Short-term liabilities										
Murabaha loan	350.1	—	—	(9.2)	(350.0)	—	—	—	9.1	**—**
Murabaha loan arrangement fees	(0.3)	—	—	—	—	—	—	0.3	—	**—**
New Maker Yards loan	—	—	—	(1.1)	—	35.4	—	—	1.3	**35.6**
New Maker Yards loan arrangement fees	—	—	(0.3)	—	—	—	—	0.2	—	**(0.1)**
Accrued loan interest	—	—	—	—	—	4.3	—	—	—	**4.3**
	349.8	—	(0.3)	(10.3)	(350.0)	39.7	—	0.5	10.4	**39.8**
Assets used to hedge borrowings										
Derivative financial instruments	2.9	—	—	—	—	—	(0.4)	—	—	**2.5**
Total liabilities from financing activities	722.2	774.5	(12.2)	(20.6)	(500.9)	—	(0.4)	1.8	28.0	**992.4**

* Interest shown is net of impact of derivatives. Interest charged is net of accrued interest of £4.3m which is not capitalised on the loan balance but is included within accruals.

			Cash flows				Non-cash flows			
	22 August 2018 £m	Acquisition – common control (note 24) £m	Asset acquisition (note 25) £m	Drawdown £m	Loan and hedge fees £m	Interest paid* £m	Fair value changes £m	Amortisation of loan fees £m	Interest charged* £m	31 March 2019 £m
Long-term liabilities										
Mezzanine and Senior loans	—	140.2	—	5.9	—	—	—	—	1.8	147.9
Mezzanine and Senior loan arrangement fees	—	(1.9)	—	—	(0.1)	—	—	0.4	—	(1.6)
Other loan facilities	—	190.0	35.6	—	—	(2.5)	—	—	2.6	225.7
Other loan arrangement fees	—	(2.6)	—	—	—	—	—	0.1	—	(2.5)
	—	325.7	35.6	5.9	(0.1)	(2.5)	—	0.5	4.4	369.5
Short-term liabilities										
Murabaha loan	—	351.7	—	—	—	(8.3)	—	—	6.7	350.1
Murabaha loan arrangement fees	—	(0.5)	—	—	—	—	—	0.2	—	(0.3)
	—	351.2	—	—	—	(8.3)	—	0.2	6.7	349.8
Assets used to hedge borrowings										
Derivative financial instruments	—	3.4	—	—	(0.9)	—	0.4	—	—	2.9
Total liabilities from financing activities	—	680.3	35.6	5.9	(1.0)	(10.8)	0.4	0.7	11.1	722.2

* Interest shown is net of impact of derivatives.

Notes to the financial statements continued

23. Risks and financial instruments

The Group's key financial risks arising from its operating activities and its financial instruments are:

- credit risk;
- liquidity risk; and
- market risk (including interest rate risk and currency risk).

The Directors have overall responsibility for the establishment and oversight of the risk management framework.

Categories of financial instruments:

	2020	
	Carrying value £m	**Fair value £m**
Financial liabilities		
At amortised cost:		
Loans and borrowings – fixed rate (level 3)	**913.3**	**930.6**
Loans and borrowings – floating rate (level 3)	**72.3**	**72.3**
At fair value through profit or loss:		
Derivative financial instruments (level 2)	**2.5**	**2.5**

	2019	
	Carrying value £m	Fair value £m
Financial liabilities		
At amortised cost:		
Loans and borrowings – fixed rate (level 3)	187.5	187.5
Loans and borrowings – floating rate (level 3)	531.8	531.8
At fair value through profit or loss:		
Derivative financial instruments (level 2)	2.9	2.9

Management assessed that the fair values of cash and cash equivalents, financial assets included in trade and other receivables and financial liabilities included in trade and other payables approximate their carrying amounts largely due to the short-term maturities of these instruments. The difference between the fair value and the carrying amount of long-term other payables and non-current trade and other receivables is immaterial. The fair values of the loans and borrowings have been calculated based on a discounted cashflow model using the prevailing market rate of interest.

Financial instruments that are measured subsequent to initial recognition at fair value are disclosed as levels 1 to 3 based on the degree to which the fair value is observable (see note 5).

Credit risk

The Group services the private rental property sector as it rents its investment properties to third party private residents. The private rental property industry is highly competitive and relies on payment of financial obligations by private individuals, whose economic circumstances can alter from time to time. If a tenant experiences financial difficulties this may result in arrears which, ultimately, are pursued through a legal process which can end in repossession of the property. The Group mitigates this risk by conducting comprehensive credit checks. Currently, for those tenants that do not pass credit checks, the Group requires receipt of a deposit prior to tenancy commencement and will insist on guarantors as required. The Group continues to monitor the impact of Covid-19 on recoverability of rents receivable, although residential rent collection is much higher than in other sectors such as retail. The majority of other receivables outstanding as at the balance sheet date relate to monies held in escrow and thus the credit risk is limited. The remainder of other receivables are from related parties or are due from external parties where we have security over the amounts receivable.

The credit risk on liquid funds is limited because the significant counterparties are banks with high credit ratings assigned by international credit-rating agencies.

23. Risks and financial instruments continued

Liquidity risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. The Group aims to mitigate liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows and matching the maturity profiles of financial assets and liabilities. For details of the Group's available debt facilities, including undrawn amounts, see note 20.

The following table represents the contractual undiscounted cash flow:

31 March 2020	Carrying amount £m	Contractual cash flow £m	Less than one year £m	One to two years £m	Two to five years £m	Over five years £m
Trade and other payables	**65.4**	**65.8**	**31.3**	**28.7**	**2.2**	**3.6**
Mezzanine and senior loans	**36.8**	**40.3**	**1.0**	**1.0**	**38.3**	**—**
Other loan facilities	**913.3**	**1,194.5**	**19.2**	**23.3**	**69.8**	**1,082.2**
New Maker Yards loan	**35.5**	**36.5**	**36.5**	**—**	**—**	**—**
Derivative financial instruments	**2.5**	**3.5**	**1.1**	**1.5**	**0.9**	**—**
Total	**1,053.5**	**1,340.6**	**89.1**	**54.5**	**111.2**	**1,085.8**

31 March 2019	Carrying amount £m	Contractual cash flow £m	Less than one year £m	One to two years £m	Two to five years £m	Over five years £m
Trade and other payables	33.5	33.5	27.2	—	3.3	3.0
Murabaha loan	349.8	355.2	355.2	—	—	—
Mezzanine and Senior loans	146.3	156.2	—	153.4	2.8	—
Other loan facilities	223.2	314.3	7.2	42.7	18.1	246.3
Derivative financial instruments	2.9	8.2	4.5	1.4	2.3	—
Total	755.7	867.4	394.1	197.5	26.5	249.3

Market risk

Market risk is the risk that changes in market prices, such as interest rates, will affect the Group's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

Currency risk

The Group has no significant assets or liabilities denominated in currencies other than Pounds Sterling and was therefore not exposed to currency risk at the balance sheet date.

Interest rate risk

The Group's interest-bearing financial assets and liabilities expose it to risks associated with the effect of fluctuations in the prevailing levels of market interest rates on its financial position and cash flows. The non-current trade and other receivables and long-term other payables are not subject to interest rate risk as they do not bear interest.

Notes to the financial statements continued

23. Risks and financial instruments continued

Market risk continued

Interest rate risk continued

The interest rate profile of the Group's financial assets and liabilities (excluding short-term payables and receivables) as at 31 March 2020 was:

31 March 2020	Fixed rate items £m	Floating rate items £m	Items on which no interest is paid £m	Total carrying value (before unamortised loan issue costs) £m
Financial assets				
Cash at bank	**—**	**59.3**	**—**	**59.3**
Monies held in restricted accounts and deposits	**—**	**33.2**	**—**	**33.2**
Total	**—**	**92.5**	**—**	**92.5**
Financial liabilities				
Murabaha and Senior loans (before the effect of the derivative but excluding accrued interest)	**—**	**37.8**	**—**	**37.8**
Other loans (excluding accrued interest)	**927.0**	**—**	**—**	**927.0**
New Maker Yards loan (before the effect of the derivative but excluding accrued interest)	**—**	**35.6**	**—**	**35.6**
Total	**927.0**	**73.4**	**—**	**1,000.4**

31 March 2019	Fixed rate items £m	Floating rate items £m	Items on which no interest is paid £m	Total carrying value (before unamortised loan issue costs) £m
Financial assets				
Cash at bank	—	50.9	—	50.9
Monies held in restricted accounts and deposits	—	19.3	—	19.3
Total	—	70.2	—	70.2
Financial liabilities				
Murabaha loan (before the effect of the derivative)	—	350.1	—	350.1
Mezzanine and Senior loans (before the effect of the derivative)	—	147.9	—	147.9
Other loans	190.1	35.6	—	225.7
Total	190.1	533.6	—	723.7

The Group makes use of derivative financial instruments where possible to minimise the Group's overall exposure to interest rates.

Cash flow sensitivity analysis for variable rate instruments

The Group has swap arrangements in place to fix interest rate on its variable rate loans. Therefore the Group's loans and borrowings as at 31 March 2020 are not subject to changes in interest rate movements. However, the interest rate swaps are subject to movements in floating interest rates based on LIBOR. The impact on the fair value of the derivative financial instruments if interest rates increase/decrease by 50 basis points would be a decrease/increase in financial liability and a corresponding increase/decrease in the gain on derivative financial instruments of £1.3m (2019: £2.7m).

Fair value measurements

The following table presents the Group's assets and liabilities that are measured at fair value.

31 March 2020 Recurring fair value measurements	Assets £m	Liabilities £m	Total gains £m
Level 2			
Derivative financial instruments	**—**	**2.5**	**0.4**

31 March 2019 Recurring fair value measurements	Assets £m	Liabilities £m	Total losses £m
Level 2			
Derivative financial instruments	—	2.9	(0.4)

24. Common control business combinations

On 7 November 2018, the Company acquired the entire share capital of QDD Holdco Limited and the entire share capital of DV4 613 Limited for a total of £951.7m by way of a share-for-share exchange (see note 28). QDD Holdco Limited is a private limited company registered in England and Wales. DV4 613 Limited is a private limited company registered in the British Virgin Islands. These are holding companies which own companies involved in the investment and management of UK build-to-rent properties in London at East Village and Elephant and Castle.

As a result of the reorganisation, the Company became a new parent entity and was placed between the shareholders (see note 30) and the two holding companies which were owned by the same shareholders. Accordingly, the transaction was accounted for as a business combination under common control. The 2019 consolidated financial statements have therefore been prepared using the pooling of interests method from the date of business combination. The net assets of the entities acquired amounted to £940.9m as at the date of acquisition.

	£m
Net assets acquired:	
Investment property	1,631.4
Property, plant and equipment	3.0
Inventories	0.1
Trade and other receivables	7.2
Monies held in restricted accounts and deposits	16.0
Cash at bank	21.1
Trade and other payables	(36.5)
Loans and borrowings	(676.9)
Derivative financial instruments	(3.4)
Deferred tax	(21.1)
	940.9

25. Asset acquisition between entities under common control

On 13 March 2019, Get Living Group (Middlewood Locks) Phase 1 Topco Co. Limited, a wholly owned subsidiary of Get Living PLC, acquired the entire share capital of Get Living Group (Middlewood Locks) Phase 1 Holdco Co. Limited and the entire share capital of MWL Estate Management Limited from Middlewood Locks LLP for nil consideration. Middlewood Locks LLP and its subsidiaries are entities jointly controlled ultimately by the same shareholders (note 30).

The acquisition was not treated as an acquisition of a business as the acquired group only held a single property asset which was not operational as at the date of acquisition. There were no other activities within the acquired group. Accordingly, no goodwill or deferred taxation arises. The identifiable assets and liabilities of the acquired group were recorded at their fair values on the acquisition date.

	£m
Fair value of net assets acquired:	
Investment property	61.7
Trade and other receivables	9.9
Cash and cash equivalents	0.2
Trade and other payables	(2.2)
Loans and borrowings*	(69.6)
Consideration	–

* This included a £34.2m loan receivable by the shareholders (note 30) which was transferred to Get Living PLC in other equity reserves (note 26).

Notes to the financial statements continued

26. Other equity reserves

	2020 £m	2019 £m
Opening balance	**86.2**	—
Funding drawdown	**—**	52.0
Transfer of funding on acquisition of:		
Get Living Group (Middlewood Locks) Phase 1 Topco Co. Limited	**—**	34.2
At 31 March	**86.2**	86.2

The Board of Directors unanimously decides on how capital projects are funded, inviting shareholders to make other equity contributions on an ad hoc basis. Shareholder funding is interest free and repayable only upon liquidation of Get Living PLC.

27. Retained earnings

The retained earnings reserve represents cumulative profits, including unrealised profit on the remeasurement of investment properties and investment properties under construction.

28. Share capital and other reserves

	Number of ordinary shares	Ordinary shares of £1 each £m	Share premium £m
Allotted, called up share capital:			
At 22 August 2018	—	—	—
Issuance on incorporation	50,000	—	—
Issuance in exchange for common control business combination (note 24)	950,000	1.0	950.7
Capital reduction	—	—	(950.7)
At 31 March 2019 and 31 March 2020	1,000,000	1.0	—

Holders of ordinary shares are entitled to one vote per share. The Company was incorporated on 22 August 2018, issuing 50,000 ordinary shares of £1 to its shareholders. The Company is authorised to issue unlimited shares.

For the purpose of the Group's capital management, capital includes issued capital, share premium and all other equity reserves attributable to the equity holders of the parent. The primary objective of the Group's capital management is to maximise shareholder value. There are no debt covenants that place any restriction over capital.

Share premium and distributable reserves

On 7 November 2018, the Company issued 950,000 ordinary shares of £1 in exchange for the shares in QDD Holdco Limited and DV4 613 Limited. Following the share exchange, the Company became a new parent entity of these holding companies (see note 24). At the time of the share exchange, the Company's shares had a fair value of £1,001.75 per share which resulted in £950.7m share premium.

On 7 November 2018, immediately following the purchase of QDD Holdco Limited and DV4 613 Limited, the share premium account of the Company was credited to the distributable reserve through a capital reduction.

During the period, a total dividend of £167.1m (2019: £50k) has been paid to shareholders from the distributable reserve, equating to 167p per share (2019: 5p). The dividend for the year was a cash dividend, whilst the dividend for the period ended 31 March 2019 was a non cash transaction to settle the £50k receivable from shareholders that arose from the issue of share capital on incorporation of the Company. The balance in the distributable reserve as at 31 March 2020 is £783.6m (2019: £950.7m).

Amounts available for distribution consist of the Company's realised profits within retained earnings and the distributable reserve (see note 11 to the Company's financial statements).

Consolidation reserve

In November 2018, the Group was formed through a reorganisation in which the Company became a new parent entity of the Group. The Group financial statements were prepared using the pooling of interests method, with the difference in share capital and reserves resulting from the use of the pooling of interests method of £10.8m being recorded as an adjustment to the consolidation reserve in the period ended 31 March 2019.

29. Non-controlling interests

The non-controlling interest relates to the estate management company for East Village, East Village Management Limited (EVML). The 49% non-controlling interest represents the units operated by Triathlon Homes LLP – shared ownership and social housing.

The cumulative non-controlling interest of EVML at 31 March 2020 was £55k (2019: £12k).

The non-controlling interest reserve represents cumulative profits from EVML's Company operations.

30. Controlling parties

At 31 March 2020, Get Living PLC was jointly controlled as follows:

(i) by DOOR, SLP, a limited partnership registered and incorporated in Scotland;

(ii) by QD UK Holdings LP, a limited partnership registered and incorporated in Scotland; and

(iii) by Stichting Depositary APG Strategic Real Estate Pool, a pension fund asset manager based in the Netherlands.

31. Related party disclosures

Transactions between the Group and its related parties that are recognised in the statement of comprehensive income and balance sheet are summarised below:

	Year ended 31 March 2020 £m	22 August 2018 to 31 March 2019 £m
Consolidated statement of comprehensive income		
Advisory fees payable to Qatari Diar Europe LLP	**1.5**	0.2

Qatari Diar Europe LLP is a wholly owned subsidiary of Qatari Diar Real Estate Investment Company which has significant control over QD UK Holdings LP as a limited partner.

Consolidated balance sheet	**2020 £m**	2019 £m
Amounts due from related parties (included in "other receivables"):		
Costs paid on shareholders' behalf	**–**	1.2

The receivables from related parties arise due to operating expenses paid on their behalf.

No significant provision has been made relating to balances with related parties.

See note 38 for the list of subsidiary undertakings of the Company.

32. Capital commitments

The Group has current commitments under its development projects totalling £108.1m as at 31 March 2020 (2019: £177.8m).

33. Contingent liabilities

There were no contingent liabilities as at 31 March 2020 (2019: £nil).

34. Reconciliation to EPRA Net Asset Value (NAV)

In October 2019, EPRA released an updated set guidelines (EPRA Best Practices Recommendations) that revised the approach to the calculation of Net Asset Value (NAV) and introduced further metrics. These guidelines are effective for accounting periods commencing 1 January 2020 and the Group has not early adopted these guidelines. The recommendations will replace EPRA NAV with EPRA Net Reinstatement Value (NRV), although there is no impact of the change on the Get Living Plc calculation. The EPRA measure highlights the fair value of equity on a long-term basis and so excludes items which the Directors consider to have no impact on the Group in the long term, such as derivative financial instruments.

	2020 £m	2019 £m
Net asset value under IFRS	**862.6**	1,071.4
Derivative financial instruments	**2.5**	2.9
EPRA Net Asset Value (EPRA NAV)	**865.1**	1,074.3

35. Net asset value per share

Net asset value per share is calculated as equity attributable to owners divided by the number of ordinary shares in issue at the end of the reporting period. As at 31 March 2020, net asset value per share is £863 (2019: £1,071).

36. Earnings per share

Earnings per share is calculated as profit/loss after taxation attributable to equity holders of the parent of £41.7m loss (2019: £44.3m profit) divided by the weighted number of shares in issue during the period ended 31 March 2020 of 1,000,000 shares (2019: 670,495 shares). Basic earnings/loss per share and diluted earnings/loss per share amount to £41.72 loss (2019: £66.07 earnings).

Notes to the financial statements continued

37. Subsequent events

On 13 July 2020, the Group entered into a £252m forward-funding development agreement for the purchase of a scheme in Lewisham that will deliver 649 new homes. As part of the transaction, the Group acquired the land on which the scheme is being built and will advance funds to the developer as construction progresses.

On 4 August 2020, the Group acquired the entire share capital of Elephant Three (Holdco) Limited, Elephant & Castle Development UK Limited and Elephant & Castle Properties Co. Limited from Elephant & Castle LLP for a total cost of £129m. Elephant & Castle LLP and its subsidiaries are entities jointly controlled ultimately by the same shareholders (Note 30). The acquisition was for the Elephant & Castle Shopping Centre in South East London with a view to redeveloping the property as a mixed use scheme encompassing residential and retail units, along with delivering an academic building for the University of the Arts London.

38. Subsidiaries

Subsidiaries of Get Living PLC	Country of incorporation	Status	Class of shares held	31 March 2020 ownership %	31 March 2019 ownership %
Get Living London EV Holdco Limited	UK	Active	Ordinary	100	100
Get Living London EV N01 Limited	UK	Active	Ordinary	100	100
Get Living London EV N02 Limited	UK	Active	Ordinary	100	100
Get Living London EV N03 Limited	UK	Active	Ordinary	100	100
Get Living London EV N04 Limited	UK	Active	Ordinary	100	100
Get Living London EV N07 Limited	UK	Active	Ordinary	100	100
Get Living London EV N08 Limited	UK	Active	Ordinary	100	100
Get Living London EV N09 Limited	UK	Active	Ordinary	100	100
Get Living London EV N10 Limited	UK	Active	Ordinary	100	100
Get Living London EV N13 Limited	UK	Active	Ordinary	100	100
Get Living London EV N14 Limited	UK	Active	Ordinary	100	100
Get Living London EV N15 Limited	UK	Active	Ordinary	100	100
Get Living London EV N26 Limited	UK	Active	Ordinary	100	100
Get Living London EV1 Holdco Limited	UK	Dormant	Ordinary	100	100
Get Living London EV2 Holdco Limited	UK	Active	Ordinary	100	100
Get Living London Limited	UK	Active	Ordinary	100	100
Newincco 1234 Limited	UK	Active	Ordinary	100	100
QDD Athletes Village UK Limited	UK	Active	Ordinary	100	100
QDD East Village UK Limited	UK	Dormant	Ordinary	100	100
QDD (Village Plots) Holdco Limited	UK	Active	Ordinary	100	—
QDD EV Holdco Limited	UK	Dormant	Ordinary	100	100
QDD EV N01 Limited	UK	Active	Ordinary	100	100
QDD EV N02 Limited	UK	Active	Ordinary	100	100
QDD EV N03 Limited	UK	Active	Ordinary	100	100
QDD EV N04 Limited	UK	Active	Ordinary	100	100
QDD EV N07 Limited	UK	Active	Ordinary	100	100
QDD EV N09 Limited	UK	Active	Ordinary	100	100
QDD EV N10 Limited	UK	Active	Ordinary	100	100
QDD EV N13 Limited	UK	Active	Ordinary	100	100
QDD EV N14 Limited	UK	Active	Ordinary	100	100
QDD EV N15 Limited	UK	Active	Ordinary	100	100
QDD EV N26 Limited	UK	Active	Ordinary	100	100
QDD EV N05 Holdco 1 Limited	UK	Dormant	Ordinary	100	100
QDD EV N05 Holdco 2 Limited	UK	Dormant	Ordinary	100	100
QDD EV N05 Limited	UK	Dormant	Ordinary	100	100
QDD EV N06 Limited	UK	Active	Ordinary	100	100
QDD EV N06/N08 Holdco 1 Limited	UK	Active	Ordinary	100	100
QDD EV N06/N08 Holdco 2 Limited	UK	Active	Ordinary	100	100
QDD EV N06/N08 Holdco 3 Limited	UK	Active	Ordinary	100	100
QDD EV N06/N08 Holdco 4 Limited	UK	Active	Ordinary	100	100

38. Subsidiaries continued

Subsidiaries of Get Living PLC	Country of incorporation	Status	Class of shares held	31 March 2020 ownership %	31 March 2019 ownership %
QDD EV N08 Holdco Limited	UK	Active	Ordinary	100	–
QDD EV N08 Limited	UK	Active	Ordinary	100	100
QDD EV N08 (995) Limited	UK	Active	Ordinary	100	100
QDD EV1 Investment UK Limited	UK	Dormant	Ordinary	100	100
QDD EV2 Investment UK Limited	UK	Dormant	Ordinary	100	100
QDD Holdco Limited*	BVI	Active	Ordinary	100	100
QDD Limited	BVI	Active	Ordinary	100	100
Stratford Village Development (GP) Limited	UK	Dormant	Ordinary	100	100
Stratford Village Development LP1 Limited	UK	Dormant	Ordinary	100	100
Stratford Village Development LP2 Limited	UK	Dormant	Ordinary	100	100
Stratford Village Development Partnership	UK	Active	Ordinary	100	100
Stratford Village Property Holdings 1 Limited	UK	Dormant	Ordinary	100	100
Stratford Village Property Holdings 2 Limited	UK	Dormant	Ordinary	100	100
SVDP Limited	UK	Dormant	Ordinary	100	100
East Village Management Limited	UK	Active	Limited by guarantee	51	51
DV4 613 Limited*	BVI	Active	Ordinary	100	100
DV4 Eadon Co. Limited	BVI	Active	Ordinary	100	100
DV4 Eadon Development UK Limited	UK	Active	Ordinary	100	100
Elephant Central Management Limited	UK	Active	Limited by guarantee	100	100
Tribeca Square (Commercial) 175 Co. Limited	BVI	Active	Ordinary	100	100
Tribeca Square (Commercial) 990 Co. Limited	BVI	Active	Ordinary	100	100
Tribeca Square (Mawes House) 175 Co. Limited	BVI	Active	Ordinary	100	100
Tribeca Square (Mawes House) 990 Co. Limited	BVI	Active	Ordinary	100	100
Tribeca Square (Portchester House) 175 Co. Limited	BVI	Active	Ordinary	100	100
Tribeca Square (Portchester House) 990 Co. Limited	BVI	Active	Ordinary	100	100
Tribeca Square (Raglan and Tantallon House) 175 Co. Limited	BVI	Active	Ordinary	100	100
Tribeca Square (Raglan and Tantallon House) 990 Co. Limited	BVI	Active	Ordinary	100	100
Get Living Group (Middlewood Locks) Phase 1 Topco Co. Limited*	BVI	Active	Ordinary	100	100
Get Living Group (Middlewood Locks) Phase 1 Holdco Co. Limited	BVI	Active	Ordinary	100	100
Get Living Group (Middlewood Locks) Phase 1 Co. Limited	BVI	Active	Ordinary	100	100
Get Living Group (Middlewood Locks) I 999 Holdco Co. Limited	BVI	Active	Ordinary	100	100
Get Living Group (Middlewood Locks) I 999 Co. Limited	BVI	Active	Ordinary	100	100
Get Living Group (Middlewood Locks) Phase 1 175 Holdco Co. Limited	BVI	Active	Ordinary	100	100
Get Living Group (Middlewood Locks) Phase 1 175 Co. Limited	BVI	Active	Ordinary	100	100
Get Living Group (Middlewood Locks) Reversionary Co. Limited	BVI	Active	Ordinary	100	100
Get Living Group (Middlewood Locks) F Reversionary Co. Limited	BVI	Active	Ordinary	100	100
Get Living Group (Middlewood Locks) J Reversionary Co. Limited	BVI	Active	Ordinary	100	100
MWL Estate Management Limited	UK	Active	Limited by guarantee	100	100

Notes to the financial statements continued

38. Subsidiaries continued

Subsidiaries of Get Living PLC	Country of incorporation	Status	Class of shares held	Ownership %
GL Lewisham Holdco Limited*	Jersey	Dormant	Ordinary	100
GL Lewisham Holdco 1 Limited	UK	Dormant	Ordinary	100
GL Lewisham Holdco 2 Limited	UK	Dormant	Ordinary	100
GL Lewisham D1 Holdco Limited	UK	Dormant	Ordinary	100
GL Lewisham D1 250 Limited	UK	Dormant	Ordinary	100
GL Lewisham C Holdco Limited	UK	Dormant	Ordinary	100
GL Lewisham C 250 Limited	UK	Dormant	Ordinary	100
GL Lewisham D2 Holdco Limited	UK	Dormant	Ordinary	100
GL Lewisham D2 250 Limited	UK	Dormant	Ordinary	100
GL Lewisham E Holdco Limited	UK	Dormant	Ordinary	100
GL Lewisham E 250 Limited	UK	Dormant	Ordinary	100
GL Lewisham Common Parts Limited	UK	Dormant	Ordinary	100
GL Lewisham Development UK Limited	UK	Dormant	Ordinary	100
GL Lewisham Gateway Management Limited	UK	Dormant	Limited by guarantee	100

* Directly owned by Get Living PLC.

Ownership % is equal to the voting rights held.

Subsidiaries have the following registered offices:
UK incorporated: 6th Floor Lansdowne House, Berkeley Square, London W1J 6ER.

British Virgin Islands incorporated: Craigmuir Cambers, PO Box 71, Road Town, Tortola, British Virgin Islands.

Jersey incorporated: 47 Esplanade, St Helier, JE1 0BD Jersey.

Exceptions to the above UK incorporations:
East Village Management Limited: Websters, 12 Melcombe Place, Marylebone, London NW1 6JJ.

MWL Estate Management Limited: Europa House 20 Esplanade, Scarborough, North Yorkshire YO11 2AQ.

The additions in the year ended 31 March 2020 are all newly incorporated entities.

Company balance sheet

	Notes	**31 March 2020 £m**	31 March 2019 £m
Non-current assets			
Investments in subsidiaries	7	**797.8**	988.5
Loans to subsidiaries	8	**21.9**	50.0
Total non-current assets		**819.7**	1,038.5
Current assets			
Trade and other receivables	9	**8.7**	—
Cash at bank and in hand		**39.8**	—
Total current assets		**48.5**	—
Total assets		**868.2**	1,038.5
Current liabilities			
Trade and other payables	10	**(4.8)**	(2.9)
Income tax payable	4	**(1.0)**	—
Total current liabilities		**(5.8)**	(2.9)
Net assets		**862.4**	1,035.6
Equity			
Share capital	11	**1.0**	1.0
Distributable reserve	11	**783.6**	950.7
Other equity reserves	12	**86.2**	86.2
Retained earnings		**(8.4)**	(2.3)
Total equity		**862.4**	1,035.6

The Company loss for the period was £6.1m (2019: £2.3m). There was no other comprehensive income in the period.

The financial statements were approved by the Board of Directors for issue on 18 September 2020 and were signed on its behalf by:

Mabel Tan
Director
21 September 2020
Company registration no. 11532492

Company statement of changes in equity

	Notes	Share capital £m	Share premium £m	Retained earnings £m	Distributable reserve £m	Other equity reserve £m	Total equity £m
At 22 August 2018		—	—	—	—	—	—
Total comprehensive loss for the period		—	—	(2.3)	—	—	(2.3)
Issue of share capital	11	1.0	950.7	—	—	—	951.7
Capital reduction	11	—	(950.7)	—	950.7	—	—
Dividend	11	—	—	—	—	—	—
Other equity contribution	12	—	—	—	—	86.2	86.2
At 31 March 2019		1.0	—	(2.3)	950.7	86.2	1,035.6
Total comprehensive loss for the year		—	—	(6.1)	—	—	(6.1)
Cash dividend	11	—	—	—	(167.1)	—	(167.1)
At 31 March 2020		**1.0**	**—**	**(8.4)**	**783.6**	**86.2**	**862.4**

Notes forming part of the Company financial statements

1. Statement of compliance with FRS 101

The parent company financial statements of Get Living PLC (the "Company") for the year ended 31 March 2020 were authorised for issue by the Board of Directors on 18 September 2020 and the balance sheet was signed on the Board's behalf by Mabel Tan. These parent company financial statements were prepared in accordance with Financial Reporting Standard 101 "Reduced Disclosure Framework" (FRS 101).

2. Basis of preparation

The Company's financial statements have been prepared on a historical cost basis. The financial statements are presented in Sterling and all values are rounded to the nearest million (£m), except when otherwise indicated.

See note 1 to the Group financial statements for general information about the Company.

The Company applies consistent accounting policies, as applied by the Group. To the extent that an accounting policy is relevant to both Group and Company financial statements, refer to the Group financial statements for disclosure of the accounting policy. Material policies that apply to the Company only are included as appropriate (see note 3).

The Company has used the exemption granted under Section 408 of the Companies Act 2006 that allows for the non-disclosure of the income statement of the parent company.

The Company did not have items to be reported as other comprehensive income; therefore, no statement of comprehensive income was prepared.

The Company has taken advantage of the following disclosure exemptions under FRS 101:

- the requirements of IFRS 7 Financial Instruments: Disclosures – the management of financial risk disclosures including management of credit, liquidity and market risk and interest rate sensitivity analysis;
- the requirements of paragraphs 91–99 of IFRS 13 Fair Value Measurement – disclosures around fair values of assets and liabilities;
- the requirements of paragraphs 10(d), 16, 111 and 134–136 of IAS 1 Presentation of Financial Statements – presentation of statement of cash flows, explicit and unreserved statement of compliance with IFRS as adopted by the EU and disclosures of the Company's objectives, policies and processes for managing capital;
- the requirements of IAS 7 Statement of Cash Flows;
- the requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors – disclosure of new accounting standards and interpretations that have been issued but are not yet effective;
- the requirements of paragraphs 17 and 18A of IAS 24 Related Party Disclosures – disclosure relating to compensation of key management personnel; and
- the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between the parent and wholly owned subsidiaries.

Where required, equivalent disclosures are given in the consolidated financial statements of Get Living PLC, in which the Company is consolidated.

Judgements and estimates

The preparation of financial statements in conformity with IFRS as adopted by the European Union requires the use of critical judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. Estimates and assumptions concerning the future, and the accounting results of those estimates may not equal the related actual results.

The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in the relevant notes forming part of these financial statements as discussed below.

Key estimates

Investment in subsidiaries

Get Living PLC carries out an annual impairment review on the value of investments held by the Company. The underlying net assets of the subsidiaries are deemed to be the net recoverable amounts. Where the carrying value of an investment in subsidiary exceeds its recoverable amount, an impairment is recognised. Further information is included in note 7.

Notes forming part of the Company financial statements continued

3. Summary of significant accounting policies

a) Investment in subsidiary

Investments in subsidiaries are shown at cost less provision for impairment. Impairment exists when the carrying value of an investment in subsidiary exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use.

b) Interest-free intercompany loans

Obligations for interest-free intercompany loans are recognised when the Company becomes party to the related contracts and are measured initially at the fair value represented by the present value of future cash flows discounted at market interest rate. An other equity reserve increasing the cost of investment in subsidiary is recognised, being the difference between the above and the consideration advanced.

After initial recognition, interest-free intercompany loans are subsequently measured at amortised cost using the effective interest method. The finance income is recognised in the statement of comprehensive income.

c) Current tax

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted, or substantively enacted, at the reporting date.

Current tax is the expected tax payable on any non-REIT taxable income for the period, using tax rates applicable at the balance sheet date, and any adjustment to tax payable in respect of previous years.

4. Taxation

	Year ended 31 March 2020 £m	22 August 2018 to 31 March 2019 £m
Current tax charge	**1.0**	–
Deferred tax charge	**–**	–
Tax charge for the year/period	**1.0**	–
Factors affecting the tax charge for the year/period		
Loss before taxation	**(5.1)**	(2.3)
Loss before taxation multiplied by main rate of UK corporation tax of 19% (2019: 19%)	**(1.0)**	(0.4)
Effect of:		
Non-allowable expenses	**0.7**	0.4
Losses not recognised	**0.3**	–
Interest cover ratio charge	**1.0**	–
Tax charge	**1.0**	–

For further detail on Interest cover ratio charge see Glossary.

5. Auditor remuneration

	Year ended 31 March 2020 £000	22 August 2018 to 31 March 2019 £000
Services provided by the Company's auditor:		
Audit fees – audit of parent company accounts	**4**	2
Non-audit services:		
Tax advisory services	**72**	346
Corporate transaction services	**–**	104
Valuations services	**–**	50
	76	502

The non-audit services in the current year relate to tax advisory services, and in the prior year related to tax and valuation advisory services in relation to the common control business combination disclosed in note 9 of the consolidated financial statements.

6. Employees and Director remuneration

Refer to note 8 of the consolidated financial statements for Director remuneration disclosures.

The Company had one employee during the year (2019: nil).

7. Investment in subsidiaries

	2020 £m	2019 £m
Opening balance	**988.5**	—
Acquisition of QDD Holdco Limited and DV4 613 Limited	**—**	951.7
Acquisition of Get Living Group (Middlewood Locks) Phase 1 Topco Co. Limited	**—**	14.8
Other equity contribution to subsidiary undertakings	**—**	22.0
Return of capital contribution	**(19.5)**	—
Impairment of investments	**(171.2)**	—
At 31 March	**797.8**	988.5

The Directors believe that the carrying value of the investments is supported by their underlying net assets. After an assessment of net recoverable amount, an impairment of £171.2m (2019: £nil) has been made. Impairments in the current year are primarily due to dividends received from subsidiaries resulting in a decrease in the underlying net assets of the investments. The overall impact on the Group's consolidated results is £nil.

Subsidiaries directly held by the Company:	31 March 2020 Ownership %	31 March 2019 Ownership %
QDD Holdco Limited	**100**	100
DV4 613 Limited	**100**	100
Get Living Group (Middlewood Locks) Phase 1 Topco Co. Limited	**100**	100
GL Lewisham Holdco Limited	**100**	—

The addition in the year ended 31 March 2020 is a newly incorporated entity.

The full list of subsidiary undertakings of the Company and their details are set out in note 38 to the Group financial statements.

8. Loans to subsidiaries

	2020 £m	2019 £m
Interest-free intercompany loans:		
Amounts due from QDD Holdco Limited	**—**	30.5
Amounts due from Get Living Group (Middlewood Locks) Phase 1 Topco Co. Limited	**21.9**	19.5
At 31 March	**21.9**	50.0

The interest-free loan due from QDD Holdco Limited was repaid during the year as part of the Group refinancing transaction.

This loan was a term loan originally repayable on 15 November 2024. The total amount drawn as at 31 March 2019 was £52.0m which was discounted to present value using the market interest rate of 10%, with £30.0m recognised as a loan receivable and £22.0m recognised as an investment in subsidiaries (see note 7). At 31 March 2019 the loan receivable balance included £0.5m of rolled up finance income.

The interest-free loan due from Get Living Group (Middlewood Locks) Phase 1 Topco Co. Limited is a term loan repayable on 12 March 2025. The total amount drawn was £34.2m which was discounted to present value using the market interest rate of 10%, with £19.4m recognised as a loan receivable and £14.8m recognised as an investment in subsidiaries (see note 7). As at 31 March 2020, £21.9m (2019: £19.5m) is recognised as a loan receivable, which includes £2.5m (2019: £0.1m) of rolled up finance income.

9. Trade and other receivables

	2020 £m	2019 £m
Amounts due from subsidiary undertakings	**8.7**	—
	8.7	—

Notes forming part of the Company financial statements continued

10. Trade and other payables

	2020 £m	2019 £m
Other creditors	**0.6**	0.2
Amounts due to subsidiary undertakings	**4.2**	2.7
	4.8	2.9

11. Share capital and other reserves

Refer to note 28 of the consolidated financial statements for share capital and other reserves disclosures.

Total distributable reserves are the distributable reserve of £783.6m (2019: £950.7m) less realised retained losses of £8.4m (2019: £2.3m).

12. Other equity reserves

	2020 £m	2019 £m
Opening balance	**86.2**	–
Funding drawdown	**–**	52.0
Transfer of funding on acquisition of:		
Get Living Group (Middlewood Locks) Phase 1 Topco Co. Limited	**–**	34.2
At 31 March	**86.2**	86.2

The Board of Directors unanimously decide on how capital projects are funded, inviting shareholders to make other equity contributions on an ad hoc basis. Shareholder funding is interest free and repayable only upon liquidation of Get Living PLC.

13. Controlling parties

At 31 March 2020, Get Living PLC was jointly controlled as follows:

- by DOOR, SLP, a limited partnership registered and incorporated in Scotland;
- by QD UK Holdings LP, a limited partnership registered and incorporated in Scotland; and
- by Stichting Depositary APG Strategic Real Estate Pool, a pension fund asset manager based in the Netherlands.

14. Contingent liabilities

There were no contingent liabilities as at 31 March 2020 (2019: £nil).

15. Subsequent events

For details on subsequent events see note 37 in the group accounts.

Company information

Directors
Mabel Tan
Martijn Vos
James Alexander Boadle

Secretary
Crestbridge UK Limited

Company registration number
11532492

Registered office
6th Floor Lansdowne House
Berkeley Square
London
W1J 6ER
United Kingdom

Auditor
Ernst & Young LLP
1 More London Place
London
SE1 2AF
United Kingdom

Glossary of terms

Adjusted EBITDA is earnings before interest, tax, depreciation and amortisation adjusted for revaluation of investment property.

Assured Shorthold Tenancies ("AST") are the agreements used by landlords to let residential properties to private tenants.

Building Research Establishment Environmental Assessment Method ("BREEAM") assesses the sustainability of buildings against a range of criteria.

Build to Rent ("BtR") is private rented residential assets, built and designed specifically for renting.

British Property Federation ("BPF") is the trade association for UK residential and commercial real estate companies.

Company and/or **parent** is Get Living PLC.

Consumer Price Index ("CPI") measures the change in consumer price of a basket of goods and services such as food, transport and medical care. CPI is published on a monthly and annual basis.

Corporate Interest Restriction ("CIR") is a limit to the amount of UK tax relief available for deducting net interest and other financing costs.

CPI linked ASTs are those ASTs which have rent reviews linked to changes in the CPI.

Direct property costs comprise ground rents payable under head leases, void costs, other direct irrecoverable property expenses, rent review fees and valuation fees.

DOOR is Delancey Oxford Residential, a co-investment vehicle.

Earnings before interest, tax, depreciation and amortisation ("EBITDA") is a metric used to evaluate a company's operating performance.

Earnings per ordinary share from continuing operations ("EPS") is the profit attributable to equity holders of the Parent divided by the weighted average number of shares in issue during the period.

European Public Real Estate Association ("EPRA") is a real estate industry body, which has issued Best Practice Recommendations in order to provide consistency and transparency in real estate reporting across Europe. Get Living has not early adopted the new EPRA Best Practice Recommendations ("BPRs").

EPRA cost ratio is the ratio of net overheads and operating expenses against gross rental income (with both amounts excluding ground rents payable). Net overheads and operating expenses relate to all administrative and operating expenses, net of any service fees, recharges or other income specifically intended to cover overhead and property expenses.

EPRA earnings is the profit after taxation excluding investment and development property revaluations, gains/losses on disposals, changes in the fair value of financial instruments and associated close-out costs and their related taxation.

EPRA net assets ("EPRA NAV") are the balance sheet net assets excluding own shares held and mark-to-market derivative financial instruments.

EPRA vacancy rate is, as a percentage, the ERV of vacant space in the Group's property portfolio divided by ERV of the whole portfolio.

Environmental, Social and Governance ("ESG") are the three key factors in measuring sustainability.

Estimated rental value ("ERV") is the external Valuers' opinion as to the open market rent which, on the date of valuation, could reasonably be expected to be obtained on a new letting or rent review of a property.

GHG is greenhouse gas emissions.

GRESB is the leading Environmental, Social and Governance (ESG) benchmark for real estate and infrastructure investments across the world.

Gross rental income is the gross accounting rent receivable.

Group is Get Living PLC and its subsidiaries.

Interest Cover Ratio ("ICR") charge is applicable to UK REITs when property profits do not pass the leverage test, being 1.25 times the property financing costs.

IFRS is International Financial Reporting Standards as adopted by the European Union.

INREV is the European Association for Investors in Non-Listed Real Estate.

Interest cover is the number of times net interest payable is covered by net rental income.

Interest rate swap is a contract to exchange fixed payments for floating payments linked to an interest rate, and is generally used to manage exposure to fluctuations in interest rates.

London Interbank Offered Rate ("LIBOR") is the interest rate charged by one bank to another for lending money.

Loan to value ("LTV") is the ratio of net debt to the total value of property.

Mark to market ("MTM") is the difference between the book value of an asset or liability and its market value.

Net debt is total borrowings less unrestricted cash.

Net initial yield is the annualised rents generated by an asset, after the deduction of an estimate of annual recurring irrecoverable property outgoings, expressed as a percentage of the asset valuation (after notional purchaser's costs).

Net promoter score ("NPS") measures customer experience and predicts business growth. This proven metric provides the core measurement for customer experience management globally. The Net Promoter Score can range from a low of -100 (if every customer is unhappy) to a high of 100 (if every customer is happy to refer others).

Net rental income is the rental income receivable in the period after payment of direct property costs. Net rental income is quoted on an accounting basis.

Property Income Distribution ("PID") is the required distribution of income as dividends under the REIT regime. It is calculated as 90% of exempted net income.

PRS is the UK private rented sector.

Real Estate Investment Trust ("REIT") is a listed property company which qualifies for and has elected into a tax regime, which exempts qualifying UK profits, arising from property rental income and gains on investment property disposals, from corporation tax, but which has a number of specific requirements.

Rent reviews take place at intervals agreed in the lease and their purpose is usually to adjust the rent to the current market level at the review date.

Rent roll is the passing rent being the total of all the contracted rents reserved under the leases.

RICS is the Royal Institution of Chartered Surveyors.

SECR is Streamlined Energy & Carbon Reporting implemented by the UK's Government on 1 April 2019, when the Directors' Report (Energy and Carbon Report) Regulations 2018 came into force.

Electricity for transport is not sub-metered, therefore any charging points within Get Living Neighbourhoods are captured through the landlord electricity consumption reflected in the KPI headline figure.

Total NAV return is calculated as the movement in EPRA net assets for the period plus the dividends paid, divided by opening EPRA net assets.

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Produced by
designportfolio

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