Annual Report 2021

getliving

Continuing to grow

We're changing the way the UK lives with our great homes in vibrant neighbourhoods, supported by outstanding service

STRATEGIC REPORT

CORPORATE GOVERNANCE

FINANCIAL STATEMENTS

FURTHER INFORMATION

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.

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 18

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 20

NEW MAKER YARDS

Outside London, New Maker Yards offers canal-side living just minutes from Manchester and Salford's vibrant centres.

› Read more on page 22

...with more to come

LEWISHAM GATEWAY

Get Living's third London neighbourhood will be a transformational scheme for this well-connected South London hub.

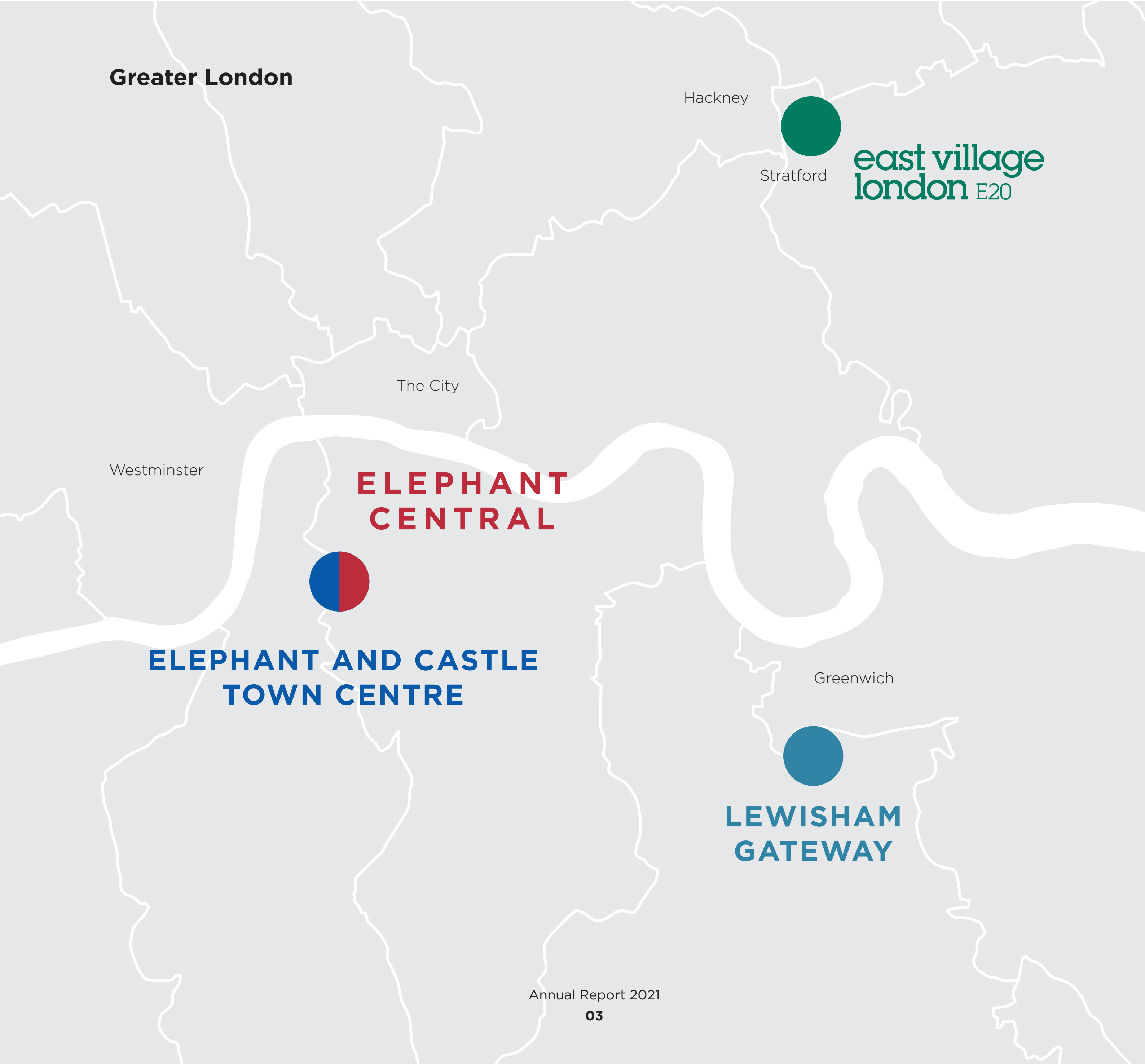
› Read more on page 24

ELEPHANT AND CASTLE TOWN CENTRE

The new town centre will deliver close to 1,000 new homes and the rejuvenation of what is already one of London's most dynamic and vibrant areas.

› Read more on page 25


Salford
Manchester
NEW MAKER
YARDS


Greater London
Hackney
Stratford
east village
london E20
The City
Westminster
ELEPHANT
CENTRAL
ELEPHANT AND CASTLE
TOWN CENTRE
Greenwich
LEWISHAM
GATEWAY

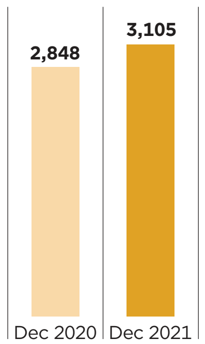
Highlights

Financial, environmental and social

Homes

3,105

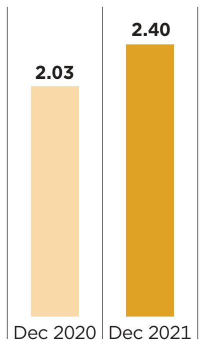
+9.0%



Portfolio value (£bn)

£2.40bn

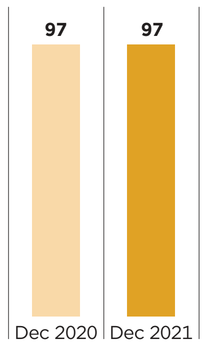
+18.2%



PRS rent collection (%)

97%

+0%



Financial and operational

- The Group successfully completed a £160 million new debt facility with BNP Paribas and United Overseas Bank in February 2021 to fund our development at Lewisham Gateway. In addition, the Mezzanine and Senior loans, secured over Portlands Place, were amended to extend the maturity date of the loans to September 2023.
- In September 2021, Get Living completed the acquisition of 546 further homes (of which 289 are in mobilisation phase) at New Maker Yards in Middlewood Locks Salford, for a total cost of £142 million.
- In December 2021, the Group successfully secured a £365 million loan with Starwood Capital to fund redevelopment loans of Elephant & Castle Town Centre in South East London.
- Get Living reached practical completion on Portlands Place in December 2021, adding 524 new homes to the heart of East Village which are in the mobilisation phase.
- Get Living launched The Lab E20, London's new creative hub, designed by Christopher Raeburn. Based in East Village, The Lab E20 is a new flagship for experimental retail cultural exhibition and creative space with a focus on positive fashion and sustainable living.

Environmental and social

- Get Living won Landlord of the year for the fifth time at the annual RESI awards in December 2021.
- Get Living awarded top 5-star GRESB rating for the second year running in recognition of sustainability performance.
- Get Living also recognised as a leader among UK Build to Rent sector peers (UK Residential Multi-Family) due to high performance across all measures, demonstrating a clear commitment to ESG transparency and sustainability performance throughout our neighbourhoods.
- In November 2021 three Get Living neighbourhoods featured in the Home Views Top 10 Developments in the UK, as voted by our residents.
- We have continued to invest in the improvement of homes and neighbourhoods within our portfolio, with a refresh program upgrading the quality of our existing homes in East Village.
- The Group has identified pipeline opportunities in Leeds, Glasgow and London giving access to a pool of potential investments within the private rented sector.

CEO's statement

Well positioned for growth

I welcome the opportunity to present this Annual Report for the Year to December 2021. As our lives gradually return to normal, some aspects of our way of life have changed forever. Society's quest for purpose, balance, connectiveness and fairness has been amplified by a succession of pivotal events. For Get Living, the need to innovate and evolve the resident proposition, empowering people to thrive in our neighbourhoods, is our driving mission.

The past year has seen a strong recovery of activity in all areas, setting Get Living up for future success and growth in 2022 and the years ahead. Whilst during the first quarter of the year we all experienced a return to imposed restrictions on a number of the freedoms we had all begun to enjoy again, the balance of the year was characterised by people returning to work, socialising and urban living, with all the life-affirming experiences that entails.

Our strategic proposition to shareholders is to build the exemplary build-to-rent platform providing quality homes and environments within sustainable neighbourhoods, supplemented by excellent service. Through our compelling resident proposition, high occupancy, innovation, operational efficiency, growth and capital structure, all founded on strong principles of environmental governance and social value, we are extremely well placed to deliver superior investment returns over the next five year horizon.

Trading highlights

Gross revenues for the year to December 2021 reached £70.7m, up 18.1% on the same 12 months period to December 2020, with Gross Profit at £45.9m, up 29.4% over the same period. This translates into an improved Gross Margin from 59.2% to 64.9%. Net Profit reached £58.1m, significantly driven by a revaluation of £61.9m, more than recovering the value impairment seen in the previous year, all of which materially exceeded budgeted forecasts set at the start of the year. The Business Review section sets out all the metrics and detail of what was a solid performance in an important recovery year.

Accelerating the pace of growth

Our strong performance was rewarded with the ultimate testimony at the end of 2021, when we secured one of the UK's biggest ever build-to-rent development loan. Provided by Starwood Capital, the £365 million loan will fund the redevelopment of one of London's prominent regeneration sites at Elephant and Castle Town Centre, providing 313 market rent and 172 affordable rent homes, a new campus for London College of Communication, a shopping centre and an upgraded tube station. Construction work is now underway.

Meanwhile, construction continues at Lewisham Gateway, our third London neighbourhood, which is set to complete in 2023 and will see 649 new homes, including an affordable and co-living component above a new retail street. At East Village, 48 social rented homes will complete in October 2022.

Reaching new highs

With occupancy and satisfaction ratings reaching new highs, we have demonstrated the resilience of our assets and the customer proposition, supported by the Get Living platform which has matured enormously in the last three years.

The year saw us move in 1,990 new households against 1,260 move-outs, lifting occupancy from a Covid-scarred start of the year to finish at 97%–100% across our stabilised assets. Revenue collection was at 97%+ and the typical google review scores saw 4.4–4.7/5.

As the year ended, demand for homes was still strong, with occupancy sustaining its high level, offering a strong platform for the launch of our two new schemes of 524 homes at Portlands Place in East Village and a further 289 homes in the latest phase of New Maker Yards.

Our success was recognised by winning the Property Week's Landlord of the Year for the fifth time in seven years, while our three operational neighbourhoods featured in the Home Views Top 10 Developments in the UK.

A successful year in which the Group has delivered growth and reached several milestones.

Rick de Blaby
Chief Executive Officer

An evolving sector full of opportunity

Slowly but surely, society is moving away from the long-held view that home ownership is the holy grail of domesticity. People are more alive to the opportunities and flexibility that professionally managed rental homes offer.

As the sector matures and evolves, so does the profile of the typical resident, creating opportunities to target new audiences and retain our existing residents for a much longer period. The growth of renters in the active elder category is one we are keen to explore.

ESG at the heart of what we do

2021 was the year, thanks to COP26, that the world woke up to the climate crisis. We all see there is, and should be, reputational risk from inaction.

We established our ESG strategy in 2020, and while we are still early on in our journey, we have continued to make positive strides this year as we embed meaningful ESG principles into the DNA of our business. We understand the role we have to play and we know that our people, our residents and our investors expect this of us.

We were extremely proud, for the second year in a row, to be awarded a GRESB 5 star rating for our standing investment portfolio and rank first among the eight strong UK residential multifamily peer group. We have made a good start and this is only one benchmark, so we are under no illusions that we have a long journey ahead, as does the entire real estate sector. This year we will set short, medium and long term targets for our pursuit of Net Zero Carbon.

Set up for success

Once again, it has been a team effort to get us to where we are today and everyone within the Get Living team has worked with real passion and commitment through what has been another challenging year. We are proud of the collaborative culture that prevails at all times, in service to our residents, our commercial occupiers, our investors and those within the wider communities in which we have presence.

We've continued to attract the best talent with some top quality new recruits this year, notably our new CFO, Dan Greenslade, as well as reinforcing our real estate and development teams as we continue the process of becoming the fully, vertically integrated platform.

In closing

This year will mark ten years since the London Olympics, which formed the genesis for Get Living as the United Kingdom's build-to-rent pioneer and East Village as one of London's premier mixed tenure communities, redefining expectations of what life can be like renting a quality home, with safe and vibrant public realm, supported by exemplary service, in a neighbourhood that affords the opportunity to connect, belong and create.

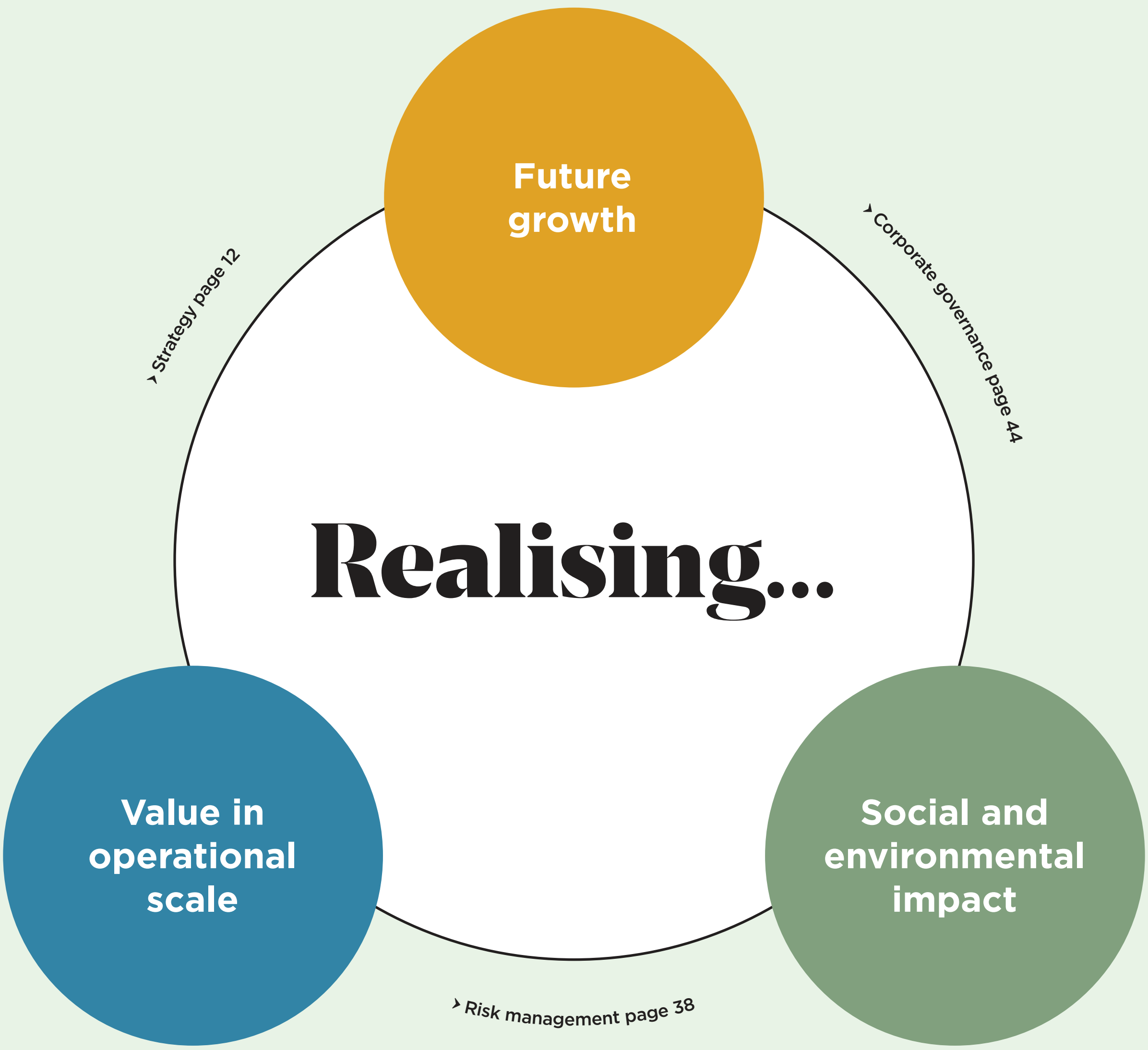
In this ever changing world, where the quest for a decent home, for well-being, for a sense of purpose and belonging is front of mind, we have an important role in society to play. That requires us to be ever mindful of the trends ahead of time, to continually evolve, to constantly reinvent ourselves, but to do this with consistent and compassionate voice, with a coherent strategy and with a long term perspective. As we enter the next phase of growth, we will continue to be guided by this strong sense of purpose.

It has been a privilege to utilise shareholder capital and provide the homes and neighbourhoods in which people have the opportunity to thrive. We are ever grateful to investors for their continual support.

On behalf of Get Living, we look forward to an exciting future in service to all those who count on us to deliver.

Rick de Blaby
CEO
29 April 2022

Realising value in neighbourhoods



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.

Our strategic objectives

Realising...

The Group is focused on delivering long term capital and income returns. Get Living takes a long term view of its neighbourhoods in keeping with the changing needs of residents. By providing green space and facilitating the provision of additional services, Get Living can increase income and create the opportunity to add value.

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.

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.

Social and environmental impact

Get Living neighbourhoods are vibrant places to live anchored in their locality and our neighbourhoods create wider social, environmental and economic benefits. The Group continually strives to support and enable social value creation (see pages 28 to 31).

Get Living views environmental impact as an integral consideration in the development, and construction of new homes. Get Living has been awarded with the top 5-star GRESB rating in recognition of sustainability performance.

Get Living won Landlord of the year for the fifth time at the annual RESI awards in December 2021.

› **Strategy page 12**

Strategy and KPIs

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.

Activity in 2021

- The Group successfully completed a £160 million new debt facility with BNP Paribas and United Overseas Bank in February 2021 to fund our development at Lewisham Gateway. In addition, the Mezzanine and Senior loans, secured over Portlands Place, were amended in January 2021, extending the maturity date of the loans to September 2023.
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- Get Living reached practical completion on Portlands Place in December 2021, adding 524 new homes to the heart of East Village which are in the mobilisation phase.
- Continued investment in the improvement of homes within our portfolio.

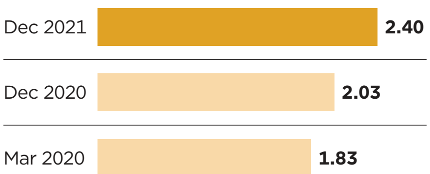
Looking forward

- Strong pipeline of further opportunities identified in Leeds, Glasgow and London.
- UK BtR sector fundamentals remain strong with continued demand for privately rented purpose built homes.

Key Performance Indicators

Total portfolio value (£bn)

£2.40bn

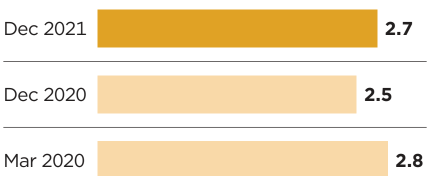


IFRS KPI definition

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

Average cost of debt (%)

2.7%



Non-IFRS KPI definition

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

Realising value in operational scale

Efficient and effective management of our portfolio through our experienced and innovative team ensuring operating costs are controlled to gain efficiencies.

Activity in 2021
- Customer service hub, provides centralised customer services to support all neighbourhoods.
- In November 2021, all three Get Living neighbourhoods, featured in the Home Views Top 10 Developments in the UK, as voted by our residents.
- Get Living won Landlord of the year for the fifth time at the annual RESI awards in December 2021.

Looking forward
- Continue to gain efficiencies through management of operating costs.
- Supporting our dynamic and diverse team, to continue working efficiently in a flexible working culture.

Key Performance Indicators

Net rental income (£m)

£45.4m

Dec 2021	45.4*
Dec 2020	35.5*
Mar 2020	41.6*

Non-IFRS KPI definition
Rental income net of direct property costs less management fees. Refer to page 43 for the reconciliation of net rental income.

* Revised definition from prior periods to better reflect the underlying performance of the business. The prior period comparatives have also been restated.

Rental growth (%)

11.4%

Dec 2021	59.7
Dec 2020	53.6*
Mar 2020	52.5

Non-IFRS KPI definition
Growth in rental income for properties held throughout the entire current period on a like-for-like basis.

* Time adjusted to reflect full year.

Realising value in social and environmental impact

Providing green space and facilitating the provision of additional services, we create the opportunity to add value.

Activity in 2021
- Get Living was awarded the top 5-star GRESB rating for the second year running in recognition of our sustainability performance.
- Get Living also recognised as a leader in the UK Build to Rent sector peer group (UK Residential Multi-Family) due to high performance across all measures, demonstrating a clear commitment to ESG transparency and sustainability performance throughout our neighbourhoods.

Looking forward
- Get Living launched The Lab E20, London's new creative hub, designed by Christopher Raeburn and based in East Village, The Lab E20 is a new space for experimental retail, cultural exhibition, and creative space with a focus on positive fashion and sustainable living.
- 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.
- Get Living's newly established ESG Committee will continue to focus on enhancing sustainability.

Key Performance Indicators

Greenhouse gas emissions (%)

−5%

Dec 2021	21.6k
Dec 2020	22.7k

Non-IFRS KPI definition
Like-for-like/degree day adjusted intensity (kgCO_2e/m^2) based on all consuming assets owned for two consecutive years within the Group. See table 1 on page 35 for details.

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

Energy usage (%)

+1%

Dec 2021	21.3k
Dec 2020	21.1k

Non-IFRS KPI definition
Like-for-like/degree day adjusted consumption (kWh in 000's) based on all consuming assets owned for two consecutive years within the Group. See table 2 on page 35 for details.

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

Energy usage increased in the period as residents spent more time at home during lockdown.

A record-breaking year for BTR in the UK

Demand for BtR in the UK remains strong, underpinned by population growth, home ownership affordability constraints, house price inflation, rental supply issues and changes in the way people are choosing to live.

£7bn

Expected total investment in UK build to rent sector by 2025

179,835

Completed build to rent homes in the UK

4.5m

Households in the private rented sector

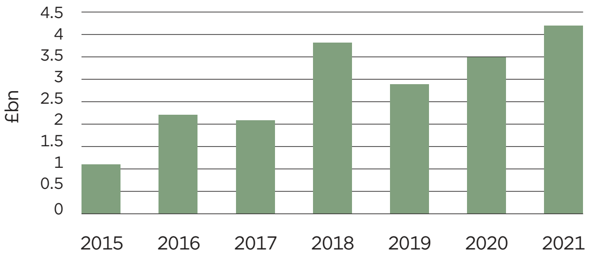
2021 was another record-breaking year in terms of investment in the Build to Rent ("BtR") sector, with over £4.3 billion invested in the sector, over half of which was in the final quarter.

The investment levels that were reached were 20% higher than 2020 the previous record. The UK's Build to Rent stock now stands at 212,200 homes completed or in development, up 13% across the last 12 months.

Investors are now very much awake to the demand for these spaces, demonstrated by several significant new players entering the market in 2021 with aspirations to scale up across the country in both urban multi-family and suburban single-family platforms. Investors include established international players such as Blackstone as well as less experienced entrants such as John Lewis and Lloyds Bank.

Added to this, developments and deals that were hampered in 2021 by supply chain issues, rising construction costs and the continued disruptions from coronavirus are now set to complete at pace.

The rise and rise of UK build to rent



Source: BNPPRE

Rental sector as a whole continues to grow

The rental market continues to experience monumental growth: 4.5 million people or 19% of households in the UK were living in private rented accommodation in 2017, double the number of private renters in 2002.

This is the result of the increasing cost of home ownership, and shortage of housing stock, with rates declining in the UK since 2003, coupled with the growing popularity of a more flexible and modern lifestyle which renting offers.

In 2021, flexible working patterns embedded themselves more comfortably throughout society than perhaps first expected at the start of the pandemic and this has further buoyed residential demand in all settings whether urban, suburban or rural.

Against a backdrop of falling supply, Build to Rent is increasingly becoming an important part of UK housing delivery and is one of the fastest growing parts of the UK housing sector.

The gap in the market for Build to Rent

Nearly every local authority in the UK is currently in need of new rental supply. One suggestion for the widespread lack of stock is that Buy to Let landlords have used 2021 as an opportunity to crystallise gains and sell out of the sector and new rental supply is not plugging the current supply gap.

According to Zoopla, UK rental growth for new lets rose by +8.3% in 2021, driven by a continued rise in rental demand, particularly in city centres.

Therefore, there is considerable scope for investors to deliver Built to Rent across all locations and price points.

Although Build to Rent can help address the widespread supply shortages in the UK, the fall in available homes to rent nationally far outweighs new BTR supply of circa 15,000 per annum in 2021, and so there remains considerable scope for new rental supply to enter the rental market throughout the UK.

This is demonstrated easily with Build to Rent being earmarked as a housing strategy for an additional 29 local authorities since March 2020, meaning 38% of local authorities now have BTR in their pipeline, up from 20% in 2017.

Get Living's investment and development strategy aligns with this growing trend and includes neighbourhoods in London and across the UK.

In 2021, we delivered 1,070 new homes across New Maker Yards and East Village. The 546 homes acquired at New Maker Yards takes the Salford neighbourhood to 821 homes (of which 289 are in mobilisation phase), making it one of the largest Build to Rent schemes outside of London. In December 2021 we reached practical completion on Portlands Place in East Village, adding 524 new homes to be mobilised in the heart of East Village.

New ways of living

Since the first COVID-19 lockdown, investors have appreciated the opportunity to become early investors in the BtR sector across the UK markets.

The disruption to how we live and work since the pandemic began has now settled and the result is a heightened focus on the importance of the quality of the spaces that we occupy and the amenities and communities around us.

The 2021 Who Lives in BTR Report highlights not only the affordability of Build to Rent compared with the private rental sector, but also value for money through the amenities included. The report shows that of the UK Build to Rent providers, 78% offer shared garden or roof terrace, 73% offer concierge and 61% offer co-working and lounge spaces.

Sustainability is also expected to form an increasingly important consideration within consumer decision making. Get Living continues to leverage the value-add benefits of embedding and delivering sustainable lifestyles to developments for example making homes more energy efficient and by seeking sustainable brands that enrich our neighbourhood's retail spaces.

As Get Living delivers its neighbourhood pipeline, we will grow our business in line with our sustainable values, which we know resonate with customers, colleagues and all our partners.

Continued political support for build to rent

The UK needs more homes for rent and the government recognises that the Build to Rent sector promotes good growth and improves renting standards. Get Living continues to engage with all political parties, both directly and through our active memberships with BPF, the UKAA and the All Party Parliamentary Group on Housing Delivery.

At Get Living, we are committed to building long-term partnerships with national government and with local authorities. As well as helping to meet ongoing housing needs and raising renting standards, we will continue to work with our local partners to nurture neighbourhoods that create great places to live and grow social value for surrounding communities.

References:

Savills Residential Research – Q4 2021.

CBRE Market Outlook 2022.

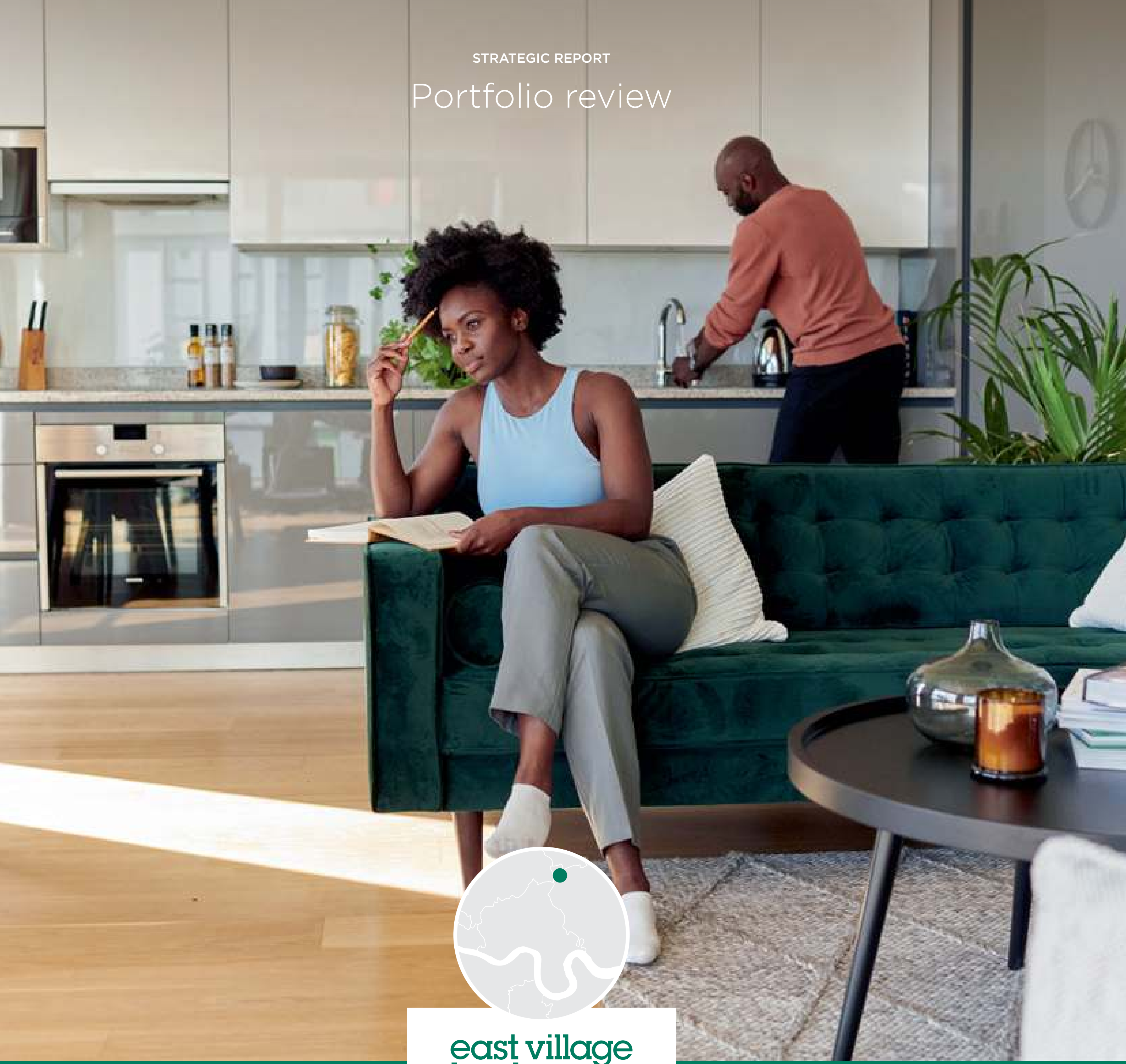
Who Lives in BTR, Nov 2021.

CBRE 2022 Outlook.

English Housing Survey 2020.

ONS UK PRS: 2018

https://www.ons.gov.uk/economy/inflationandpriceindices/articles/ukprivaterentedsector/2018#:-:text=The%20number%20of%20households%20living,consistent%20at%2017.7%20million%20households.



east village london E20

Space to play, space to dream

1,921
homes for rent

524
new homes in mobilisation

1,386
new homes in development

Launched in 2013, the former London 2012 Athletes' Village is now the largest residential rental scheme in the UK with 1,921 homes for rent through Get Living. East Village is a thriving neighbourhood for residents and visitors alike, now firmly established in its 9th year.

East Village is home to 31 majority independent, retailers from cafés and restaurants to a delicatessen and a community hall, as well Harris Chobham Academy, an Ofsted "Outstanding" education campus for pupils from aged 4 to 18 years old. The neighbourhood has the Sir Ludwig Guttman Health and Wellbeing Centre, one of the NHS's largest non-hospital buildings and is next to all the world class facilities of Queen Elizabeth Olympic Park.

Transport connections to the neighbourhood, which is extremely well-served by the Jubilee and Central lines, the DLR, Overground and High Speed Rail, are set to improve further with the arrival of the Elizabeth line in 2022.

This year saw the launch of the Lab E20 in East Village, Get Living's new flagship for sustainable retail, cultural exhibition and creative workspace. Designed and produced by Christopher Raeburn, founder of RÆBURN, The Lab E20 launched in July 2021 and the 3,500sq ft and double-height space in East Village plays host to events and experiences with various cultural partners for residents and wider community.

Building on the sustainability theme in East Village, this year also saw two new environmentally focused retailers opened in East Village, Barber Social, a community barbershop and Refill Therapy, a retail convenience concept store centred on sustainability, low carbon and zero packaging.

Meanwhile, December 2021 saw the practical completion of Get Living's latest rental building, Portlands Place, which is made up of 524 high quality apartments within two towers branded Skylark Point and Hightail Point linked by a sky bridge housing many amenity space on the 10th floor. This exclusive resident space includes a gym, wellbeing room, private dining space and kitchens, a cinema room and podcast studio and large outdoor terraces. 2022 sees the building launch to market with the first residents taking occupancy in the Spring.

Meet the residents

"I love the sense of community in East Village"

Kanu Bhatnagar, East Village resident
IT Project Manager Kanu Bhatnagar moved to East Village in 2014 after arriving from India. Her husband is a Data Scientist and was already living in Stratford so knew the area well. When they discovered East Village they knew it was somewhere they wanted to live with their young children. Kanu and her husband Amit are in the original group of residents in East Village and were the 5th to take up residence.

"We've lived in East Village for 8 years now and feel really connected to the local area. With so many amenities and green space on our doorstep such as schools, cafes, the Westfield mall and good transport links it makes our family life easy with two young children. We've also enjoyed making new friends, living in a smart and safe neighbourhood and the great quality apartments."

Meet the team

"The main focus is the residents"

Paula Smith, Head of Customer Hub
"I have been a part of the Get Living family for just over 6 ½ years. Starting as a Relationship Manager based in East Village, I have seen the growth and development of the company over the years. The one constant I can confirm has remained however, is that whilst striving to bring a level of service and transparency to the market, the main focus of our company is, and always has been, our residents. It's one of the things I love about this place. We are a team of hardworking individuals and passionate team players that care about each other, what we do and how we go about doing it; always working towards a common goal: creating a brilliant living experience in our neighbourhoods."

ELEPHANT CENTRAL

Central by name, central by nature

374
homes for rent

278
student studios

Elephant Central continues to thrive as Get Living's second London location in Elephant and Castle. The 278 high quality student homes sit alongside 374 homes for rent, which have seen record occupancy levels of 99%.

The residential offer is complemented by Gymbox, Little Bears Day Nursery, a Sainsbury's Local and two independent restaurants; TUPI and Pizzeria Pappagone within Elephant Central and 25 other retailers based in Castle Square bringing together local traders around a thriving new public square that has opened in October 2020.

Elephant Central and Castle Square bring together a mix of convenience retail with a much more diverse and vibrant offer that is representative of, and connected to, Elephant & Castle's multicultural community.

Elephant Central is the first phase of the Elephant and Castle Town Centre development, one of the UK's most significant redevelopment projects. Get Living is now bringing forward the ambitious second phase of the on the site of the former shopping centre which will deliver a transformed environment for residents, shoppers, and retailers.

The whole Elephant & Castle area is experiencing a renaissance from its ongoing regeneration and Get Living will continue to capitalise on the growing interest and excitement about this up and coming area of London.

Meet the team

"It has been an incredible experience"

Diana Barranco, Community Director for Elephant and Castle Town Centre
"It has been an incredible experience to be able to work closely with the Elephant and Castle community and stakeholders over the past three years. I am fascinated by what this neighbourhood has to offer.

Keeping the Elephant and Castle community connected in this most difficult of times has been my main goal. The virtual community hub has been vital in helping locals to keep their bodies and minds strong. In addition, I actively engaged with local businesses to create the business forum, where over 50 local businesses have teamed up to develop initiatives, share ideas and support each other."

Meet the team

"I work with an amazing team"

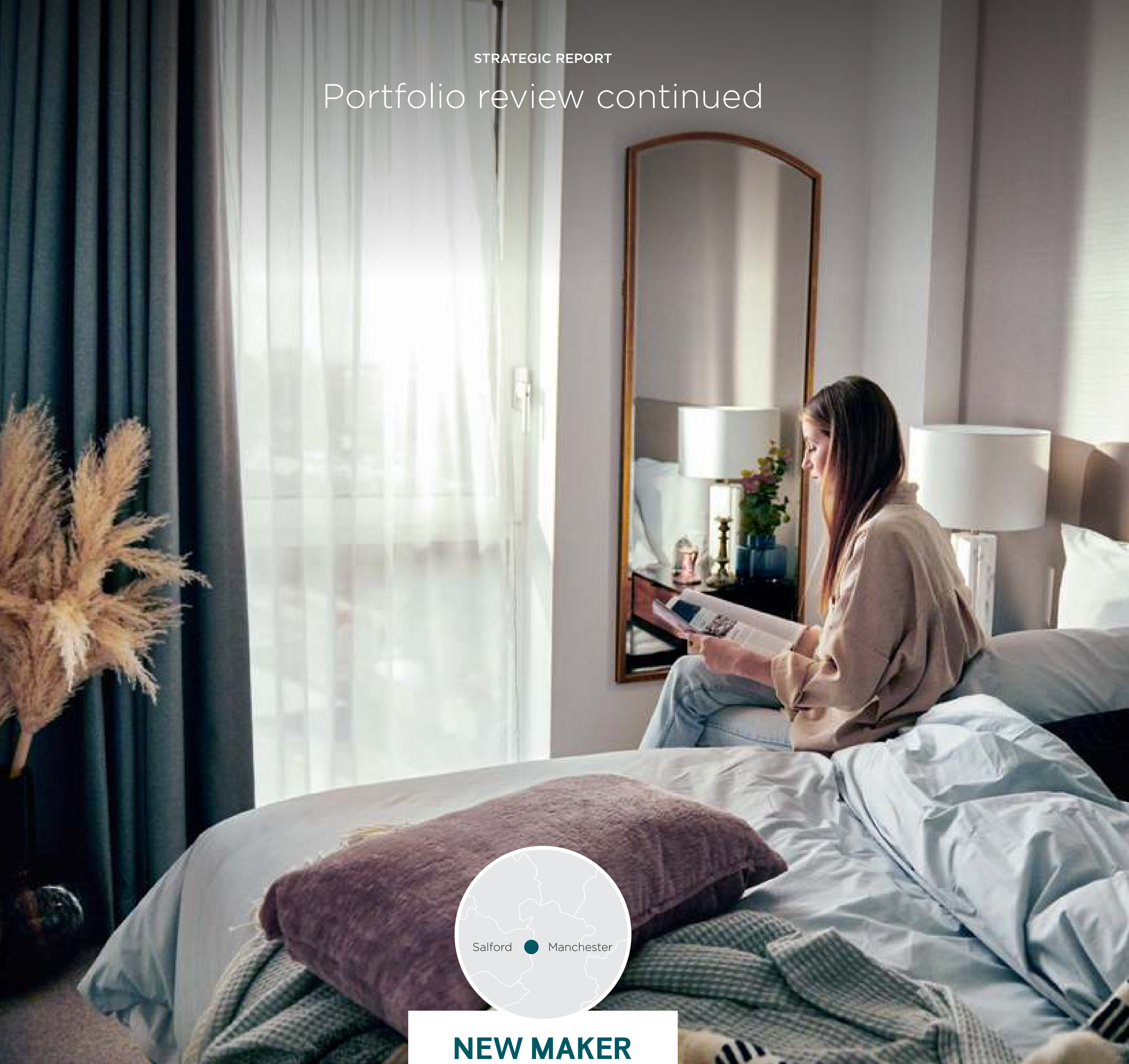
Danielle Nichols, Head of Relationship Management
"I have been with Get Living for over 5 years and I'm still enjoying my time here.

I started as a Relationship Manager at Portchester House, their first student Tower and I'm now head of relationship management at Elephant Central looking after our PRS residents.

Over these years so much has changed, so many student residents I have seen come and go, with a fair few staying for over 4 years. It's a great feeling when they truly do make Elephant Central in to their home. Seeing happy residents on a daily basis makes coming to work that much easier.

I work with an amazing team from Relationship Managers, cleaners to handymen and I thank them every day for being so supportive and helpful. We put so much work in to making Elephant Central what it is today and it never goes unnoticed."

Portfolio review continued



NEW MAKER YARDS

Waterside living between Manchester and Salford

9
acres

532
homes for rent

289
new homes in mobilisation

Get Living's first neighbourhood outside of London, New Maker Yards, went from strength to strength in 2021 as it almost trebled in size with the launch of the second phase of 546 homes, of which 289 are in the mobilisation phase.

New Maker Yards is now home to 821 homes for rent set in canal-side green space within the growing Middlewood Locks development, making the Salford neighbourhood one of the largest build to rent developments outside of the capital.

The second phase of New Maker Yards is home to an attractive new resident amenity space, 'The Lock', which can be used for co-working, socialising, relaxing and events. The Lock will launch with a new retail tenant, 92 Degrees, an independent roaster and coffee shop.

Wellbeing and resident events continue to be at the heart of the New Maker Yards community and alongside the free weekly exercise classes, our residents have enjoyed the Matt & Phreds Jazz Club on the canal and immersive theatre experiences produced by local venue, Hope Mills Theatre.

Continuing to be a champion of the local community, this year Get Living has worked with funding platform, Action Funder, to allocate £20,000 worth of funding to five organisations that support causes such as poverty and homelessness, mental health and wellbeing and fighting knife crime.

Meet the residents

"Everything is easy"

Elizabeth Toon, Resident of New Maker Yards
Elizabeth Toon, 53 lives at New Maker Yards and has been a resident for nearly two years, sharing a 2 bed apartment with a friend and her cat. She is a lecturer in Science and Health Communications and has lived in Manchester for 19 years having moved from the United States.

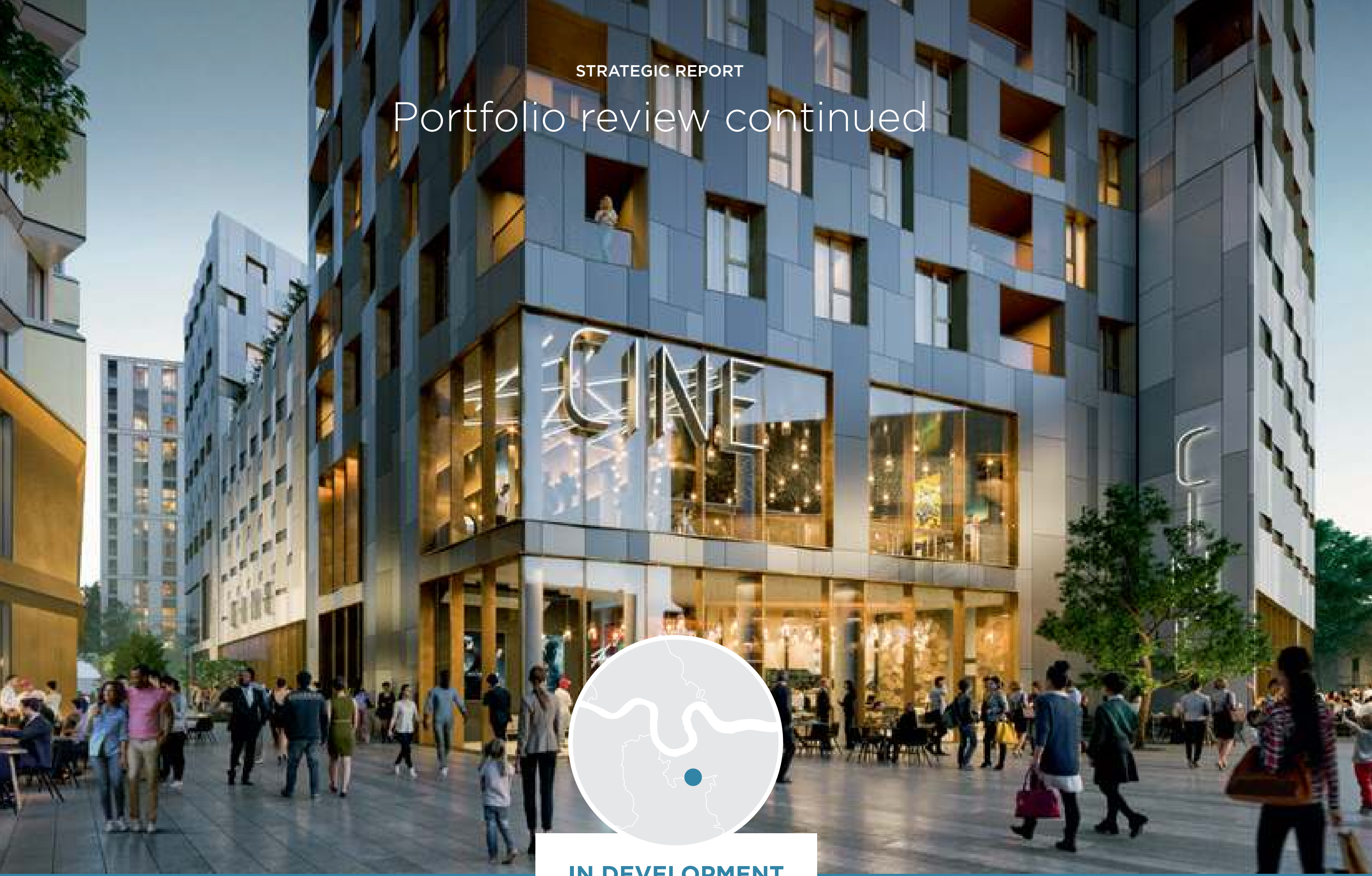
As a Get Living resident Elizabeth has found the experience a very positive one "Everything is easy, the quality of the build is great and I am very happy with the apartment. The Get Living staff are friendly and helpful; when I moved in the broadband was all set up to run straight away which was amazing. The on-site security and general feel of the neighbourhood means that I feel safe where I live. I also love the community feel of the area and being able to get into central Manchester to enjoy all that the city has to offer, but I also enjoy the relaxed feel of New Maker Yards away from the busyness of the city."

Meet the team

"I'm proud to help lead the award winning team at New Maker Yards"

John Hards, Head of Relationship Management, New Maker Yards
"I've been working at Get Living now for almost 9 years, and still enjoy coming to work every day. It's been great to see the company develop over the years, and feel proud to have worked on the launch of both East Village back in 2013, and Elephant Central in 2016 so far during my career.

Manchester is a great place to work, and launching New Maker Yards has been a delight, no two days are the same and its great seeing all the good feedback come in from our residents."



IN DEVELOPMENT

Lewisham Gateway

649
new homes in development

2.2
acres

Lewisham Gateway will be Get Living's next neighbourhood to launch in 2023 and our third in London.

Our Lewisham neighbourhood will provide 649 new homes, including 424 for market rent, 106 affordable, and 119 for co-living. The co-living homes will be self-contained studio-style flats with shared communal facilities. The commercial element forms an integral part of the plans. The neighbourhood will be home to 25,000 sq ft of retail space, 15,000 sq ft of food and beverage space, a gym, multiplex cinema and 10,000 sq ft of co-working space, which will provide an attractive amenity for residents and an important hub for local businesses.

Lewisham Gateway is one of the largest regeneration projects in South East London and will provide a new heart for Lewisham town centre and form an important pedestrian link between Lewisham rail and DLR stations and the existing town centre. It's location on the doorstep of the station and it's excellent connections means residents, workers and visitors are able to reach London Bridge in nine minutes and Charing Cross in 17 minutes. Lewisham has also been identified as a future location of the Bakerloo line extension which is currently in consultation.

Construction is well under way with the final phase due for completion in later 2023. The first phase will deliver 362 homes and is a joint project between Get Living and Lewisham Gateway Development – a subsidiary of Muse Developments.

IN DEVELOPMENT

Elephant and Castle Town Centre

983
new homes in development

8.5
acres

Elephant and Castle Town Centre will extend Get Living's presence in this vibrant zone 1 area, adding to the existing homes, retail and public realm of Elephant Central and Castle Square.

Following the closure of the shopping centre, work is now underway to create 983 homes for rent, a transformed environment for shoppers and retailers, an upgraded Tube station and a cutting-edge new campus for London College of Communication.

Bringing much needed new housing to the area, the new homes will be delivered across the former shopping centre and existing London College of Communication sites. 35% of these homes will be affordable by habitable room, including more than 100 new social rented homes. At the centre will be a new home for the London College of Communication, keeping it at the heart of Elephant and Castle as it has been for more than 30 years, preserving the important employment and cultural role it plays in the local area.

Working with neighbours and partners, the new town centre will deliver the rejuvenation of the whole area, breathing new life into what is already one of London's most dynamic and vibrant places.

The first phase of programme – including close to 500 homes, new shops, restaurants and leisure spaces, a new Tube station and the new London College of Communication building – is due to complete in 2026.

Our approach to engagement

Our employees

Our business success will be determined by our employees. Our employees are those who are directly employed by Get Living. We actively encourage career progression within the business, so supporting the learning and development of employees is a priority. We celebrate having a dynamic and diverse team, with everyone working together in a flexible working culture. Diversity, 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 to our business success of retaining and attracting an engaged, diverse and knowledgeable group of employees.

How we engage

The HR team provide training programmes, leadership and general development programmes to provide career opportunities for our teams and staff appraisals to support succession planning and retention for key roles. As a business, we commit to being an inclusive, diverse and anti-racist organisation where everyone feels inspired, supported and included to realise their full potential.

We undertake employee engagement surveys and promote wellbeing activities.

Outcomes of engagement

As a business we have experienced high retention levels relative to the market average. Our employee satisfaction results also improved across the business in our latest engagement survey. As part of our pledge to reduce carbon emissions, we offer employees a cycle to work scheme and continue to promote health and wellbeing across the business, providing a variety of health benefits to all staff.

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. Get Living encourages suppliers to raise any issues or concerns they have about their relationship with the Group, 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.

Outcomes of engagement

For all suppliers operating under our contractual terms rather than the suppliers own, we include contractual clauses to ensure the supplier and any sub-contractors or sub suppliers comply with the law on anti-slavery and human trafficking.

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 and surveys to ensure we stay close to our residents.

Outcomes of engagement

We now provide pet friendly homes across all Get Living neighbourhoods as resident priorities changed during the pandemic, increasing demand for pet friendly homes by 120%.

Section 172 statement

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.

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.

Outcomes of engagement

Get Living launched The Lab E20, London's new creative hub, designed by Christopher Raeburn. Based in East Village, The Lab E20 is a new flagship for experimental retail cultural exhibition and creative space with a focus on positive fashion and sustainable living.

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 Group as part of their portfolios. Providing insightful information about the Group's strategy, projects and performance is crucial for their assessment of the Group. 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 Group and investor nominees.

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

Outcomes of engagement

We adopted the Wates Corporate Governance Principles ("Wates Principles") in 2021 as our framework for disclosure offering increased transparency for investors and other stakeholders.

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

We encourage our team to be mentors and offer work experience to local schools. We have regular dialogue with local communities and communicate through local engagement frameworks.

Outcomes of engagement

In 2021, more than a dozen of the senior Get Living team became mentors to young talent in partnership with Aleto Foundation, a social mobility charity. The energy, ambition, and astute perspective that these young people show will shape our future. We have also supported at least 59 young athletes in London and Manchester in partnership with Sport Aid. The young athletes have been nominated to Get Living by their respective National Governing Bodies.

We want our neighbourhoods to to grow and thrive

At Get Living, we care deeply about the communities we operate in and we want our neighbourhoods to continue to grow and thrive.

We want to be a force for good in our neighbourhoods and create genuine value beyond financial returns. We strive to be the exemplar of best practice around social value in the Build to Rent sector.

Since its inception, Get Living have given more than £500,000 of support for charitable and community causes and as we all recover from the impacts of pandemic, it is even more important that we work in partnership with our communities and stakeholders to deliver social value outcomes that respond to local needs.

Our Social Value Policy

To ensure residents, neighbours, visitors and environment receive what they need to thrive in the long-term, Get Living will explicitly make service, investment and operational decisions based on how delivery of these activities can create additional economic, environmental and social benefits – together defined as social value.

Building a robust social value foundation is vital for Get Living, especially as our existing assets mature and we bring new neighbourhoods into our portfolio.

Establishing this foundation needs to start with an internal social value framework that is reflective of our narrative, and that of the wider stakeholders. The framework must be scalable to reflect in site maturity.

We are pleased to report that Get Living's first Social Value Policy was adopted this year and we are now taking a series of short, medium and longer-term actions to maximise social value delivery. The first step is to define our Themes, Outcomes and Measures to align with the 'National TOMs Framework' for social value.

Elephant and Castle Community Hub

Established prior to the pandemic, in space accessible to the local community, the Elephant and Castle Community Hub has continued to thrive as a virtual entity throughout 2021 allowing the community to continue to connect online.

The virtual hub has reached over 15,000 people since March 2020 with 25,000 views for online events and activities including quizzes, virtual performances and choir sessions. As Covid restrictions have come and gone, the Community Hub has moved to a hybrid model with a mix of online and in-person events. Each week there are 13 activities, plus weekly recorded videos of cooking recipes and Latin Dance Aerobics hosted via Zoom or Facetime. The Elephant and Castle Community Hub has partnered with the charity, Disability Sports Coach to offer online Yoga and Dance activities for people with physical limitations.

Meanwhile, some of the Elephant and Castle community groups have performed at our Castle Square monthly events, such as Elephantastic, Black History Month, Animated Historic Tour, Halloween and the Christmas Extravaganza.

Get Living has funded a virtual Community Hub throughout lockdown with a full time Community Director appointed to manage a programme of free activities supporting the Elephant and Castle community with a programme that promoted physical and mental wellbeing. We are working on plans to reopen the Community Hub as a physical space from around Autumn 2022.

Upside Down Dance

Funding from Get Living has enabled local community dance classes that contribute towards physical and mental health for young people in Southwark, allowing them to thrive and gain confidence in a fun environment.

Retribe

Through Get Living's support Retribe run sessions with inspirational people that reach an online audience of over 1,000 and support up to 25 people for weekly face to face meetings to work on personal development and support.

Our social value continued

East Village Inspiring Communities Fund

The Inspiring Communities Fund was established by Get Living in 2015 and distributes grants to support the local community in East Village to build community togetherness, improve health and wellbeing and engage local residents, particularly children and young people, in arts and cultural activities. Each year, £28,000 is available to distribute in grants of up to £3,000 to support community based organisations.

Through the Inspiring Communities Fund, Get Living has awarded 70 grants totalling £115,852 to organisations delivering activities that make a real difference to the lives of local people. So far, the fund has achieved the following;

- Granted around £42k to improve people's health and wellbeing
- Granted around £55k to increase arts and cultural activities
- Granted around £42k supporting in bringing the community closer together

In 2021 Get Living supported 11 organisations through the Inspiring Communities Fund which included Eat Club Limited, Salaam Peace, Clapton Community Football Club, Rise.365, Newham Poetry Group, Newham Music, Olympic Park Brownies and Guides, Ekota Care Trust Limited, Core Arts, Waltham Forest Disability Resource Centre and Rosetta Arts. These groups support everything from healthy eating, to young peoples groups to arts and wellbeing groups and all offer a variety of support to the local community in and around East Village.

Our Parks

Get Living has funded Our Parks in East Village since 2014 to provide free exercise classes in East Village and the wider Stratford community including yoga, bootcamp and boxercise.

"Our Parks is proud to have had 7 years of working with Get Living to train and contribute to positive physical, mental and social health outcomes of 1000's of residents in E20 and neighbouring areas. We truly believe that East Village is the best place to live in London."

Action Funder

At New Maker Yards Get Living has pledged to donate £20,000 via the 'ActionFunder' funding platform. ActionFunder matches sources of funding with charities and community projects. So far £18,000 has been committed to fund five programs in the Salford area:

- **Don't Walk Past** – a voluntary outreach group, who go out in teams, five nights a week, in Manchester and the surrounding areas, to feed, clothe, support and provide essential items to the homeless, to help make their lives on the streets easier.
- **Mona Street Community Garden** – a former car park transformed into a community garden in Salford. The funds have supported the redesign of the garden which will provide a space for workshops, learning, charitable events, fun days, feasts and seasonal events.
- **The Sebene Project** – an organisation fighting knife crime and gang violence by empowering young boys about their identity, mental health and heritage through discussions, culture and music in a safe space.
- **Islington Mill Foundation** – a Salford based arts organisation who organise local community projects. Funding has been committed towards their 'Bee Corner' project which transforms neglected spaces into havens for bees and people.
- **Incredible Edible Salford/Growing Togetherness and Friends of Buile Hill Park** – a community garden project in the heart of Salford Park. Get Living's commitment will help fund the allotments, which increase the access to growing spaces for the local community and educate people about growing their own food.

Environment, social and governance

Integrating ESG values into our DNA

Our ESG Strategy

Our environmental, social and governance (ESG) strategy, established in 2020, set our ambition to integrate ESG values into our DNA, and these values to be reflected in Get Living's brand. Our involvement in every stage of a neighbourhood's life cycle, from design and development through to operation, provides extensive opportunity to drive positive environmental impacts and generate social value in collaboration with our partners and stakeholders. Our aim is to support local employment and local suppliers, become civic family members of the communities in which we operate, while pursuing a green and sustainable agenda.

Get Living aims to be a leader in sustainability within the UK's Build to Rent sector, leveraging our role as long-term stewards of our neighbourhoods to deliver positive environmental and social outcomes. Our strategy follows a set of guiding principles, applicable to our operational activities and the construction of our real estate assets, aligned with the UN Sustainable Development Goals ('SDGs').

Whilst we recognise the importance of all SDGs, our focus as a business is best placed on the goals we are most able to influence through our operations. We have identified goals 8 (Decent Work and Economic Growth), 11 (Sustainable Cities and Communities), and 13 (Climate Action) as those where we can make the greatest impact. These goals closely correspond with what we stand for: industry innovators providing sustainable living spaces, within which communities can thrive through economic opportunity.

We outline how our ESG strategy supports these goals, as well as other SDGs where we have identified alignment with our strategy.

Environmental Stewardship

We aim to continually improve the environmental performance of the neighbourhoods we are responsible for creating and managing.
We commit to:

- Minimise the consumption of resources and production of waste, as well as avoiding pollution.
- Monitor and measure data with the overall aim of minimising energy and water consumption and the production of waste and greenhouse gas (GHG) emissions.
- Nurture resilient neighbourhoods that enhance biodiversity, manage climate change adaptation, and provide high performance buildings fit for the future by achieving Green Building Certifications.

Social Value

People are at the centre of everything we do. Our goal is to provide great rental homes, create healthier places and boost the social and economic worth of our neighbourhoods. We commit to the following:

- Help the local economy grow through provision of flexible, high-quality, value-focused neighbourhood development.
- Supporting training, skills and career development for our employees and our supply chain.
- Create wider social value by engaging the community through our Inspiring Communities Fund and by monitoring and targeting improvement of tenant satisfaction.
- Improve the health and wellbeing for our residents and employees through assessment and introduction of initiatives such as biodiversity enhancement and the provision of cultural and physical activities.

Governance and Transparency

We believe that strong governance procedures should underpin everything we do. To ensure our ESG actions have the maximum impact and meet the expectations of all stakeholders we commit to the following:

- Satisfy all relevant legislation requirements and stay ahead of regulation compliance on ESG issues, including our supply chain.
- Implement and maintain our Environmental Management System (EMS), aligned with the international standard ISO 14001, to allow us to manage our ESG aspirations and seek continual improvement.
- Act upon sustainability risks and opportunities identified through materiality assessment and in accordance with our ESG strategy.
- Benchmark our ESG performance against recognised targets and standards and via an external assessment to evaluate our continual improvement. This also supports our ethos of honesty and accountability in our marketing and communications.

Environment, social and governance continued

2021 Achievements

Get Living recognises the importance of continual improvement on ESG. Our strategy is underpinned by a materiality assessment undertaken in line with the Global Reporting Initiative (GRI) Reporting Standards (2018) and we update our objectives annually to enhance and accelerate progress. Performance is regularly monitored and benchmarked against our industry peers. Notable achievements in 2021 included:

- 5-star GRESB rating maintained for standing investments and high 4-star GRESB rating achieved for the first developments submission. See more in the GRESB section below.
- We launched The Lab E20 in July, an innovative space at the centre of East Village designed to bring together local stakeholders to engage on creating more sustainable communities. See page 36 for more detail.
- First annual Sustainability Report published, including sustainability indicators reported in accordance with the EPRA (European Public Real Estate Association) Best Practice Recommendations on Sustainability Reporting.
- Established a design strategy to enhance ESG performance standards for new Get Living developments, including energy & carbon targets, resilience measures, resource efficiency, wellness and social value.
- We have established a regular monitoring process for asset ESG data and began to analyse performance in greater depth and identify key interventions. These actions reflect our internal reframing of sustainability as a key area of business risk and opportunity; we recognise that how we manage climate-related risks in particular will have a significant impact on our business going forwards, and by beginning this process now, we are helping to secure our long-term future.

GRESB

In 2021, Get Living participated for the second year in the GRESB Real Estate Assessment for Standing Investments. For the first time, Get Living also participated in the GRESB Real Estate Assessment for Developments. GRESB (Global Real Estate Sustainability Benchmark) is an investor-driven global ESG benchmark and reporting framework. GRESB assessments are guided by what investors and the industry consider to be material issues in the sustainability performance of real estate asset investments and are aligned with international reporting frameworks, goals and emerging regulations.

For Standing Investments, Get Living improved on our score from the previous year and retained a 5-star GRESB rating. In doing so, we have maintained our position at the top of our peer group in the UK Build to Rent sector (UK Residential Multi-Family). As our peers continue to improve, we recognise that we must focus on further opportunities to enhance our ESG performance in 2022 and beyond.

In the first year of submission for the GRESB Developments benchmark, we also successfully achieved a high 4-star rating, finishing third among our Northern European peers (Diversified Non-listed), a larger peer group reflecting the mixed-use projects in progress with our development partners. Furthermore, our clear commitment to ESG transparency and sustainability performance has enabled us to be awarded the GRESB Green Star in both outstanding investments and developments submissions.

Tackling climate change

Get Living recognises that climate change is the defining challenge of our time, and our ESG strategy therefore includes our commitment to implement a science-based carbon reduction pathway for our portfolio. In 2021, we undertook analysis of our standing assets and future developments using the CRREM framework (Carbon Risk Real Estate Monitor) and reviewed the carbon boundaries and investment boundaries relevant to our business operations. Our next steps will be to:

- Establish a Net Zero Carbon commitment for the business;
- Integrate carbon reduction targets into all areas of our operations;
- Enhance our approach to climate resilience risk management; and
- Engage with key stakeholders in order to embed sustainable practice.

Statement of GHG Emissions and Energy Usage

Get Living Plc emissions and energy usage statements are reported in the following tables for the year ending 31st December 2021. Absolute emissions/consumption, like-for-like[2] and an intensity value[3] for 2020 and 2021 are reported. These tables set out the emissions and consumption for the entity overall and the split between “Residential” and “Student Accommodation” asset types. Like-for-like and intensity values include all consuming assets owned for two consecutive years within the entity. The approach taken follows guidance provided by the GHG Reporting Guidelines (BEIS, 2019)[4]. See Appendix for further details of the reporting methodology.

2 Like-for-like excludes assets that were purchased, sold or under refurbishment during the two years reported.

3 Intensity values are calculated on a $kgCO_2e/m^2$ basis for GHG emissions and kWh/m^2 for energy consumption.

4 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/791529/Env-reporting-guidance_inc_SECR_31March.pdf

Table 1: Get Living Plc Greenhouse Gas Emissions Statement for year ending 31st December 2021

		Absolute emissions (tonnes CO_2e)		Like-for-like/degree day adjusted emissions (tonnes CO_2e)			Like-for-like/degree day adjusted intensity $kgCO_2e/m^2$		
Sector and GHG source		**2021**	2020	**2021**	2020	% change	**2021**	2020	% change
Residential	Scope 1	**975**	993	**878**	993	-12%	**20.3**	23.0	-12%
	Scope 2	**1,695**	1,826	**1,511**	1,661	-9%	**7.5**	8.2	-9%
	Scope 3	**2,160**	1,998	**1,898**	1,906	0%	**10.2**	10.3	0%
	Total	**4,829**	4,816	**4,288**	4,560	-6%	**20.3**	21.5	-6%
Student accomm-odation	Scope 1	**236**	170	**209**	170	23%	**23.4**	19.1	23%
	Scope 2	**74**	85	**74**	85	-13%	**8.3**	9.5	-13%
Total	Scope 1	**1,211**	1,163	**1,087**	1,163	-7%	**20.8**	22.3	-7%
	Scope 2	**1,769**	1,911	**1,585**	1,746	-9%	**7.5**	8.2	-9%
	Scope 3	**2,160**	1,998	**1,898**	1,906	0%	**10.2**	10.3	0%
	Total	**5,139**	5,071	**4,570**	4,815	-5%	**21.6**	22.7	-5%

Table 2: Get Living Plc Energy Usage Statement for year ending 31st December 2021

		Absolute consumption (kWh in 000's)		Like-for-like/degree day adjusted consumption (kWh in 000's)			Like-for-like/degree day adjusted intensity (kWh/m^2)		
Sector and energy source		**2021**	2020	**2021**	2020	% change	**2021**	2020	% change
Residential landlord	Electricity	**7,982**	7,834	**7,117**	7,127	0%	**35.1**	35.2	0%
	Fuels	**4,016**	4,472	**3,639**	4,472	-19%	**84.2**	103.45	-19%
	Total energy	**11,998**	12,306	**10,756**	11,598	-7%	**53.1**	57.2	-7%
Residential tenants	Electricity	**10,173**	8,570	**8,942**	8,177	9%	**48.3**	44.1	9%
	Total energy tenants	**10,173**	8,570	**8,942**	8,177	9%	**48.3**	44.1	9%
Student accomm-odation	Electricity	**348**	363	**348**	363	-4%	**39.1**	40.7	-4%
	Fuels	**1,283**	924	**1,134**	924	23%	**127.1**	103.6	23%
	Total energy	**1,631**	1,287	**1,482**	1,287	15%	**166.2**	144.3	15%
Total	Electricity	**18,503**	16,766	**16,408**	15,666	5%	**77.5**	74.0	5%
	Fuels	**5,299**	5,396	**4,773**	5,396	-12%	**91.5**	103.5	-12%
	Total energy	**23,801**	22,162	**21,180**	21,062	1%	**100.1**	99.5	1%

Total like-for-like emissions have fallen, despite an increase in total energy consumption. This is due to a number of factors. The decarbonisation of electrical grid supplies has contributed to the relative decoupling of consumption and emissions. Meanwhile, the like-for-like calculation method excludes recent improvements in data coverage for new assets, and includes an adjustment for the colder weather experienced in 2021.

Scope 1 emissions for student accommodation have risen, contrary to the wider trend of falling total emissions. This rise in student emissions is thought to reflect covid restrictions causing lower occupancy in the reference year, rather than a material change in the performance in the current reporting year.

Savings in gas consumption from efficiency improvements to the Elephant Central energy centre are counterbalanced by generally increased electricity consumption associated with higher occupancy. The net effect is an improvement year-on-year for Get Living's total energy consumption, which excludes tenant electricity.

Environment, social and governance continued

Sustainability in Action: The Lab E20

In July, we launched The Lab E20, a new space for experiential retail, cultural exhibition and creative workspace, with a focus on positive fashion and sustainable living. The Lab E20 was co-launched and co-curated by RÆBURN, a collaborative, creative fashion studio that promotes responsible design, positive fashion and creative tech.

The Lab E20 has been designed to engage with a wide range of local stakeholders, placing an innovative space at the heart of East Village that brings together creatives, collaborators, residents and the local community to work towards a more sustainable neighbourhood.

By positioning East Village as the gateway to East London's emerging Fashion District, we have been able to combine the creative activities that support Get Living's placemaking strategy with East Village's ambition to be a sustainable place to live.

The Lab E20 Events

Since the launch of the Lab E20 in July 2021, there have been over 1,000 visitors taking part in a programme of nearly 100 events, including 10 activities aimed at local children, and 12 educational panel discussions.

As part of our partnership with RÆBURN, The Lab E20 hosted PREVIEW: a six-month programme of events and experiences with various cultural partners. These include D-Lab Studios, an existing East Village commercial tenant who works within communities to encourage creativity and innovation, for the benefit of people, places and the planet; LOANHOOD, a fashion rental app founded in response to the climate crisis; and the Fashion District Festival, a five-day celebration of sustainability and innovation launches in and around Stratford.

Other examples of events that took place included a custom t-shirt workshop with a local school and an architectural summer school.

The Future of The Lab E20

After a successful first 6 months, we are looking to further explore the opportunities that the space has to offer, both strengthening existing relationships and widening our partnerships to bring in further brands that share our sustainable goals. We will work closely with local schools, social enterprises, and organisations to connect well-being with sustainability, hosting workshops and events that facilitate community action towards more sustainable living.


THE
LAB
E20

Managing risk and internal controls

Get Living continued to strengthen its ability to manage risk and uncertainty over the last year and the business showed resilience throughout the Covid-19 pandemic.

We have managed our business through the pandemic, dealing with profound changes that have impacted the Group's core activities and changed the way we engage with stakeholders.

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. These include external factors that may arise from the markets in which the Group operates, government policy, sustainability 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 Audit Committee is responsible for reviewing the Group's systems of risk management and their effectiveness on behalf of the Board.

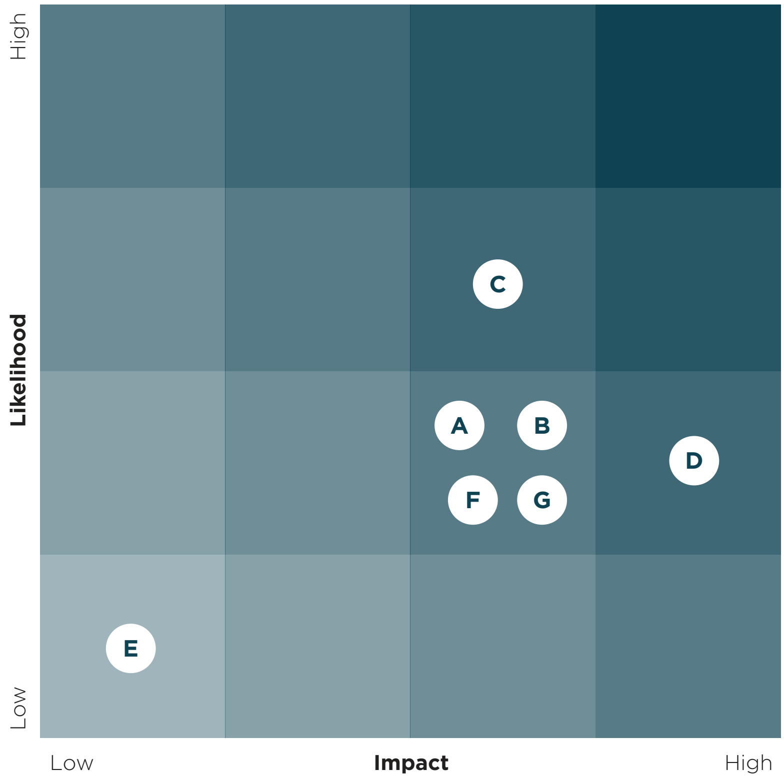
The Group has a range of internal controls and operational procedures that are designed to manage risk as effectively as possible, but it is recognised that risk cannot be totally eliminated. Staff employed by the Group are intrinsically involved in the identification and management of risk and the Risk Profile is updated regularly to encourage open participation and communication. Significant risks are recorded in the Risk Profile and are assessed and scored. The Risk Profile 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 principal risks are assessed on a current and future basis, looking at the short to medium term.

The Executive Team has considered emerging risks and their potential impact on the Group. In this regard, we have recently added geopolitical issues to the Risk Register as tensions escalate across the globe in light of the Ukraine crisis. Whilst geopolitical risk was not regarded as a Principal risk and uncertainty for 2021, it is included in the section that follows.

Principal risks heat map



Residual risk (assessed after 'Existing Controls')

A Market
B Financing and capital markets
C Sustainability
D Cyber security and Technology
E People
F Regulatory
G Health and safety and environmental

A
Market

Inherent risk rating	Residual risk rating
Medium High	Medium Low
No change	No change

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, increased competition and interruptions due to other development activities, potential lack of customer satisfaction leading to increased levels of "resident churn" and geopolitical issues in light of the Ukraine Crisis that may adversely affect the Group's portfolio valuation and performance.

Commentary on risk in the year
The UK BtR sector experienced another record-breaking year in terms of investment, with over £4 billion invested in 2021, over £2 billion of which was in the final quarter.

An expanding portfolio helps to mitigate against changing factors that might increase barriers to entry and in September 2021, Get Living completed the acquisition of 546 further homes (of which 289 are in mobilisation phase) at New Maker Yards in Middlewood Locks Salford, for a total cost of £142 million. Get Living reached practical completion on Portlands Place in December 2021, adding a further 524 new homes to the heart of East Village which are in the mobilisation phase. We continue to see development expansion with the Group increasing its portfolio value as a result of significant capital expenditure.

We are actively monitoring the potential impact that the emerging risk of the Ukraine crisis, including Western sanctions, may have with likely further increases in inflation, compounding the ongoing cost of living pressures.

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

The Group maintains regular communication with residents through customer satisfaction surveys, 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.

The Group is actively monitoring the potential impact of the Ukraine crisis with western sanctions likely to further increase inflation, compounding the ongoing cost of living pressures.

Principal risks and uncertainties continued

B

Financing and capital markets

Inherent risk rating
Medium Low
Decrease

Residual risk rating
Medium Low
No change

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

Commentary on risk in the year
The Group completed a £160 million new debt facility with BNP Paribas and United Overseas Bank in February 2021. In addition, the Mezzanine and Senior loans were amended in January 2021, extending the maturity date of the loans to September 2023.

In December 2021, the Group successfully secured a £365 million loan with Starwood Capital, to fund redevelopment loans of Elephant & Castle Town Centre in South East London.

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 identify funding requirements as early as possible.

C

Sustainability

Inherent risk rating
High
No change

Residual risk rating
Medium High
No change

Risk description
Impacts of environmental events and ESG requirements on operations and net zero carbon obligations. Also, the potential impact of sustainable lending requirements on the Group's ability to meet current and future commitments or refinancing of debt facilities as they become due.

Commentary on risk in the year
We have established an ESG Committee in the period to enhance Get Living's ESG strategy and have been actively looking at opportunities to reduce our carbon footprint within our neighbourhoods.

Get Living was awarded the top, 5-star, GRESB rating for the second year running in recognition of sustainability performance. Get Living was also recognised as lead peer among UK build-to-rent sector peers (UK Residential Multi-Family) due to high performance across all measures, demonstrating a clear commitment to ESG transparency and sustainability performance throughout our neighbourhoods. The sustainability risk scores consider the potential financial impact of these risks.

Mitigation
The Get Living management team is committed to sustainability, actively working towards improving ESG policies and the Group appointed a Head of Net Zero in 2021 to maintain these.

Our neighbourhoods create wider social, environmental, and economic benefits because we recognise that neighbourhoods anchored in their locality and sensitive to the local environment are more vibrant places to live and where people choose to live for longer.

The Get Living management team receives regular updates on changes to sustainability requirements through active engagement with industry bodies and our professional advisor group.

D

Cyber security and Technology

Inherent risk rating
High
Increase

Residual risk rating
Medium
No change

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.

Commentary on risk in the year
Get Living has progressed all recommendations from the latest Cyber Audit report. This has strengthened Get Living's operating position through the adoption of best practice learnings in the NCSC guidance and the implementation of all recommendations.

Get Living is now conducting detailed analysis and threat assessment which allows for real-time AI response to threats and 24 hour monitoring.

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.

E
People

Inherent risk rating
Low
No change

Residual risk rating
Low
No change

Risk description
Group performance could suffer due to the loss of key staff through resignations or extended periods of absence. Failing to attract and retain a diverse workforce could impact performance as it is key that our employees can connect with our residents and those in our communities and wider stakeholders.

Commentary on risk in the year
Whilst the anticipated " great resignation" of 2021 did not impact Get Living, given the intense competition for BtR assets and those with experience in this sector, along with Get Living's strong tenure in this market, we remain keenly focused on retaining our talented employees in a strong BtR market. During 2021 we carried out and implemented changes arising from an extensive salary benchmarking exercise and sought to improve benefits and other retention tools for our people. During 2021 Get Living added a number of more senior roles to strengthen the wider leadership team.

Mitigation
The Get Living HR team provides learning and development support for all employees including specific leadership and management training and coaching for identified high profile talent to support succession planning. Retention of employees is also a key focus with programmes of events to mitigate risk of departures. The Group undertakes employee engagement surveys and promotes wellbeing activities and monitors diversity and inclusion data including gender pay gaps.

F
Regulatory

Inherent risk rating
High
No change

Residual risk rating
Medium Low
No change

Risk description
Failure to monitor, adhere to and be proactive 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.

Commentary on risk in the year
The Get Living management team actively conducted horizon scans during the period to stay ahead of changes or potential changes to the regulatory environment and engaged the services of Savills, a professional property management company, to ensure legal and regulatory compliance across all neighbourhoods.

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

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

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.

The Group actively conducts horizon scans to ensure the Business is kept abreast of changes or potential changes.

G
Health and safety and environmental

Inherent risk rating
High
Increase

Residual risk rating
Medium Low
No change

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, financial loss and potential personal liability.

Commentary on risk in the year
The Group has a H&S Manager to maintain H&S policies. In addition, the Group ensured risk assessments were undertaken during the period including full assessment of cladding within Get Living neighbourhoods. The inherent risk rating increased as a result of enhanced regulatory requirements in the year.

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 which are maintained by the H&S Manager. Get Living undertakes annual fire risk assessments liaising closely with the Health and Safety Executive (HSE) and annual Health & Safety audits.

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

The Group acknowledges the gravity around non-compliance and keeps up to date with changes in requirements.

Business review

Delivering progressive returns

Operating performance

2021 was a year of growth for Get Living, supported by further investment into existing developments, increased occupancy and modest rental growth.

Rental income of £63.8 million for the year represents an increase of 13.9% when compared to annualised rental income in the prior period (period ended 31 December 2020 annualised: £56.0 million). The strong performance led to Net rental income of £45.4 million, an increase of 27.9% versus annualised net rental income in the prior period (period ended 31 December 2020 annualised: £35.5 million).

We continued to invest in the improvement of homes and neighbourhoods within our portfolio, with a refresh program upgrading the quality of our existing homes in East Village.

Get Living's costs of operations continue to be carefully managed through control of overhead costs. Whilst administrative expenses increased in 2021, total costs as a proportion of income reduced with the Group's EPRA Cost Ratio being 72.4% (Dec 2020: 84.3%).

Development programme

Get Living completed the acquisition of 546 further homes at New Maker Yards in Middlewood Locks Salford, for a total cost of £142 million in September 2021.

In December 2021, Get Living reached practical completion on Portlands Place, adding 524 new homes to the heart of East Village.

All of this contributed to an 18.2% increase in total portfolio value to £2.40 billion (31 December 2020: £2.03 billion).

In addition to Lewisham, which is expected to practically complete in 2023, the Group has a strong pipeline of opportunities to continue to grow the number of homes it provides. This continued investment will support the increased demand for a more flexible and modern lifestyle which renting offers, as the cost of home ownership increases.

Summarised results

	Year ended 31 Dec 2021 £m	9 month period ended 31 Dec 2020 £m
Rental income	**63.8**	42.0
Direct property costs	**(24.8)**	(18.3)
Management fees (included within direct property costs)	**6.4**	2.9
Net rental income	**45.4**	26.6
Other income	**6.9**	2.9
Management fees (included within direct property costs)	**(6.4)**	(2.9)
Administrative expenses	**(28.3)**	(20.0)
Operating profit before revaluation	**17.6**	6.6
Financing costs	**(27.0)**	(20.2)
EPRA earnings	**(9.4)**	(13.6)
Revaluation gain/(loss)	**61.9**	(31.2)
Fair value gain/(loss) on derivatives	**5.8**	(0.2)
IFRS profit/(loss) before tax	**58.3**	(45.0)

Property portfolio – Valuations

CBRE independently valued the portfolio at market value in accordance with RICS Valuation Standards. The aggregate total value of the Group's property portfolio totalled £2.40 billion as at 31 December 2021 (31 December 2020: £2.03 billion). The increase driven by a valuation gain of £61.9 million in the year, acquisition in the year and capital invested in asset management projects. This represents an 18.2% increase in total portfolio value.

	31 Dec 2021 £m	31 Dec 2020 £m
Investment properties	**2,058.7**	1,625.1
Properties in the course of development	**307.5**	376.7
Total investment properties owned	**2,366.2**	2,001.8
Trading property	**35.6**	30.5
Total properties owned	**2,401.8**	2,032.3
Capital commitments	**669.0**	278.2
Total completed and committed	**3,070.8**	2,310.5

Debt facilities

The Group successfully completed a £160 million new debt facility with BNP Paribas and United Overseas Bank in February 2021 to fund the Lewisham development. In addition, the Mezzanine and Senior loans, secured against Portlands Place, were amended in January 2021, extending the maturity date of the loans to September 2023.

In December 2021, the Group successfully secured a £365 million loan with Starwood Capital, to fund redevelopment loans of Elephant & Castle Town Centre in South East London.

Average cost of debt in 2021 is 2.7% (31 December 2020: 2.5%) and weighted average maturity of debt is 7.8 years (31 December 2020: 9.5 years).

Total debt

At 31 December 2021, the Group had access to debt facilities totalling £1,721.0 million (31 December 2020: £1,115.6 million) and drawn debt totalling £1,177.4 million (31 December 2020: £1,062.0 million). Year end free cash balances were £67.2 million (31 December 2020: £26.9m), resulting in Group net debt of £1,110.2 million (31 December 2020: £1,035.1 million).

At the year end, the Group also has access to funding commitment letters, which form a contractual commitment from investors to meet the general funding needs of the Group of up to £30 million.

The Group had three assets on site under development at the year end with committed development costs of £669.0 million (31 December 2020: £278.2 million).

Headroom on the Group's available debt facilities totals £543.6 million (31 December 2020: £53.6 million).

The Group's aggregate Loan to Value ratio as at 31 December 2021, including all debt facilities, was 46.2% (Dec 2020: 50.9%).

Outlook

We have worked hard to ensure that Get Living neighbourhoods are great places to live, where residents can find their balance and improve quality of life.

Get Living continues to see a bright future. We are undertaking development at East Village, Lewisham, and Elephant and Castle, with further homes to be delivered in 2023 and 2024. With well priced debt resources available to the Group to fund committed investment and the support of our investors, we see further opportunities to grow our platform across the UK and deliver progressive returns.

Dan Greenslade
Chief Financial Officer
29 April 2022

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

Rafael Torres Villalba
Director
29 April 2022

Corporate governance

Enhanced and adaptable governance, supporting Get Living's strategy

Introduction

Effective corporate governance is a key requirement for the Group. For the year ended 31 December 2021, under The Companies (Miscellaneous Reporting) Regulations 2018, Get Living has applied the Wates Corporate Governance Principles for Large Private Companies (the "Wates Principles") as its framework for disclosure regarding its corporate governance arrangements. 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 this section 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 Committee, Nomination Committee and a Remuneration Committee and continues to support the ongoing development of these Committees in support of the adoption of the Wates Corporate Governance Principles in 2021.

Accountability and audit

The Board's responsibilities with regard to the financial statements are set out on page 57. The Independent auditor's report is given on pages 59 to 65.

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 pages 10 and 11.

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 Committee	Operating Committee	Remuneration Committee	Nomination Committee
Oversees quality of financial reporting Provides assurance on internal controls, risk management and audit processes	Approves routine business matters between Board meetings	Sets remuneration policy Approves level of remuneration	Leads process for Board appointments Ensures appropriate balance of skills and experience on Board

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

Wates Principles adoption

The Board considers that Get Living successfully applies the Wates Principles, through the corporate governance practices described above.

Principle One
Purpose and leadership

The Board has agreed the implementation of a five-year strategy which supports our vision to build the exemplary UK PRS platform delivering quality homes to our residents whilst contributing to local communities and ensuring that Get Living values, strategy and culture align with our overall purpose. Details of the Board Strategy are set out on pages 12 to 14.

Principle Two
Board composition

The Board currently comprises three Non-executive Directors, all of whom are independent from the management team of the Group. The Nomination Committee reviews the structure, size and composition of the Board and its committees and makes recommendations with regard to any changes considered necessary in the identification and nomination of new directors, the reappointment of existing directors and appointment of members to the Board's committees. It also acts as a forum to assess the roles of the existing directors in office to ensure that the Board and Executive team are balanced in terms of skills, knowledge, experience and diversity. The Chairman is responsible for the effectiveness of the Board. Details of the Board and Executive team composition are set out on pages 47 to 49.

Principle Three
Director responsibilities

The Board meets on a quarterly basis and has delegated the day-to-day operation of the business to the Executive Team. The Executive Team meets monthly to review the operational performance of the business.

The Board and Executive Team have a clear understanding of their accountability and responsibilities. To assist in discharging their duties, the Board has established an Audit Committee, Nomination Committee and Remuneration Committee and has delegated appropriate levels of authority to the Executive Team. The delegated authorities and reserved matter procedures support effective decision-making and independent challenge. The Group has clear corporate governance practices in place, with clear lines of accountability and responsibility. Details of the Board Committees are set out on pages 50 to 54.

Principle Four
Opportunity and risk

Strategic opportunities are identified through the five year strategy planning process which includes input from all areas of the business. The five-year plan is reviewed and approved by the Board on an annual basis.

The Executive Team regularly reviews risks and how these are mitigated and managed across all areas of Get Living's business activities. Risk is considered at every level of the Group's operations and the risk management process ensures prompt assessment and response to risk issues that may be identified at any level of the Group's business. The Board's approach to oversight of the identification and mitigation of risks can be found in the Strategic Report on pages 38 to 41.

Principle Five
Remuneration

The Board promotes executive remuneration structures aligned to the long-term sustainable success of the Group, taking into account pay and conditions elsewhere in the business. 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 recommends remuneration levels to the Board consistent with prevailing market conditions, peer group companies and roles and responsibilities. Details of the Directors pay policy is provided in the Remuneration Committee Report on page 53.

Principle Six
Stakeholder relationships and engagement

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. The Board and Executive team are responsible for overseeing meaningful engagement with stakeholders, including employees, and having regard to their views when taking decisions. Details of the Company's stakeholder engagement are set out in the s172 statement on pages 26 to 27.

The right mix of experience and expertise

James Boadle
Non-executive Director

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.

James has global transaction experience across all major asset classes, including residential, office, retail and logistics, and has led Oxford's involvement into the UK residential private rented sector through DOOR. Prior to Oxford, James spent seven years at real estate advisory firms Savills and CBRE.

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

Mabel Tan
Non-executive Director

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. Prior to joining Qatari Diar in 2008, Mabel developed new commercial projects, including JVs and acquisition opportunities for Group RCI, a division of Wyndham Worldwide.

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

Rafael Torres Villalba
Non-executive Director

Rafael is a Senior Portfolio Manager at APG Asset Management, focusing on APG's European residential investment. APG is the pension fund manager for the Dutch civil servants pension fund ABP.

Rafael has been working for APG's real estate group for more than 20 years, working on both Asian and European real estate. After heading the European real estate team for close to 15 years, he has taken responsibility for some of the residential investments in APG's portfolio. His skillset entails both transactional as well as portfolio management skills.

Rafael is Chairman of the Spanish PRS Socimi Vivenio and board member of Oslo based shopping centre company Steen & Strom.

Executive team

Jeremy Helsby
Non-Executive Chairman

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.

Rick de Blaby
Chief Executive Officer

Rick is focused on growing Get Living's platform across the UK, creating new build to rent neighbourhoods that change the way we live in cities.

Rick has 40 years' of real estate development and investment experience and prior to Get Living was CEO of United House Group and CEO of MEPC.

Dan Greenslade
Chief Financial Officer

Dan is responsible for all aspects of Get Living's financial management, reporting and strategy. Dan is also responsible for IT and drives innovation across our technology platforms.

Dan has more than 20 years of finance experience, bringing a deep track record of building a robust finance operation to support a company during its growth phase and before joining Get Living was Director of Group Finance at Logicor, a leading European owner and manager of logistics real estate, where he spent more than five years. Prior to Logicor, Dan spent over four years at Quintain. He qualified as a Chartered Accountant at PwC where he spent thirteen years.

Ailish Christian-West
Executive Director, Portfolio Management, Development & ESG

Ailish is responsible for Get Living's existing £2.4 billion build-to-rent portfolio and all its existing retail and public realm.

Ailish has more than 20 years' experience in UK real estate. Prior to Get Living, Ailish was Head of Property at Landsec and during the year was President of Revo, the placemaking and retail property organisation.

Ian Gibbs
Executive Director of Neighbourhoods and Operations

Ian leads the engagement and performance of the neighbourhood teams across London and Manchester.

With more than 20 years' experience in people management, customer experience and commercial operations, Ian's role before Get Living was as Regional Operations Director for David Lloyd.

Emma Parr
General Counsel

Emma leads on legal and commercial matters, governance, relationships with lenders and HR.

Emma has more than 20 years' experience in legal and corporate finance roles. Prior to joining Get Living, Emma was a partner at White & Case LLP specialising in corporate finance and private equity.

Audit Committee report

Stephen Murphy (Chair)

Monitoring reporting and risk

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

During the year, two meetings were held, and both meetings were attended by shareholder representatives.

Members of the Committee

- Stephen Murphy (as chairman)
- Alison Lambert
- Rafael Villalba
- Raheel Mir

Responsibilities

The main roles and responsibilities of the Audit 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;
- 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 financial statements and 2021 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 Group'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 December 2021 financial statements, receiving and reviewing confirmations of auditor independence and approving the terms of engagement and proposed fees for 2021;
- considering the qualifications, expertise, resources and independence of the auditor through reviews of its reports and performance;
- recommending the reappointment of the auditor; and
- finalising terms of reference for the Committee.

Significant accounting matters

The Committee considers all financial information published in the annual report and un-audited 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 December 2021, 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 £2.4bn as detailed in the Group balance sheet. As explained in note 13 to the financial statements, properties are independently valued by CBRE in accordance with RICS valuation standards 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.

Net realisable value of trading property

The Group's trading property is stated at the lower of cost and net realisable value (NRV). NRV is calculated with reference to the known future proceeds agreed with the buyer, less the estimated costs of completion and the estimated costs necessary to make the sale. The NRV of trading property is determined by a professional valuer at each reporting date. The Audit Committee reviewed and discussed with management the judgements and assumptions made in respect of the net realisable value of trading property and concluded that the valuation is appropriate.

Going concern

The Committee has reviewed cash flow forecasts for the period to 30 June 2023 in order to assess the requirements of the Group over that period and the appropriateness of adopting the going concern basis of accounting in preparing the full year financial statements.

Whilst the BTR industry goes from strength to strength, the Directors have considered a base case and downside scenario, in consideration of the potential future risks of economic uncertainty related to macro-economic events, including the current crisis in Ukraine, climate change risks and further COVID-19 outbreaks.

The Directors also evaluated potential events and conditions beyond the period ending 30 June 2023 that may cast significant doubt on the Group's ability to continue as a going concern, specifically, the ability of the Group to re-finance the N06 development, the facilities on which have a drawn balance of £152.4m at year-end and are due for repayment on 30 September 2023. The Directors are of the view that they have a realistic prospect of securing this financing based on the knowledge and experience of the Group and its investors, the Group's track-record in previously re-financing maturing debt and the initial feedback from discussions with lenders. Furthermore, the existing £30m tranche of the Group's available funding commitments from investors expire on 21 September 2023. This facility is not currently drawn upon but is available to aid cashflows if required under a downside scenario. If the facility was drawn upon, forecasted cashflows in the period beyond June 2023 would support the repayment of any drawn amounts ahead of the expiry date.

Based on the forecasted cashflows beyond June 2023, the funding commitment letter is not expected to be required to be renewed beyond its expiry date on 21 September 2023.

The Board, therefore, has a reasonable expectation that the Group has adequate resources to continue in operational existence for the going concern period. On this basis, the Board has continued to adopt the going concern basis in preparing the consolidated financial statements.

Revenue recognition

The Group recognised residential rental income of £63.8m. As explained in note 6 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 38 to 41.

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 clear and concise language and without unnecessary repetition of information, and that market-specific terms and any non-statutory measures had been adequately defined or explained.

Audit Committee report continued

Financial reporting continued

The Audit Committee has reviewed the contents of the December 2021 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 FRC Ethical Standards; 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 2021, 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 December 2021 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 Group 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 Committee
29 April 2022

Jeremy Helsby (Chair)

Aligning to business performance

Members of the Remuneration Committee (the "Committee")

The Remuneration Committee terms of reference and membership have been formalised. During the year, an informal meeting was held, and this meeting was attended by shareholder representatives.

Members of the Committee

- Jeremy Helsby (as chairman)
- Mabel Tan
- James Boadle
- Stafford Lancaster

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. Executive remuneration structures are aligned to the long-term sustainable success of the Group, taking into account pay and conditions elsewhere in the business. 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, executives and senior managers;
- reviewing 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 the year

The Committee met informally during the year, to discuss the adoption of a new remuneration approach including long term incentive plans 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 Committee agreed that there is no remuneration for the Directors for the year. This is in line with previous reporting periods.

The Remuneration Committee
29 April 2022

Nomination Committee report

Jamie Ritblat (Chair)

Ensuring Board effectiveness

The Nomination Committee meets at least once each year to lead the process for board appointments and make recommendations for appointments to the Board. The Nomination Committee membership includes independent non-executive directors in line with Wates Corporate Governance Principles. The Nomination Committee's key objective is to ensure that the Board comprises individuals with the necessary skills, knowledge and experience to ensure that it is effective in discharging its responsibilities.

The Nomination Committee will continue to meet at least once each year going forward.

Members of the Committee
- Jamie Ritblat (as chairman)
- Paul Brundage
- Rafael Villalba
- Tariq Al-Abdullah
- Stephen Murphy

Summary of responsibilities

The Nomination Committee reviews the structure, size and composition of the Board and its committees and makes recommendations with regard to any changes considered necessary in the identification and nomination of new directors, the reappointment of existing directors and appointment of members to the Board's committees.

It also acts as a forum to assess the roles of the existing directors in office to ensure that the Board is balanced in terms of skills, knowledge, experience and diversity.

The Nomination Committee seeks to ensure that all Board appointments are made on merit and measured against objective criteria and with due regard for the benefits of diversity on the Board.

Report on the Committee's activities during the year

During the year, the Committee discharged its responsibilities, under its terms of reference, by:

- reviewing the proposals for re-election of Directors at the Annual General Meeting;
- reviewing the succession plan for the Board;
- reviewing appointments and resignations for the Board, including the recent change of CFO;
- discussing the Directors' performance and skills evaluation exercise; and
- reviewing its terms of reference.

The Nomination Committee
29 April 2022

Directors' report

The Directors present their annual report including audited Group financial statements for the year ended 31 December 2021. This report should be read together with the Corporate Governance Report on page 45.

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)
- Rafael Villalba (appointed 30 June 2021)
- Martijn Vos (resigned 30 June 2021)

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 building phases of its BtR developments including Lewisham Gateway and Elephant & Castle Town Centre. Details of these developments are included in the Portfolio Review section from pages 18 to 25.

Going concern

The financial statements have been prepared on a going concern basis. The Directors have prepared cash flow forecasts for the period to 30 June 2023 in order to assess the requirements of the Group over that period (the "going concern period"). Whilst the BtR industry goes from strength to strength, the Directors have considered a base case and downside scenario, in consideration of the potential future risks of economic uncertainty related to macro-economic events, including the current crisis in Ukraine, climate change risks and further Covid-19 outbreaks.

In the base case scenario:

- The Directors have performed a detailed going concern review based on current trading trends at high occupancies for stabilised assets, and a strong launch of lease-up assets.
- The Group exercises the extension options available on the existing RBC loan facilities in March 2023 – the Directors consider the conditions to do so to be within the Group's control.
- The Group receives further capital from its investors to meet contractual commitments specifically for the affordable units under development at East Village and funds for general trading.
- The Group receives further capital from its investors to meet non-contractual commitments specifically for the development of other plots at East Village. If funding is not obtained, the Group has the option not to enter into these transactions.

In the downside scenario, the Board has considered a severe but plausible scenario which considers the following assumptions:

- Reduced occupancy across the Group's assets, modelled based on an economic downturn and the historic trends seen during previous periods of economic uncertainty. Student revenues have been modelled specifically on a resurgence of Covid-19 and the subsequent periods of nationwide restrictions, with a downside scenario considering the impact of a fall to 65% occupancy for the Group's student accommodation asset for the 2022/23 academic year to reflect the possibility of restricted international travel. This scenario assumes an 8% decrease in PRS revenues, with decreases of 19% modelled in mixed use asset revenues to reflect the impact of lower student numbers. PRS revenues are assumed to decrease gradually by quarter. The downside scenario also assumes a slower launch of lease up assets.
- In the downside scenario, various mitigation measures would need to be exercised including the deferral of certain discretionary operating costs, development and capital expenditure. The Directors are confident these mitigating actions can be executed in the necessary timeframe if required and are within the control of Management.
- The Group considered the impact of a 10% fall in its property valuations during the going concern period.
- There are no breaches of loan facility covenants under the downside scenario, however the cashflows modelled will require the Group to transfer cash into restricted bank accounts under the terms of loan facility agreements.
- The Group receives no further funding from investors but has funding commitment letters to aid cashflows if required.

Based on the downside scenario and the mitigations that would be taken in this scenario, the Directors assess that the Group has sufficient cash reserves, with the ability to draw on existing committed facilities from investors should it be required. This judgement is based upon:

- Reference to funding commitment letters entered into during the prior year, which form a contractual commitment from investors to meet the general funding needs of the Group of up to £30m.
- The funding commitment letters provide committed financing for the duration of the going concern period.
- The Directors have considered the financial ability of the investors and assess they have sufficient cash resources to provide the funding committed.

The Directors conclude that Get Living PLC and its existing resources are adequate for the Group to continue to meet its obligations over the going concern period. The potential for mitigating actions should a downside scenario occur, combined with the retained financing support of its investors further support this assertion.

The Directors also evaluated potential events and conditions beyond the period ending 30 June 2023 that may cast significant doubt on the Group's ability to continue as a going concern, specifically, the ability of the Group to re-finance the Portlands Place development, the facilities on which have a drawn balance of £152.4m at year-end and are due for repayment on 30 September 2023. The Directors are of the view that they have a realistic prospect of securing this financing based on the knowledge and experience of the Group and its investors, the Group's track-record in previously re-financing maturing debt and the initial feedback from discussions with lenders.

Furthermore, the existing £30m tranche of the Group's available funding commitments from investors expire on 21 September 2023. This facility is not currently drawn upon but is available to aid cashflows if required under a downside scenario. If the facility was drawn upon, forecasted cashflows

Directors' report continued

Going concern continued

in the period beyond June 2023 would support the repayment of any drawn amounts ahead of the expiry date. Based on the forecasted cashflows beyond June 2023, the funding commitment letter is not expected to be required to be renewed beyond its expiry date on 21 September 2023.

The Board, therefore, has a reasonable expectation that the Group has adequate resources to continue in operational existence for the going concern period. On this basis, the Board has continued to adopt the going concern basis in preparing the consolidated financial statements.

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.

Charitable and social donations

The Group made charitable donation contributions of £nil (Dec 2020: £6.1k) and community project contributions of £157k (Dec 2020: £107.9k) during the year.

Greenhouse gas emissions and energy use

On a like-for-like basis, the Group successfully reduced Greenhouse gas emissions by 5% (Dec 2020: 4%) whilst energy usage increased by 1% during the year (Dec 2020: 3%) as a result of occupancy rates increasing during the year. The measurement approach taken follows guidance provided by the GHG and INREV Sustainability reporting Guidelines. Please refer to our Statement of GHG Emissions and Energy Usage in "our social value" section of the strategic report.

Stakeholder engagement

The Group continued to foster business relationships during the year. Please refer to the Group section 172 statement on pages 26 and 27.

Dividends

No dividends were recommended or paid to shareholders during the year (Dec 2020: nil).

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.

Subsequent events

There are no subsequent events that impact 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 55. 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 year 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.

Rafael Torres Villalba
Director
29 April 2022

Statement of Directors' responsibilities

The directors are responsible for preparing the annual 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 UK-adopted international accounting standards ("IFRSs"), and the parent 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 ("FRS 101").

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

In preparing these financial statements the Directors are required to:

- select suitable accounting policies in accordance with IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- present information, including accounting policies, in a manner that provides relevant, reliable, comparable and understandable information;
- provide additional disclosures when compliance with the specific requirements in IFRSs and in respect of the parent company financial statements, FRS 101 is insufficient to enable users to understand the impact of particular transactions, other events and conditions on the group and company financial position and financial performance;
- in respect of the group financial statements, state whether UK-adopted international accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- in respect of the parent company financial statements, state whether applicable UK Accounting Standards, including FRS 101, have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company and/or the group will continue in business.

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

Under applicable law and regulations, the directors are also responsible for preparing a strategic report, directors' report, that comply with that law and those regulations. The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website.

Financial statements

Independent auditor’s report

to the members of Get Living PLC

Opinion

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 December 2021 and of the group’s profit for the year then ended;
- the group financial statements have been properly prepared in accordance with UK adopted international accounting standards;
- 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 (the ‘parent company’) and its subsidiaries (the ‘group’) for the year ended 31 December 2021 which comprise:

Group	Parent company
Group statement of comprehensive income for the year then ended	Company balance sheet as at 31 December 2021
Group balance sheet as at 31 December 2021	Company statement of changes in equity for the year then ended
Group statement of changes in equity for the year then ended	Related notes 1 to 15 to the financial statements including a summary of significant accounting policies
Group cash flow statement for the year then ended	
Related notes 1 to 37 to the financial statements, including a summary of significant accounting policies	

The financial reporting framework that has been applied in the preparation of the group financial statements is applicable law and UK adopted international accounting standards. 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. 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

In auditing the financial statements, we have concluded that the Directors’ use of the going concern basis of accounting in the preparation of the financial statements is appropriate. Our evaluation of the Directors’ assessment of the group and parent company’s ability to continue to adopt the going concern basis of accounting included:

- We obtained Management’s going concern assessment, including the cash flow forecast and covenant calculations covering the period of assessment from the date of approval of the financial statements to 30 June 2023. The Group has modelled a base case scenario and a severe but plausible downside scenario in their cash flow forecasts and covenant calculations to incorporate unexpected changes to the forecast liquidity of the Group.
- We obtained an understanding of the process followed by Management to prepare the Group’s going concern assessment, including the going concern period considered by Management, identifying, and assessing the impact of a severe but plausible downside scenario that may arise (for example reductions in future occupancy levels and property valuations and the impact on compliance with loan covenants). We ensured these assumptions were in line with those identified through our risk assessment procedures.
- We tested the mathematical accuracy of the modelled scenarios for the cash flow forecast and covenant calculations.
- We challenged the appropriateness of Management’s forecasts by assessing historical forecasting accuracy, the reasonableness of assumptions by reference to historical performance, post year end occupancy rates, external industry forecasts and the perspective of our Chartered Surveyors in assessing the potential falls in property valuations for the going concern period.
- We challenged Management’s consideration of a severe but plausible downside scenario. This included considering the impact of the conflict in Ukraine on the Group’s business and forecast levels of inflation to assesses the severity of sensitivities applied. We also carried out reverse stress testing and assessed the likelihood of such conditions arising that would lead to the group utilising all liquidity or breaching one or more financial covenants during the going concern period.

Independent auditor's report continued

to the members of Get Living PLC

Conclusions relating to going concern continued

- We obtained evidence of the agreements with lenders setting out terms and conditions of lending including covenant compliance and available remediation of covenant breaches through cash cure.
- We evaluated whether the covenant requirements of the debt facilities would be complied with under the scenarios prepared by Management and our additional stress testing scenarios including assessing the impact of the timing of these events.
- We assessed the availability of mitigating factors included in the cash flow forecasts and evaluated Management's ability to control these outflows as mitigating actions if required. We assessed this through our understanding of the business and the presence of any contrary evidence.
- We assessed the adequacy of the contractual commitments made to provide additional funding to the Group through funding commitment letters entered into with investors. We also considered the ability of the investors to provide the funding committed by researching the financial health of the investors and assessing any indicators that the financial support would not be forthcoming.
- We assessed management's considerations related to material climate change impacts, including in relation to capital expenditure, in the going concern period. We challenged key assumptions by checking consistency with corroborative evidence, including to our work on the investment property valuations, and by searching for independent contradictory evidence.
- We reviewed minutes of board meetings with a view to identifying any matters which may impact the going concern assessment.
- We reviewed the Group's going concern disclosures included in the annual report in order to assess whether the disclosures were appropriate and in conformity with the reporting standards.
- Management identified an event beyond the going concern assessment period, being the need to complete a refinancing of the Mezzanine and Senior loans prior to expiry on 30 September 2023, with a drawn balance of £152.4m at 31 December 2021. We challenged whether there was a realistic prospect that the group would be able to complete this refinancing. Our audit procedures include the perspective of EY Debt Advisory Specialists on the probability of being able to refinance, the reasonableness of the expected finance requirements (including loan term and conditions) and assessing the historical trends of debt refinancing when required.

During the audit of going concern, we observed that:

- the Group's overall post year end occupancy levels and amounts of unrestricted cash were in line with management's forecasted levels used for the purposes of their base case going concern assessment.
- non-contractual commitments for properties in the course of development can be deferred if additional funding is not obtained as the Group has the option not to enter into these transactions.
- subsequent to the year end, further funding has been received from the investors in January 2022 and March 2022 in line with Management's forecast.

Conclusion

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Group and parent company's ability to continue as a going concern for the period to 30 June 2023.

Our responsibilities and the responsibilities of the Directors with respect to going concern are described in the relevant sections of this report. However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the group's ability to continue as a going concern. Going concern has also been determined to be a key audit matter.

Overview of our audit approach

Audit scope	• The audit team performed the audit of the group as if it were a single aggregated set of financial information
Key audit matters	• Valuation of the property portfolio • Revenue recognition – residential rental income • Going concern basis used in the preparation of the financial statements
Materiality	• Overall group materiality of £26.2m which represents 1% of the total assets of the group as at 31 December 2021.

An overview of the scope of the parent company and group 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 company within the group. Taken together, this enables us to form an opinion on the consolidated financial statements. The group team performed the audit of the group as if it were a single aggregated set of financial information. The audit was performed using the materiality level set out above and covered 100% of group revenue, group profit before tax and group total assets (December 2020: 100% of group revenue, group profit before tax and group total assets).

Climate change

There has been increasing interest from stakeholders as to how climate change will impact the Group. The Group has determined that the most significant future impacts from climate change on their operations will be from impacts of ESG requirements on operations, net zero carbon obligations and the potential impact of sustainable lending requirements. These are explained on page 40 in the principal risks and uncertainties, which form part of the "Other information," rather than the audited financial statements. Our procedures on these disclosures therefore consisted solely of considering whether they are materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appear to be materially misstated.

As explained in the Strategic Report governmental and societal responses to climate change risks are still developing, and are interdependent upon each other, and consequently financial statements cannot capture all possible future outcomes as these are not yet known. The degree of certainty of these changes may also mean that they cannot be taken into account when determining asset and liability valuations and the timing of future cash flows under the requirements of UK adopted international accounting standards.

Our audit effort in considering climate change was focused on ensuring that the effects of material climate risks disclosed on page 40 have been appropriately reflected in the valuation of the property portfolio and the going concern assessment where values are determined through modelling future cash flows, including those related to climate risks. Details of our procedures and findings on the valuation of the property portfolio are included in our key audit matters below. We also challenged the Directors' considerations of climate change in their assessment of going concern and associated disclosures.

Key audit matters

Key audit matters are those matters that, in our professional judgment, 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.

Risk

Valuation of the property portfolio

Investment property

2021: £2,366.2m (December 2020: £2,001.8m)

Trading property

2021: £35.6m (December 2020: £30.5m)

Refer to the Audit Committee Report (page 51); Accounting policies (page 73); and Note 13 of the Consolidated Financial Statements (page 78)

Investment properties are held at fair value and trading properties are held at the lower of cost and net realizable value (NRV). EPRA measures are also disclosed in the annual report which reflect the fair value of trading properties. The valuation of the property portfolio contains a high degree of estimation uncertainty. The potential for manipulation of the underlying data provided to the third-party valuer and influence on the significant judgements to meet investor expectations or performance targets or to avoid an impairment of trading properties give rise to a fraud risk.

The risk varies between the different property portfolios:

- Operational properties – Valuation is derived by applying a yield to the estimated rental value (ERV) of the property. As ERV and yield are based on market evidence and are inherently judgemental inputs, there is a risk that applying inappropriate ERVs or yields could lead to a material difference in valuation.
- Properties under construction – Valuation is derived by estimating the value of the proposed completed development i.e. Gross development value (GDV) which is an inherently judgemental input. Adjustments are then made for costs not yet incurred and there is a risk of understatement of cost to complete to inflate the valuation.
- In addition to the above, for all properties, there is an additional risk that costs are incorrectly capitalised.

Independent auditor's report continued

to the members of Get Living PLC

Key audit matters continued

Our response to the risk

Valuation of the property portfolio continued
We included Chartered Surveyors on our audit team and held discussions with the Group's external valuer, CBRE, to assess and challenge the appropriateness of the methodology adopted for each property.

Working with our EY Chartered Surveyors, we assessed:

- The methodology used in the valuation and whether this was in line with the requirements of IFRS.
- The appropriateness of the valuation models adopted by the external valuers.
- Whether the assumptions (including yields, market rent, sales and cost assumptions for developments) adopted by the external valuers fall within a reasonable range based on knowledge and evidence from the market.
- The appropriateness of assumptions made to consider the future impact of the macro-economic factors, including future outbreaks of Covid-19. Our Chartered Surveyors reperformed valuation calculations, including sensitivity analysis over key assumptions, to determine a reasonable range of values for the entire portfolio of properties.
- We searched for transactional evidence in the market that contradicts the assumptions made by the valuer and challenged CBRE and Management with this evidence.

We tested inputs used in the valuation models through the following procedures:

- Tested a sample of property lease input data used by the external valuer including gross rental income to actual lease agreements for consistency with lease terms.
- For all assets under development, we agreed the number of planned property units or square footage to development plans and investigated reasons for any significant changes made from the prior year or discrepancies to knowledge gained from other areas of the audit.
- For all investment property under construction, we:
  - Vouched costs to complete to supporting construction contracts or against BCIS market benchmarks.
  - Assessed Management's split of the costs to complete for Elephant and Castle Town Centre between investment properties and trading properties.
  - Discussed with the property managers to understand the stage of development and the key development risks, including how this is factored into the valuation.
  - Compared Management's budgeted spend to actual spend and investigated any significant variances to budget which might indicate over/understatement of costs.
  - Inspected contracts drafted or entered into and assessed whether these had been appropriately reflected within the valuation.
- For significant additions, vouched to supporting evidence, such as third-party invoices and verified that these costs are appropriately capitalized and are allocated to the correct property.
- For new properties acquired during the period we assessed whether properties have been correctly classified as investment property or trading property through considering Management's intention for the asset.
- We challenged CBRE on whether climate factors had been considered as part of the valuations. CBRE confirmed that this had been considered, but did not lead to any specific adjustments to values.
- Gained an understanding of the contractual arrangements drafted or entered into for investment property under construction and assessed whether these had been appropriately reflected within the valuation.

We also carried out the following procedures:

- We performed a walkthrough and identified the key controls over data used in the valuation of the property portfolio and Management's review of the valuations.
- Obtained valuation reports and agreed valuations to trial balance and financial statements and reviewed this for any caveats or limitations in scope, unusual terms or conditions.
- We evaluated the competence of the external valuers in performing the valuation of investment properties, including consideration of their qualifications, expertise and independence.
- We obtained evidence to determine whether it was intended for the properties to be held for capital growth or to be sold in the future and assessed Management's classification of the properties against this evidence.

In addition to the above procedures, we performed the following procedures for trading property:

- We obtained net realisable value (NRV) calculations from Management for the trading properties and assessed whether the carrying values were appropriately measured at the lower of cost or NRV. This included auditing the cash outflows in the calculation through agreement to fixed price contracts with external third parties.
- Used our Chartered Surveyors to assess the reasonableness of the discount rate used in the NRV calculation.

Scope of our procedures
The whole Group was subject to audit procedures over the valuation of the property portfolio.

Key audit matters continued

Key observations communicated to the Audit Committee

Valuation of the property portfolio continued
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 fair value of investment properties and NRV of trading properties at 31 December 2021.

We have audited the costs capitalised to the trading properties and concluded they were a reasonable assessment of the cost of trading properties at 31 December 2021.

Our Chartered Surveyors concluded that the property valuations they reviewed were within a reasonable range.

We concluded that the valuation of the property portfolio is reasonable and did not identify evidence of undue Management influence.

We have reviewed the disclosures in the financial statements and consider them appropriate.

Risk

Revenue recognition – residential rental income
For the year then ended 31 December 2021: £60.1m (December 2020: £40.2m)

Refer to the Audit Committee Report (page 51); Accounting policies (page 74); and Note 6 of the Consolidated Financial Statements (page 76)

The primary revenue stream of the Group is derived from 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. The other income and retail rental income is not deemed material based on value and risk.

Our response to the risk

We performed a walkthrough of the process and key 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 tested the integrity of the calculations of rental income, agreeing a sample of lease information to original lease documents or subsequent lease amendments. We performed cash anchor testing on the leases within our sample, agreeing the rental income through to cash receipts. We performed substantive analytical review prodecures by investigating variances between actual rental revenue and expected revenue based on tenancy schedules and occupancy levels, corroborating the explanations for the variances by reviewing amendments to or new lease contracts.

We performed testing using EY data analytics over the whole population of journals posted to residential rental income during the year to search for evidence of Management override or inappropriate journal postings. This involves investigating manual journal postings to revenue and journals with unusual account pairings.

We re-calculated the deferred income recorded at the balance sheet date, tracing a sample through to supporting evidence, including lease agreements and cash receipts for payments received in advance.

Scope of our procedures
The whole Group was subject to audit procedures over residential rental income.

Key observations communicated to the Audit Committee

Based upon the audit procedures performed, we concluded that revenue has been recognised on an appropriate basis in the year.

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)**	**Reporting threshold (£m)**
Group	1% of total assets (December 2020: 2% of net assets)	£26.2 (December 2020: £19.4)	£19.6 (December 2020: £14.5)	£1.3 (December 2020: £1.0)
Parent Company	1% of total assets (December 2020: 2% of net assets)	£12.8 (December 2020: £19.4)	£9.6 (December 2020: £14.5)	£0.6 (December 2020: £1.0)

Independent auditor's report continued

to the members of Get Living PLC

Our application of materiality continued

Materiality continued

We reassessed the basis on which we set materiality during the year. We changed the basis we used for setting materiality to total assets (December 2020: net assets). This change was made in order to more closely align with what we assess to be the primary focus of users of the financial statements, being the valuation of the property portfolio which represents a significant proportion of the total assets balance. During the course of our audit, we reassessed initial materiality and as the total asset balance had increased from our initial planning procedures we increased our materiality level to reflect the increase in the total asset balance.

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 75% (December 2020: 75%) of our planning materiality, namely £19.6m (December 2020: £14.5m). We have set performance materiality at this percentage due to our expectation that the level of misstatements identified, both corrected and uncorrected, will be low, given our previous years' experience.

Reporting threshold

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

We agreed with the Audit Committee that we would report to them all uncorrected audit differences in excess of £1.3m (December 2020: £1.0m), 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 within the annual report.

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.

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 course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of the other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions 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 57, 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.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect irregularities, including fraud. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the company and management.

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the group and determined that the most significant frameworks which are directly relevant to specific assertions in the financial statements are those that relate to the reporting framework (UK adopted international accounting standards) and the relevant tax regulations in the United Kingdom, including the UK REIT regulations and UK Building and Safety regulations.
- We understood how Get Living PLC is complying with those frameworks through enquiry with management, and by identifying the policies and procedures regarding compliance with laws and regulations. We also identified those members of management who have the primary responsibility for ensuring compliance with laws and regulations, and for reporting any known instances of non-compliance to those charged with governance.
- We assessed the susceptibility of the group's financial statements to material misstatement, including how fraud might occur by reviewing the Company's risk register, enquiry with management and the Audit Committee during the planning and execution phases of our audit.
- Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations.

Our procedures involved the following:

- Inquire of members of senior management, and when appropriate, those charged with governance regarding their knowledge of any non-compliance or potential non-compliance with laws and regulations that could affect the financial statements.
- Reading minutes of meetings of those charged with governance.
- Obtaining and reading correspondence from legal and regulatory bodies including HMRC.
- Performing journal entry testing.

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
29 April 2022

Group statement of comprehensive income

	Notes	**Year ended 31 December 2021 £m**	9 month period ended 31 December 2020 £m
Rental income	6	**63.8**	42.0
Other income	6	**6.9**	2.9
Total revenue		**70.7**	44.9
Direct property costs	7	**(24.8)**	(18.3)
Gross profit		**45.9**	26.6
Administrative expenses		**(28.3)**	(20.0)
Valuation gain/(loss) on investment property	13	**61.9**	(31.2)
Operating profit/(loss)	8	**79.5**	(24.6)
Finance costs	10	**(27.0)**	(20.4)
Finance income	11	**5.8**	—
Profit/(loss) before taxation		**58.3**	(45.0)
Tax charge	12	**(0.2)**	(1.4)
Profit/(loss) for the year/period		**58.1**	(46.4)
Total comprehensive income/(expense) for the year/period		**58.1**	(46.4)
Attributable to:			
Equity holders of the parent		**58.1**	(46.5)
Non-controlling interests		**—**	0.1
Total comprehensive income/(expense) for the year/period		**58.1**	(46.4)
Basic and diluted earnings/(loss) per share	35	**58.03**	(46.47)

Group balance sheet

	Notes	31 December 2021 £m	31 December 2020 £m
Non-current assets			
Investment property	13	**2,366.2**	2,001.8
Property, plant and equipment	14	**2.8**	1.9
Trade and other receivables	16	**10.5**	—
Derivative financial instruments	21	**2.3**	—
Total non-current assets		**2,381.8**	2,003.7
Current assets			
Trading property	15	**35.6**	30.5
Inventory		**0.1**	0.1
Trade and other receivables	16	**115.8**	9.0
Monies held in restricted accounts and deposits	17	**33.8**	32.7
Cash at bank		**67.2**	26.9
Total current assets		**252.5**	99.2
Total assets		**2,634.3**	2,102.9
Current liabilities			
Trade and other payables	18	**(126.0)**	(43.2)
Income tax payable		**(0.7)**	(2.4)
Loans and borrowings	20	**(97.8)**	(32.5)
Derivative financial instruments	21	**(0.3)**	—
Total current liabilities		**(224.8)**	(78.1)
Non-current liabilities			
Long-term other payables	19	**(12.2)**	(37.1)
Loans and borrowings	20	**(1,067.3)**	(1,015.6)
Derivative financial instruments	21	**(0.6)**	(2.7)
Total non-current liabilities		**(1,080.1)**	(1,055.4)
Total liabilities		**(1,304.9)**	(1,133.5)
Net assets		**1,329.4**	969.4
Equity			
Share capital	27	**1.0**	1.0
Distributable reserve	27	**783.6**	783.6
Consolidation reserve	27	**(10.8)**	(10.8)
Retained earnings	26	**14.2**	(43.9)
Other equity reserves	25	**541.3**	239.4
Equity attributable to equity holders of the parent		**1,329.3**	969.3
Non-controlling interests	28	**0.1**	0.1
Total equity		**1,329.4**	969.4

The financial statements on pages 66 to 101 were approved by the Board of Directors for issue on 28 April 2022 and were signed on its behalf by:

Rafael Torres Villalba
Director
29 April 2022

Group statement of changes in equity

		Attributable to equity holders of the parent							
	Notes	Share capital £m	Distributable reserve £m	Consolidation reserve £m	Retained earnings £m	Other equity reserves £m	Total £m	Non-controlling interests £m	Total equity £m
At 1 April 2020		1.0	783.6	(10.8)	2.6	86.2	862.6	—	862.6
Total comprehensive loss for the period		—	—	—	(46.5)	—	(46.5)	0.1	(46.4)
Other equity contributions	25	—	—	—	—	153.2	153.2	—	153.2
At 31 December 2020		1.0	783.6	(10.8)	(43.9)	239.4	969.3	0.1	969.4
Total comprehensive income for the year		—	—	—	58.1	—	58.1	—	58.1
Other equity contributions	25	—	—	—	—	301.9	301.9	—	301.9
At 31 December 2021		**1.0**	**783.6**	**(10.8)**	**14.2**	**541.3**	**1,329.3**	**0.1**	**1,329.4**

Group cash flow statement

	Notes	Year ended 31 December 2021 £m	9 month period ended 31 December 2020 £m
Operating activities			
Profit/(loss) before taxation		**58.3**	(45.0)
Adjustments to reconcile profit/(loss) before taxation to net cash flows:			
Depreciation	14	**1.1**	0.9
Valuation (gain)/loss on investment property	13	**(61.9)**	31.2
Finance costs	10	**27.0**	20.4
Finance income	11	**(5.8)**	—
Working capital adjustments:			
Development expenditure on trading property		**(5.1)**	—
Increase in other non-current receivables		**(10.5)**	—
Increase in trade and other receivables		**(21.6)**	(0.1)
Increase in trade and other payables		**49.5**	0.9
(Decrease)/increase in other long-term payables		**(24.9)**	3.0
Tax paid		**(1.8)**	(0.4)
Net cash inflow from operating activities		**4.3**	10.9
Investing activities			
Cash acquired from acquisition of group of assets	24	**12.9**	17.1
Purchase of property, plant and equipment		**(1.3)**	(0.3)
Development expenditure		**(157.3)**	(125.6)
Increase in monies held in restricted accounts and deposits		**(3.2)**	(2.4)
Decrease in monies held in restricted accounts and deposits		**2.1**	2.9
Net cash outflow from investing activities		**(146.8)**	(108.3)
Financing activities			
Equity funding from shareholders	25	**159.6**	24.0
Drawdown of loan facilities	22	**51.6**	63.4
Repayment of loan facilities	22	**—**	(3.0)
Loan and hedge arrangement fees	22	**—**	(0.5)
Interest paid on loan facilities	22	**(24.5)**	(18.4)
Other financing costs		**(3.9)**	(0.5)
Net cash inflow from financing activities		**182.8**	65.0
Net increase/(decrease) in cash and cash equivalents		**40.3**	(32.4)
Cash and cash equivalents at the start of the year/period		**26.9**	59.3
Cash and cash equivalents at the end of the year/period		**67.2**	26.9

Notes to the financial statements

1. Corporate information

Get Living PLC (the "Company") is a public limited company, incorporated, domiciled and registered under the laws of England and Wales with the registered number 11532492. The Company's registered office is at 6th Floor Lansdowne House, Berkeley Square, London W1J 6ER, United Kingdom.

The Company is a UK Real Estate Investment Trust (REIT) and its ordinary shares are listed on The International Stock Exchange (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 Central, New Maker Yards Phase 1 and New Maker Yards Phase 2 in Manchester, and the ongoing management of BTR developments at East Village, Elephant and Castle Town Centre, and Lewisham Gateway Phase 2.

The Group's financial statements for the year ended 31 December 2021 were approved by the Board of Directors on 28 April 2022 and the Group balance sheet was signed on the Board's behalf by Rafael Torres Villalba.

2. Basis of preparation

The Group's financial statements have been prepared in accordance with UK adopted international accounting standards.

The financial statements have been prepared for the year ended 31 December 2021, with the comparative period being the nine-month period ended 31 December 2020 following a change in the financial year-end of the Group in the prior period. The financial statements are presented in millions of Sterling (£m) and all values are rounded to the nearest hundred thousand Sterling (£0.1m), 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.

Going concern

The financial statements have been prepared on a going concern basis. The Directors have prepared cash flow forecasts for the period to 30 June 2023 in order to assess the requirements of the Group over that period (the "going concern period"). Whilst the BTR industry goes from strength to strength, the Directors have considered a base case and downside scenario, in consideration of the potential future risks of economic uncertainty related to macro-economic events, including the current crisis in Ukraine, climate change risks and further COVID-19 outbreaks.

In the base case scenario:

- The Directors have performed a detailed going concern review based on current trading trends at high occupancies for stabilised assets, and a strong launch of lease-up assets.
- The Group exercises the extension options available on the existing RBC loan facilities in March 2023 – the Directors consider the conditions to do so to be within the Group's control.
- The Group receives further capital from its investors to meet contractual commitments specifically for the affordable units under development at East Village and funds for general trading.
- The Group receives further capital from its investors to meet non-contractual commitments specifically for the development of other plots at East Village. If funding is not obtained, the Group has the option not to enter into these transactions.

In the downside scenario, the Board has considered a severe but plausible scenario which considers the following assumptions:

- Reduced occupancy across the Group's assets, modelled based on an economic downturn and the historic trends seen during previous periods of economic uncertainty. Student revenues have been modelled specifically on a resurgence of Covid-19 and the subsequent periods of nationwide restrictions, with a downside scenario considering the impact of a fall to 65% occupancy for the Group's student accommodation asset for the 2022/23 academic year to reflect the possibility of restricted international travel. This scenario assumes an 8% decrease in PRS revenues, with decreases of 19% modelled in mixed use asset revenues to reflect the impact of lower student numbers. PRS revenues are assumed to decrease gradually by quarter. The downside scenario also assumes a slower launch of lease up assets.
- In the downside scenario, various mitigation measures would need to be exercised including the deferral of certain discretionary operating costs, development and capital expenditure. The Directors are confident these mitigating actions can be executed in the necessary timeframe if required and are within the control of Management.
- The Group considered the impact of a 10% fall in its property valuations during the going concern period.
- There are no breaches of loan facility covenants under the downside scenario, however the cashflows modelled will require the Group to transfer cash into restricted bank accounts under the terms of loan facility agreements.
- The Group receives no further funding from investors but has funding commitment letters to aid cashflows if required.

Based on the downside scenario and the mitigations that would be taken in this scenario, the Directors assess that the Group has sufficient cash reserves, with the ability to draw on existing committed facilities from investors should it be required. This judgement is based upon:

2. Basis of preparation continued

Going concern continued

- Reference to funding commitment letters entered into during the prior year, which form a contractual commitment from investors to meet the general funding needs of the Group of up to £30m.
- The funding commitment letters provide committed financing for the duration of the going concern period.
- The Directors have considered the financial ability of the investors and assess they have sufficient cash resources to provide the funding committed.

The Directors conclude that Get Living PLC and its existing resources are adequate for the Group to continue to meet its obligations over the going concern period. The potential for mitigating actions should a downside scenario occur, combined with the retained financing support of its investors further support this assertion.

The Directors also evaluated potential events and conditions beyond the period ending 30 June 2023 that may cast significant doubt on the Group's ability to continue as a going concern, specifically, the ability of the Group to re-finance the N06 development, the facilities on which have a drawn balance of £152.4m at year-end and are due for repayment on 30 September 2023. The Directors are of the view that they have a realistic prospect of securing this financing based on the knowledge and experience of the Group and its investors, the Group's track-record in previously re-financing maturing debt and the initial feedback from discussions with lenders. Furthermore, the existing £30m tranche of the Group's available funding commitments from investors expire on 21 September 2023. This facility is not currently drawn upon but is available to aid cashflows if required under a downside scenario. If the facility was drawn upon, forecasted cashflows in the period beyond June 2023 would support the repayment of any drawn amounts ahead of the expiry date. Based on the forecasted cashflows beyond June 2023, the funding commitment letter is not expected to be required to be renewed beyond its expiry date on 21 September 2023.

The Board, therefore, has a reasonable expectation that the Group has adequate resources to continue in operational existence for the going concern period. On this basis, the Board has continued to adopt the going concern basis in preparing the consolidated financial statements.

Judgements and estimates

The preparation of financial statements in accordance with UK adopted international accounting standards 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. IFRS 3 sets out an optional concentration test designed to simplify the evaluation of whether an acquired set of activities and assets is not a business. An acquired set of activities and assets is not a business if substantially all of the fair value of the gross assets acquired is concentrated in a single identifiable asset or group of similar identifiable assets.

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

Classification and transfers between investment and trading property

The Group considers the intention at the outset when each property is acquired in order to classify the property as either an investment property or a trading property. Where the intention is to trade the property within the ordinary course of business, the property is classified as trading property. Where the intention is to hold the property for its long-term rental yield or capital appreciation, the property is classified as an investment property.

Notes to the financial statements continued

2. Basis of preparation continued

Key judgements continued

Classification and transfers between investment and trading property continued

Where there is a change in use of the property, a transfer between investment property and trading property takes place. A change in use occurs when the property ceases to meet the definition of investment property and there is evidence of the change in use. The transfer will take place when there are observable actions toward effecting a change in use, for example the commencement of development with a view to a sale.

The classification of the Group's properties is a significant judgement which directly impacts the statutory net asset position, as trading properties are held at the lower of cost and net realisable value, whilst investment properties are held at fair value, with gains or losses taken through the statement of comprehensive income. Refer to note 15 for further 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 CBRE Limited as third party specialists.

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 latest RICS Valuation Standards in the United Kingdom, sufficient to reduce but not eliminate the uncertainty. Refer to note 13 for further information.

Net realisable value of trading property

The Group's trading property is stated at the lower of cost and net realisable value (NRV). NRV is calculated with reference to the expected selling price, less the estimated costs of completion and the estimated costs necessary to make the sale, discounted to the net present value. The NRV of trading property is determined by a professional valuer at each reporting date.

Derivatives

In March 2021, the Intercontinental Exchange Benchmark Administration, in conjunction with the UK's Financial Conduct Authority (FCA) announced that it will stop publishing the GBP LIBOR settings based on submissions from panel banks after 31 December 2021. The Group has undergone an exercise to transition it's LIBOR linked debt and derivatives to SONIA in the year to 31 December 2021, with instruments transitioning at various points during 2021 and 2022.

The Group has entered financing facilities where the interest expense is based on variable reference rates such as LIBOR and SONIA. 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 Group applies significant judgement in identifying uncertainties over income tax treatments, particularly those relating to land and property transactions. The Group determined, based on its tax compliance review, that it has been advised and the Directors agree that it is probable that its tax treatments (including those for the subsidiaries) will be ultimately accepted by the taxation authorities. Hence, no provisions for uncertain tax positions have been made.

3. Accounting standards

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

There were several new standards and amendments to standards and interpretations which are applicable for the first time in the year ended 31 December 2021, but these are either not relevant or do not have a material impact on the consolidated financial statements of the Group.

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

The relevant new and amended standards and interpretations that are issued, but not yet effective, up to the date of issuance of the Group's financial statements are disclosed below. The Group intends to adopt these new and amended standards and interpretations, if applicable, when they become effective. The Directors do not expect the adoption of these standards and interpretations to have a material impact on the consolidated or Company financial statements in the period of initial application.

- Amendments to IAS 1: Classification of Liabilities as Current or Non-current and Deferral of Effective Date Amendment
- Reference to the Conceptual Framework – Amendments to IFRS 3
- Onerous Contracts – Costs of Fulfilling a Contract – Amendments to IAS 37
- Annual Improvement 2018-2020: IFRS 9 Financial Instruments – Fees in the '10 per cent' test for derecognition of financial liabilities

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 37.

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 28).

b) Asset acquisitions under common control

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, they are treated as asset acquisitions and 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 arises.

Management has reviewed the acquisition of New Maker Yards Phase 2 (note 24) during the year in accordance with the requirements of IFRS 3, and concluded that it meets the criteria of an asset acquisition rather than a business combination and has accounted for it as such. The acquisition is treated as a transaction under common control in accordance with IFRS 3 as the combining entities are ultimately controlled by the same parties both before and after the combination and the common control is not transitory.

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.

d) Trading property

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as trading property and is measured at the lower of cost and net realisable value (NRV). Principally, this is property that the Group develops and intends to sell before, or on completion of, development. Cost incurred in bringing each property to its present location and condition includes:

- freehold and leasehold rights for land;
- amounts paid to contractors for development; and
- planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, development overheads and other related costs.

NRV is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date, less estimated costs of completion and the estimated costs necessary to make the sale, discounted to the net present value. The NRV of a trading property is determined by a professional external valuer at each reporting date. If the NRV of a trading property is lower than its carrying value, an impairment loss is recorded in the statement of comprehensive income. If, in subsequent periods, the NRV of a trading property that was previously impaired increases above its carrying value, or if the circumstances that caused the write-down cease to exist, such that all or part of the write-down is no longer needed, it should be reversed to that extent.

The group is developing affordable housing units as part of wider development schemes, with these units being held as trading property as they are to be transferred to third parties at completion. Where the cost of developing affordable units exceeds the amount recoverable upon transfer, the excess cost is assumed in the cost to complete of the premium asset classified as investment property up to the point at which practical completion on the premium asset is reached. Following practical completion of the premium asset, excess costs are recognised as a separate liability with the related capital expenditure being allocated to the premium asset.

Notes to the financial statements continued

4. Summary of significant accounting policies continued

e) 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. Lease agreements are all-inclusive, and contain income for other services. However, the term of these services is the same as the lease term, so the recognition period is the same, and the value of the services is immaterial and does not warrant separate presentation.

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 for managed assets. 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.

f) 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, any adjustment to tax payable in respect of previous years, and any charges arising from the requirements to meet the REIT regime rules.

g) 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 equipment is charged at 25% per annum on a straight-line basis. Plant and machinery is depreciated between 10% and 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.

h) 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.

i) Interest-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 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.

j) 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.

k) 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.

4. Summary of significant accounting policies continued

l) Borrowing costs

The Group recognises borrowing costs that are directly attributable to the acquisition, construction or development of a qualifying asset as part of the cost of that asset. Other borrowing costs are recognised as an expense in the Consolidated statement of comprehensive income.

m) 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 allocate resources; 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. Properties in East Village, Elephant Central, New Maker Yards Phase 1, New Maker Yards Phase 2, Elephant and Castle Town Centre, and Lewisham Gateway Phase 2 are held to generate rental income and capital returns and are aggregated into one operating segment as all properties are, or are being developed, to be predominantly residential assets, some of which include retail components. 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. Consequently, the Board concluded there to be only one operating segment.

All revenue from continuing operations is attributable to, and all non-current assets are located in, the country of domicile of the Group, the United Kingdom. There is no individual tenant of the Group that contributes greater than 10% of total revenue.

n) 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.

o) Other equity reserves

Shareholder funding received by the Group is repayable only upon liquidation of Get Living PLC and is therefore classified as equity

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 is 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 are included in note 13.

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. The fair values of the fixed rate loans are assessed based on a discounted cashflow model using the prevailing market rate of interest, determined with 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.

Notes to the financial statements continued

6. Revenue

Rental income during the year of £63.8m (period ended 31 December 2020: £42.0m) primarily arises from private tenant leases under Assured Shorthold Tenancy (AST) agreements. The total residential rental income attributable to these agreements was £56.3m (period ended 31 December 2020: £40.2m). These lease agreements range from one to three years in tenure. Leases have a minimum six-month break clause on the tenant side. The six-month break clause is assumed to be exercised in the calculation of the minimum lease receivable on residential contracts. Student AST agreements are for the duration of the academic year. The Group has also issued leases for retail units, having terms up to 24 years with agreed break clauses, which are located within the investment properties. Break clauses are assumed to be exercised at the earliest option in the calculation of the minimum lease receivable on retail contracts. There are no arrangements in relation to contingent rent in the year. Rental contracts include a clause to allow the Group to seek compensation if premises are not left in good condition. There are no receivables or contingent assets recognised at 31 December 2021 or at 31 December 2020 in relation to this clause.

	£m
31 December 2021 minimum lease receivable	
Within one year	**21.4**
Between one and two years	**1.6**
Between two and three years	**1.6**
Between three and four years	**1.5**
Between four and five years	**1.4**
After more than five years	**14.6**
	42.1
31 December 2020 minimum lease receivable	
Within one year	19.7
Between one and two years	1.3
Between two and three years	1.4
Between three and four years	1.3
Between four and five years	1.2
After more than five years	9.4
	34.3

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 £24.8m (period ended 31 December 2020: £18.3m) are derived from investment properties that are income generating assets, and void costs from the unoccupied units of the investment properties. Total void costs for the year are immaterial (period ended 31 December 2020: £5.1m, with void costs on Elephant and Castle Town Centre being £3.1m as a result of the winding down of operations at the site ahead of the planned re-development).

8. Operating profit/(loss)

Operating profit/(loss) is stated after charging:

	Year ended 31 December 2021 £m	9 month period ended 31 December 2020 £m
Salaries and wages	**9.0**	5.3
Social security costs	**1.1**	0.6
Employer's pension contribution	**0.3**	0.2
Depreciation	**1.1**	0.9

The average number of employees in the Group during the year was 140 (period ended 31 December 2020: 127).

Directors' remuneration

The Directors of the Parent Company are also directors of other entities controlled by the shareholders (see note 29) that are not part of this Group. For the current year, the Directors received no remuneration, reimbursements, or pension contributions from the Parent Company or any of its subsidiaries for their services as Directors of the Parent Company (period ended 31 December 2020: £nil).

8. Operating profit/(loss) continued

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 December 2021 £k**	9 month period ended 31 December 2020 £k
Audit fees:		
Audit of Parent Company and consolidated financial statements	**214**	313
Audit of subsidiary undertakings	**468**	434
Non-audit services:		
Other assurance services – interim review	**20**	—
Tax advisory services	**63**	138
Tax compliance services	**327**	169
	1,092	1,054

10. Finance costs

	Year ended 31 December 2021 £m	9 month period ended 31 December 2020 £m
Interest on loans and borrowings	**31.9**	20.0
Less: capitalised borrowing costs (note 13)	**(7.2)**	(1.6)
	24.7	18.4
Amortised arrangement fees	**1.8**	1.4
Other finance costs	**0.5**	0.4
	27.0	20.2
Change in fair value of derivatives	**—**	0.2
	27.0	20.4

The capitalised borrowing costs relate to borrowings used to fund property development. Borrowing costs are capitalised at the rate specific to the borrowings and are capitalised up to the point of practical completion.

11. Finance income

	Year ended 31 December 2021 £m	9 month period ended 31 December 2020 £m
Change in fair value of derivatives	**5.8**	—
	5.8	—

Notes to the financial statements continued

12. Taxation

	Year ended 31 December 2021 £m	9 month period ended 31 December 2020 £m
Current tax charge	**0.2**	1.4
Deferred tax credit	**—**	—
Tax charge for the year/period	**0.2**	1.4
Factors affecting the tax charge for the year/period		
Profit/(loss) before taxation	**58.3**	(45.0)
Profit/(loss) before taxation multiplied by main rate of UK corporation tax of 19% (December 2020: 19%)	**11.1**	(8.6)
Effect of:		
REIT exempt net property rental (gains)/losses	**(1.0)**	0.7
Fair value adjustments	**(1.1)**	—
Capitalised borrowing costs	**(1.4)**	(0.3)
Non-allowable expenses	**0.8**	0.4
Valuation (gain)/loss on investment property	**(11.8)**	5.9
Losses not recognised	**3.3**	1.9
Interest cover ratio charge	**0.8**	1.4
Adjustments in respect of prior periods	**(0.5)**	—
Current tax charge in the statement of comprehensive income	**0.2**	1.4

The Company is a UK Real Estate Investment Trust (REIT). 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.

The Group has unrecognised deferred tax assets at 31 December 2021 in respect of fixed asset temporary differences and tax losses carried forward of £23.9m (December 2020: £20.9m). 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 25% (December 2020: 19%).

Please refer to the Taxation section within Key estimates in note 2 for further information on tax. For definitions see Glossary.

13. Investment property

	31 December 2021 £m	31 December 2020 £m
Opening balance	**2,001.8**	1,825.2
Acquisition during the year – New Maker Yards Phase 2 (note 24)	**119.8**	—
Acquisition during the period – Elephant and Castle Town Centre	**—**	79.9
Purchase of Lewisham Gateway Phase 2 development site	**—**	21.5
Capital expenditure	**175.5**	104.8
Capitalised borrowing costs	**7.2**	1.6
Valuation gain/(loss) on investment property	**61.9**	(31.2)
Closing balance	**2,366.2**	2,001.8

The Group acquired the New Maker Yards Phase 2 site in September 2021 (note 24), acquiring investment property with a value at that date of £119.8m. The New Maker Yards Phase 2 site reached practical completion in November 2021.

Capital expenditure of £175.5m includes £60.0m with respect to East Village developments, primarily Portlands Place (formerly the N06 plot), which reached practical completion in December 2021. Significant capital expenditure was also attributable to the development of Lewisham Gateway Phase 2, £83.0m and Elephant and Castle Town Centre, £22.5m, with £1.2m on other development assets. Further capital expenditure of £8.8m related to capital enhancements to existing assets.

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. The fee arrangement with CBRE for the valuation of the Group's properties is fixed, subject to an adjustment for acquisitions and disposals.

This valuation comprises residential units of £2,021.1m (31 December 2020: £1,591.4m), properties in the course of development of £307.5m (31 December 2020: £376.7m) and retail units of £37.6m (December 2020: £32.1m). In addition, sundry retail property that was not included in CBRE's 31 December 2020 valuation was valued at £1.6m as at 31 December 2020 by the Directors using the Group's weighted average cost of capital.

13. Investment property continued

The properties in the portfolio were valued on either an income capitalisation or a residual value appraisal approach.

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

Asset	**31 December 2021 Estimated rental values (£ per square foot)**	**31 December 2021 Discount rate (%)**	31 December 2020 Estimated rental values (£ per square foot)	31 December 2020 Discount rate (%)
East Village (stabilised and let blocks) – residential	**31.80**	**3.00**	31.09	2.91
East Village (stabilised and let blocks) – commercial	**15.00–25.00**	**8.00–8.25**	14.00–20.75	8.25–8.75
Victory Plaza – residential	**32.80**	**3.10**	32.79	3.10
Victory Plaza – commercial	**10.50–38.00**	**6.50–8.25**	17.50	7.75
Portlands Place – residential	**33.85**	**3.2**	N/A	N/A
Portlands Place – commercial	**20.00**	**7.00**	N/A	N/A
Elephant Central – residential	**39.70**	**3.15**	39.95	3.15
Elephant Central – commercial	**15.00–45.00**	**5.00–8.00**	15.00–45.00	5.25–8.00
New Maker Yards Phase 1 – residential	**21.59**	**4.15**	21.58	4.35
New Maker Yards Phase 1 – commercial	**13.50–15.00**	**5.75–9.00**	13.50–15.00	5.50–9.00
New Maker Yards Phase 2 – residential	**21.73**	**4.15**	N/A	N/A

The key unobservable inputs into the development valuation are average construction costs ranging from £245 to £295 per sq ft (December 2020: £80 to £410).

Sensitivity to key unobservable inputs

The effect of increasing and decreasing both the discount rate and the estimated rental value on the valuation of investment properties is shown in the following table.

Change in unobservable input	**31 December 2021 £m**	31 December 2020 £m
An increase in the discount rate of 50 basis points	**(294.7)**	(230.6)
A decrease in the discount rate of 50 basis points	**406.6**	317.3
An increase in the estimated rental value of 10%	**210.9**	108.7
A decrease in the estimated rental value of 10%	**(211.1)**	(246.4)

14. 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 1 April 2020	2.5	3.0	1.4	0.8	7.7
Additions	0.1	—	0.2	—	0.3
At 31 December 2020	2.6	3.0	1.6	0.8	8.0
Additions	0.1	—	1.9	—	2.0
At 31 December 2021	**2.7**	**3.0**	**3.5**	**0.8**	**10.0**
Depreciation					
At 1 April 2020	1.3	2.7	0.8	0.4	5.2
Depreciation charge for the period	0.4	0.1	0.2	0.2	0.9
At 31 December 2020	1.7	2.8	1.0	0.6	6.1
Depreciation charge for the year	0.4	0.1	0.6	—	1.1
At 31 December 2021	**2.1**	**2.9**	**1.6**	**0.6**	**7.2**
Net book value					
Balance at 31 December 2021	**0.6**	**0.1**	**1.9**	**0.2**	**2.8**
Balance at 31 December 2020	0.9	0.2	0.6	0.2	1.9

Notes to the financial statements continued

15. Trading property

	31 December 2021 £m	31 December 2020 £m
Opening balance	**30.5**	–
Capital expenditure	**5.1**	–
Acquisition during the period	**—**	30.5
Closing balance	**35.6**	30.5

The Group's trading property balance represents a new academic building that is to be sold to the University of the Arts London as part of the Elephant and Castle Town Centre Development.

The Group also made transfers of affordable housing units under construction at both East Village and Elephant and Castle Town Centre to trading property from investment property during the year ended 31 December 2021, with these assets having nil value at the date of transfer and at the balance sheet date. These assets are part of the wider developments at East Village and Elephant and Castle Town Centre and are to be transferred to third parties at the point of completion.

16. Trade and other receivables

	31 December 2021 £m	31 December 2020 £m
Non-current receivables		
Other receivables	**10.5**	–
	10.5	–
Current receivables		
Trade receivables	**2.7**	1.9
Expected credit loss provision	**(1.3)**	(1.3)
	1.4	0.6
Other receivables	**89.2**	2.9
Prepayments	**21.5**	3.8
Other taxes – VAT	**3.7**	1.3
Deposit	**—**	0.4
	115.8	9.0

Trade and other receivables are non-interest bearing.

Non-current other receivables includes £10.0m (31 December 2020: £nil) as an advanced payment to the developer for the Elephant and Castle Town Centre development that will be repaid in 2023.

Trade receivables are lease receivables due from tenants. The expected credit loss provision was calculated using the provisions matrix in line with the expected credit loss model. Recoverability of other receivables has been assessed using the expected credit loss model. The impairment of the other receivables is immaterial.

Other receivables due within one year includes a balance of £85.2m being shareholder equity that has not been settled in cash, whereby the shareholders have committed equity to guarantee the performance of the New Maker Yards Phase 2 group companies of payment obligations under both a building agreement and a facility agreement to the sum of this amount. Following practical completion of New Maker Yards Phase 2, the third party guarantees have significantly reduced. It is anticipated that this receivable will be settled in 2022 through a reduction in other equity reserves per note 25. There is a balance of £0.9m (December 2020: £0.9m) within other receivables relating to retention monies held in escrow in respect of New Maker Yards, for which there is a corresponding payable in trade and other payables (note 18).

Prepayments includes a balance of £4.8m in respect of prepaid development fees for the Elephant and Castle Town Centre Development (31 December 2020: £nil), and £12.1m of prepaid loan arrangement fees (31 December 2020: £nil).

The maximum exposure to credit risk at the reporting date is the carrying value of trade receivables plus other receivables.

17. Monies held in restricted accounts and deposits

	31 December 2021 £m	31 December 2020 £m
Restricted cash:		
Tenant deposits	**3.0**	2.5
Sinking fund	**10.9**	8.2
Loan requirements	**19.9**	22.0
	33.8	32.7

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 by tenants of the properties where security deposits are required under the respective tenancy agreement.

The sinking fund consists of amounts held by estate management companies within the Group and amounts paid by Triathlon Homes LLP for future major repair works that will be required on the properties in East Village (see note 19).

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

18. Trade and other payables

	31 December 2021 £m	31 December 2020 £m
Trade payables	**4.0**	5.2
Deferred income	**14.1**	7.7
Accruals	**41.5**	20.0
Other payables	**32.0**	4.5
Other payables – DCMS settlement	**28.7**	—
Other payables – Development retentions	**5.7**	5.8
	126.0	43.2

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

Accruals
Within the accruals balance of £41.5m (31 December 2020: £20.0m) is a development cost accrual of £17.4m (31 December 2020: £4.3m). In the year ended 31 December 2021 this related to development work at New Maker Yards Phase 2, the East Village development plots including Portlands Place, Elephant and Castle Town Centre, and Lewisham Gateway Phase 2. In the period ended 31 December 2020 this related to development work at Lewisham Gateway Phase 2 and Elephant and Castle Town Centre. The accruals balance also includes £9.8m of accrued arrangement fees in relation to third party debt financing of Elephant and Castle Town Centre (31 December 2020: £nil).

Other payables
Within the other payables balance of £32.0m (31 December 2020: £4.5m) is £10.0m for amounts due to the developer for the Elephant and Castle Town Centre development (31 December 2020: £nil), £6.0m in respect of accrued bank loan interest (31 December 2020: £4.3m), and £9.0m relating to excess development costs (31 December 2020: £nil).

Other payables – DCMS settlement
A settlement deed was signed in January 2020 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. The DCMS settlement payable represents 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 liability. The balance was held in long-term other payables as at 31 December 2020 (see note 19) and the £0.2m movement in the balance during the period relates to the unwinding of the discount.

Notes to the financial statements continued

18. Trade and other payables continued

Other payables – Development retentions

The development retention liabilities are due to the contractor of the development property in relation to works done during the construction period, and are liable to be settled as 50% upon practical completion and 50% two years following practical completion (see note 19). The Elephant Central retention of £2.0m (31 December 2020: £2.0m) was settled in March 2022. The Portlands Place retention of £2.8m (31 December 2020: £nil) was settled in February 2022, with a further £2.7m expected to be settled in February 2024 and shown separately in long-term other payables. The New Maker Yards Phase 1 retention of £0.9m (31 December 2020: £0.9m) is expected to be settled in 2022.

19. Long-term other payables

	31 December 2021 £m	31 December 2020 £m
Other payables – Development retentions	**7.7**	4.4
Sinking fund	**4.5**	4.2
DCMS settlement (see note 18)	**—**	28.5
	12.2	37.1

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. The Elephant and Castle Town Centre retention of £0.5m (31 December 2020: £0.2m) is expected to be settled in September 2027. The Portlands Place retention of £2.7m (31 December 2020: £4.2m) is expected to be settled in February 2024, with a further £2.8m settled in February 2022 and shown separately in trade and other payables (see note 18). The New Maker Yards Phase 2 retention of £1.3m (31 December 2020: £nil) is expected to be settled in November 2023. The Lewisham Gateway Phase 2 retention of £3.2m (31 December 2020: £nil) is expected to be settled in equal parts in October 2023 and October 2025.

The sinking fund is held by the subsidiary, East Village Management Limited, to provide funds to meet the costs of future major repairs, replacements and scheduled works. Significant capital expenditure is not expected to occur until after 2022. 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 17.

20. Loans and borrowings

	31 December 2021 £m	31 December 2020 £m
Current liabilities		
Loans and borrowings	**98.0**	32.6
Deferred loan arrangement fees	**(0.2)**	(0.1)
	97.8	32.5
Non-current liabilities		
Loans and borrowings	**1,079.4**	1,029.4
Deferred loan arrangement fees	**(12.1)**	(13.8)
	1,067.3	1,015.6

Secured asset	Date entered into	Maturity	Facility limit (£m)	Drawn down at 31 December 2021 (£m)	Drawn down at 31 December 2020 (£m)
Elephant Central	August 2018	July 2034	190.0	190.0	190.0
East Village	September 2019	September 2029	550.0	550.0	550.0
East Village	November 2019	August 2034	187.0	187.0	187.0
East Village	March 2015	September 2023	99.9	90.1	41.3
East Village	January 2016	September 2023	67.5	62.3	61.1
New Maker Yards Phase 1	March 2019	March 2022	32.6	32.6	32.6
New Maker Yards Phase 2	March 2019	March 2022	69.0	65.4	—
Lewisham Gateway Phase 2	February 2021	April 2026	160.0	—	—
Elephant and Castle Town Centre	December 2021	April 2027	365.0	—	—
			1,721.0	1,177.4	1,062.0

20. Loans and borrowings continued

The Group entered into a £160.0m loan facility in February 2021, to finance the future development costs of the Lewisham Gateway Phase 2 investment property. Finance costs of £1.5m have been accrued in other payables.

The Group entered into a £365.0m loan facility in December 2021 to finance the development of Elephant and Castle Town Centre. Finance costs of £0.1m have been accrued in other payables.

During the year the Group extended the maturity date of two of its East Village loans to September 2023 and extended the maturity of both the New Maker Yards Phase 1 and New Maker Yards Phase 2 loans to March 2022. In February 2022 the Group exercised an option to further extend the New Maker Yards Phase 1 and New Maker Yards Phase 2 loans maturity dates to March 2023.

The New Maker Yards Phase 1 loan facility agreement includes a further one-year extension option to March 2024, whilst the New Maker Yards Phase 2 loan facility agreement includes two further one-year extension options to March 2025. The Elephant and Castle Town Centre loan facility agreement includes a one-year extension option to April 2028.

21. Derivative financial instruments

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

	31 December 2021 £m	31 December 2020 £m
Non-current assets		
Opening balance	**—**	—
Change in fair value of derivatives	**2.3**	—
Closing balance	**2.3**	—
Current liabilities		
Opening balance	**—**	—
Change in classification from non-current to current	**(1.3)**	—
Change in fair value of derivatives	**1.0**	—
Closing balance	**(0.3)**	—
Non-current liabilities		
Opening balance	**(2.7)**	(2.5)
Acquisition during the year – New Maker Yards Phase 2 (see note 24)	**(1.7)**	—
Change in classification from non-current to current	**1.3**	—
Change in fair value of derivatives	**2.5**	(0.2)
Closing balance	**(0.6)**	(2.7)

The Group holds a number of swap arrangement to hedge floating rate interest payable on several of its loans:

Notional amount (£m)*	Effective date	Termination date	Fixed rate
41.0	31 December 2018	30 September 2022	1.4%
35.6	13 March 2019	13 March 2024	1.2%
59.0	15 March 2019	15 March 2024	1.3%
10.2	25 February 2022	25 April 2026	0.8%
10.2	25 February 2022	25 April 2026	0.8%

* Notional amounts are presented as at 31 December 2021 and are non-amortising unless stated otherwise.

The Group also holds the following interest rate caps:

Notional amount (£m)	Effective date	Termination date	Cap rate
1.2	31 December 2021	30 September 2022	2.0%
100.8	31 December 2021	30 September 2022	2.0%
66.0	30 September 2022	31 March 2023	2.0%
100.0	30 September 2022	31 March 2024	2.0%
14.7	15 October 2021	15 July 2022	1.3%

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 statement of comprehensive income.

Notes to the financial statements continued

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

	31 December 2020 £m	Cash flows: Drawdown £m	Cash flows: Loan and hedge fees £m	Cash flows: Interest paid £m	Non-cash flows: Balances acquired** £m	Non-cash flows: Fair value changes £m	Non-cash flows: Accrued loan fees £m	Non-cash flows: Amortisation of loan fees £m	Non-cash flows: Interest charged* £m	**31 December 2021 £m**
Short-term liabilities										
Loans and borrowings	32.6	4.5	—	—	60.9	—	—	—	—	**98.0**
Loan arrangement fees	(0.1)	—	—	—	(0.2)	—	—	0.1	—	**(0.2)**
Accrued loan interest***	4.3	—	—	(24.5)	—	—	—	—	26.2	**6.0**
	36.8	4.5	—	(24.5)	60.7	—	—	0.1	26.2	**103.8**
Long-term liabilities										
Loans and borrowings	1,029.4	47.1	—	—	—	—	—	—	2.9	**1,079.4**
Loan arrangement fees	(13.8)	—	—	—	—	—	—	1.7	—	**(12.1)**
	1,015.6	47.1	—	—	—	—	—	1.7	—	**1,067.3**
Derivatives used to hedge borrowings										
Derivative financial instruments	2.7	—	—	—	1.7	(5.8)	—	—	—	**(1.4)**
Total liabilities from financing activities	1,055.1	51.6	—	(24.5)	62.4	(5.8)	—	1.8	29.1	**1,169.7**

* Interest charged includes non-utilisation fees and is net of accrued interest of £6.0m which is not capitalised on the loan balance but is included in other payables (see note 18).

** During the year the group acquired New Maker Yards Phase 2 and resultantly became party to its loan obligations (see note 24).

*** Accrued loan interest relates to interest on both long-term liabilities and short-term liabilities.

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

	1 April 2020 £m	Cash flows: Drawdown £m	Cash flows: Loan and hedge fees £m	Cash flows: Interest paid* £m	Cash flows: Repayment £m	Non-cash flows: Fair value changes £m	Non-cash flows: Amortisation of loan fees £m	Non-cash flows: Interest charged* £m	31 December 2020 £m
Short-term liabilities									
Loans and borrowings	35.6	—	—	—	(3.0)	—	—	—	32.6
Loan arrangement fees	(0.1)	—	(0.2)	—	—	—	0.2	—	(0.1)
Accrued loan interest**	4.3	—	—	(18.4)	—	—	—	18.4	4.3
	39.8	—	(0.2)	(18.4)	(3.0)	—	0.2	18.4	36.8
Long-term liabilities									
Loans and borrowings	964.8	63.4	—	—	—	—	—	1.2	1,029.4
Loan arrangement fees	(14.7)	—	(0.3)	—	—	—	1.2	—	(13.8)
	950.1	63.4	(0.3)	—	—	—	1.2	1.2	1,015.6
Derivatives used to hedge borrowings									
Derivative financial instruments	2.5	—	—	—	—	0.2	—	—	2.7
Total liabilities from financing activities	992.4	63.4	(0.5)	(18.4)	(3.0)	0.2	1.4	19.6	1,055.1

* Interest charged includes non-utilisation fees and is net of accrued interest of £4.3m which is not capitalised on the loan balance but is included in other payables (see note 18).

** Accrued loan interest relates to interest on both long-term liabilities and short-term liabilities.

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:

	31 December 2021 Carrying value £m	31 December 2021 Fair value £m
Financial assets		
At fair value through profit or loss:		
Derivative financial instruments (level 2)	**2.3**	**2.3**
Financial liabilities		
At amortised cost:		
Loans and borrowings – fixed rate (level 3)	**915.1**	**960.2**
Loans and borrowings – floating rate (level 3)	**250.0**	**250.0**
At fair value through profit or loss:		
Derivative financial instruments (level 2)	**0.9**	**0.9**

Notes to the financial statements continued

23. Risks and financial instruments continued

	31 December 2020 Carrying value £m	31 December 2020 Fair value £m
Financial liabilities		
At amortised cost:		
Loans and borrowings – fixed rate (level 3)	913.9	979.7
Loans and borrowings – floating rate (level 3)	134.2	134.2
At fair value through profit or loss:		
Derivative financial instruments (level 2)	2.7	2.7

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 (all at amortised cost) 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 non-current trade and other receivables and long-term other payables is immaterial. The fair values of the fixed rate loans and borrowings have been calculated based on a discounted cashflow model using the prevailing market rate of interest, determined with reference to recent transactions and negotiations occurring within the Group for loans with similar terms.

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

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 December 2021	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	**122.5**	**122.5**	**110.3**	**2.9**	**8.8**	**0.5**
Loans and borrowings*	**1,166.7**	**1,451.5**	**122.0**	**182.0**	**79.6**	**1,067.9**
Derivative financial instruments	**0.9**	**0.9**	**0.3**	**0.6**	**—**	**—**
Total	**1,290.1**	**1,574.9**	**232.6**	**185.5**	**88.4**	**1,068.4**

* Included within loans and borrowings is a carrying amount of £1.6m which is classified as trade and other payables on the balance sheet at 31 December 2021. This balance relates to accrued interest and non-utilisation fees on loan facilities not yet utilised and the contractual cashflows are also shown in the loans and borrowings line of the above note.

31 December 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	72.6	72.8	35.5	30.8	6.5	—
Loans and borrowings	1,048.1	1,320.0	56.1	129.5	69.8	1,064.6
Derivative financial instruments	2.7	2.7	1.2	1.5	—	—
Total	1,123.4	1,395.5	92.8	161.8	76.3	1,064.6

23. Risks and financial instruments continued

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 long-term other payables are not subject to interest rate risk as they do not bear interest.

The interest rate profile of the Group's financial assets and liabilities (excluding short-term payables and receivables) as at 31 December 2021 was:

31 December 2021	**Fixed rate items £m**	**Floating rate items £m**	**Total carrying value (before unamortised loan issue costs) £m**
Financial assets			
Cash at bank	**—**	**67.2**	**67.2**
Monies held in restricted accounts and deposits	**—**	**33.8**	**33.8**
Total	**—**	**101.0**	**101.0**
Financial liabilities			
Loans and borrowings (before the effect of the derivative and excluding accrued interest)	**927.0**	**250.4**	**1,177.4**
Total	**927.0**	**250.4**	**1,177.4**

31 December 2020	Fixed rate items £m	Floating rate items £m	Total carrying value (before unamortised loan issue costs) £m
Financial assets			
Cash at bank	—	26.9	26.9
Monies held in restricted accounts and deposits	—	32.7	32.7
Total	—	59.6	59.6
Financial liabilities			
Loans and borrowings (before the effect of the derivative and excluding accrued interest)	927.0	135.0	1,062.0
Total	927.0	135.0	1,062.0

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

Notes to the financial statements continued

23. Risks and financial instruments continued

Cash flow sensitivity analysis for variable rate instruments

The Group has swap arrangements in place to fix the interest rate on the majority of its variable rate loans. Therefore the Group's loans and borrowings as at 31 December 2021 are not subject to significant changes in interest rate movements. However, the interest rate swaps are subject to movements in floating interest rates based on LIBOR or SONIA (see note 2). 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 £3.5m (December 2020: £1.0m).

Fair value measurements

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

31 December 2021 **Recurring fair value measurements**	**Assets** **£m**	**Liabilities** **£m**	**Total gain/ (losses)** **£m**
Level 2			
Derivative financial instruments	**2.3**	**(0.9)**	**5.8**

31 December 2020 Recurring fair value measurements	Assets £m	Liabilities £m	Total losses £m
Level 2			
Derivative financial instruments	—	2.7	(0.2)

24. Asset acquisition between entities under common control

On 15 September 2021, the Group acquired the entire share capital of Get Living Group (Middlewood Locks) Phase 2 Topco Limited ('MWL2 TopCo'), collectively known as New Maker Yards Phase 2, from Middlewood Locks LLP ('MWL LLP') for a total consideration of £142.3m.

Get Living Group (Middlewood Locks) Phase 2 Topco Limited is a private limited company registered in the British Virgin Islands. Middlewood Locks LLP and its subsidiaries are entities jointly controlled ultimately by the same shareholders (note 29).

The acquisition was for the New Maker Yards Phase 2 site in Salford, Manchester with a view to completing the development of this property as a residential scheme, alongside the Group's existing New Maker Yards Phase 1 property.

The acquisition was not treated as an acquisition of a business as the acquired group held one property asset with negligible operations. As such, the transaction was treated as an asset acquisition between entities under common control and 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	119.8
Trade and other receivables	85.2
Cash and cash equivalents	12.9
Loan net of arrangement fees	(60.7)
Trade and other payables	(13.2)
Derivative financial instruments	(1.7)
Net assets acquired	**142.3**

No cash was transferred in consideration for this transaction as it was funded through Shareholder funding of £142.3m (note 25).

25. Other equity reserves

	31 December 2021 **£m**	31 December 2020 £m
Opening balance	**239.4**	86.2
Equity contribution for asset acquisition (note 24)	**142.3**	129.2
Other equity contribution	**159.6**	24.0
Closing balance	**541.3**	239.4

25. Other equity reserves continued

During the year there was a cash equity contribution from shareholders in the ordinary course of business of £159.6m (period ended 31 December 2020 £24.0m). 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. There was also a non-cash contribution of £142.3m in respect of the acquisition of New Maker Yards Phase 2 (see note 24).

26. Retained earnings

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

27. Share capital and other reserves

	Number of ordinary shares	Ordinary shares of £1 each £m	Share premium £m
Allotted, called up share capital:			
At 31 December 2020 and 31 December 2021	1,000,000	1.0	—

Holders of ordinary shares are entitled to one vote per share. The Company is authorised to issue unlimited shares.

For the purpose of the Group's capital management, capital includes issued capital 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.

Distributable reserves

The distributable reserve was created in 2018 by transferring share premium of £950.7m to distributable reserves through a capital reduction. During the year, a total dividend of £nil (period ended 31 December 2020: £nil) has been paid to shareholders from the distributable reserve, equating to £nil per share (period ended 31 December 2020: £nil). The balance in the distributable reserve as at 31 December 2021 is £783.6m (31 December 2020: £783.6m).

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.

28. 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 December 2021 was £83k (31 December 2020: £71k).

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

29. Controlling parties

At 31 December 2021, Get Living PLC was jointly controlled as follows:

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

(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.

Notes to the financial statements continued

30. 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 December 2021 £m	Period ended 31 December 2020 £m
Consolidated statement of comprehensive income		
Advisory fees payable to Qatari Diar Europe LLP	**–**	0.3

	Year ended 31 December 2021 £m	Period ended 31 December 2020 £m
Group balance sheet		
Advisory fees payable to Qatari Diar Europe LLP (capitalised to investment property during the year/period)	**1.9**	0.7

Total fees of £1.9m were incurred with respect to services provided by Qatari Diar Europe LLP in the year ended 31 December 2021 (period ended 31 December 2020: £1.0m). All fees incurred during the year were capitalised to the qualifying asset during the year (period ended 31 December 2020: £0.7m). As at 31 December 2021 there were no fees payable to Qatari Diar Europe LLP (31 December 2020: £nil).

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

There is a balance of £85.2m included within other receivables being shareholder equity that has not been settled in cash, whereby the shareholders have committed equity to guarantee the due performance of the New Maker Yards Phase 2 group companies of payment obligations under both a building agreement and a facility agreement to the sum of this amount. Following practical completion of New Maker Yards Phase 2, the third party guarantees have significantly reduced. It is anticipated that this receivable will be settled in 2022 through a reduction in other equity reserves per note 25.

During the year ended 31 December 2021, there was an asset acquisition between entities under common control which is disclosed in note 24.

See note 37 for the list of subsidiary undertakings of the Company.

31. Capital commitments

The Group has the following current commitments under its development projects.

	Year ended 31 December 2021 £m	Period ended 31 December 2020 £m
Lewisham Gateway Phase 2	**132.8**	213.8
Elephant and Castle Town Centre	**505.7**	17.1
New Maker Yards Phase 2	**3.2**	–
East Village	**27.3**	47.3
Total	**669.0**	278.2

Capital commitments represent contractually committed development expenditure, including amounts agreed under forward funding contracts and a commitment to purchase the existing academic building owned by the University of the Arts London for £70.5m, with the cash outflow for this purchase anticipated to be in 2024.

32. Contingent liabilities

The Group has a number of guarantees in relation to financing arrangement and development contracts. These guarantees are to cover finance costs, cost overruns, equity commitments, and other related payments in the event that another member within the Group defaults on their payment obligations under such a financing arrangement or development contract.

As part of the acquisition of New Maker Yards Phase 2 (note 24) the Group became party to guarantee agreements relating to financing arrangements and development contracts. Initially there was a maximum aggregate liability of £85.2m payable under these guarantees which is backed by shareholder loans to the sum of £85.2m (see note 16). Following practical completion of the New Maker Yards Phase 2 development, the total guarantee outstanding as at 31 December 2021 is £5.7m. The Group is subject to an ongoing tax enquiry that may result in a future possible outflow of resources. It is not anticipated that any material liability will arise from the enquiry.

33. EPRA performance measurements

In accordance with the latest published EPRA guidelines (EPRA Best Practices Recommendations) the Group has presented the appropriate measures being EPRA Net Reinstatement Value (NRV), EPRA Net Tangible Assets (NTA) and Net Disposal Value (NDV).

The EPRA NRV seeks to highlight the value of net assets on a long-term basis and assumes that entities never sell assets and aims to represent the value required to rebuild the entity. Assets and liabilities that are not expected to crystallise in normal circumstances, such as the fair value movements on derivatives, are therefore excluded. Since the aim of the metric is to also reflect what would be needed to recreate the company through the investment markets based on its current capital and financing structure, related costs such as real estate transfer taxes should be included. EPRA NRV will be the primary EPRA measure used by the Group.

The EPRA NTA calculation assumes entities buy and sell assets, with fair value movements on derivatives being excluded. It is the board's intention to hold all investment properties for the long term and not to sell them.

The EPRA NDV seeks to represent the full extent of liabilities and resulting shareholder value if company assets are sold and/or if liabilities are not held until maturity. For this purpose, the EPRA NDV provides the reader with a scenario where financial instruments and certain other adjustments are calculated as to the full extent of liabilities, net of any resulting tax.

	31 December 2021 £m		
	EPRA NRV	**EPRA NTA**	**EPRA NDV**
Total shareholders equity	**1,329.3**	**1,329.3**	**1,329.3**
Derivative financial instruments	**(1.4)**	**(1.4)**	**—**
Excess of fair value of fixed interest rate debt over carrying value	**—**	**—**	**(45.1)**
Real estate transfer tax	**75.6**	**—**	**—**
EPRA measure**	**1,403.5**	**1,327.9**	**1,284.2**
Per share measure*	**£1,404**	**£1,328**	**£1,284**

* The EPRA NAV per share, EPRA NRV per share, EPRA NTA per share and EPRA NDV per share are calculated by dividing the EPRA performance measure by the number of ordinary shares in issue at the end of the reporting period, being 1,000,000 shares.

** At 31 December 2021, the fair value of trading property is equal to the carrying value.

	31 December 2020 £m		
	EPRA NRV	EPRA NTA	EPRA NDV
Total shareholders equity	969.3	969.3	969.3
Derivative financial instruments	2.7	2.7	—
Excess of fair value of fixed interest rate debt over carrying value	—	—	(65.8)
Real estate transfer tax	87.5	—	—
EPRA measure	1,059.5	972.0	903.5
Per share measure*	£1,060	£972	£904

* The EPRA NAV per share, EPRA NRV per share, EPRA NTA per share and EPRA NDV per share are calculated by dividing the EPRA performance measure by the number of ordinary shares in issue at the end of the reporting period, being 1,000,000 shares.

34. 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 December 2021, net asset value per share is £1,329 (December 2020: £969).

35. Earnings per share

Earnings per share is calculated as profit after taxation attributable to equity holders of the parent of £58.1m (period ended 31 December 2020: loss of £46.5m) divided by the weighted number of shares in issue during the year ended 31 December 2021 of 1,000,000 shares (period ended 31 December 2020: 1,000,000 shares). Basic earnings per share and diluted earnings per share amount to £58.03 (period ended 31 December 2020: loss of £46.47).

36. Subsequent events

There are no subsequent events that impact the Group.

Notes to the financial statements continued

37. Subsidiaries

Subsidiaries of Get Living PLC	Country of incorporation	Status	Class of shares held	31 December 2021 ownership %	31 December 2020 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 N06 Limited**	UK	Active	Ordinary	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	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 (992) Limited**	UK	Active	Ordinary	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
QDD EV N08 Holdco Limited	UK	Active	Ordinary	100	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

37. Subsidiaries continued

Subsidiaries of Get Living PLC	Country of incorporation	Status	Class of shares held	31 December 2021 ownership %	31 December 2020 ownership %
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) Topco Limited (Previously 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) Phase 1 999 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) I 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
Get Living (Middlewood Locks) Phase 2 Topco Limited (Previously Get Living Group (Middlewood Locks) Holdco Co. Limited)***	BVI	Active	Ordinary	100	—
Get Living (Middlewood Locks) Co. Limited***	BVI	Active	Ordinary	100	—
Get Living Group (Middlewood Locks) Residential Co. Limited***	BVI	Active	Ordinary	100	—
Get Living (Middlewood Locks) Phase 2 Holdco Co. Limited***	BVI	Active	Ordinary	100	—
Get Living (Middlewood Locks) Phase 2 Co. Limited***	BVI	Active	Ordinary	100	—
Get Living (Middlewood Locks) Developments Limited***	UK	Active	Ordinary	100	—

Notes to the financial statements continued

37. Subsidiaries continued

Subsidiaries of Get Living PLC	Country of incorporation	Status	Class of shares held	31 December 2021 ownership %	31 December 2020 ownership %
Get Living (MWL) One Limited***	UK	Active	Ordinary	100	–
Get Living (MWL) Two Limited***	UK	Active	Ordinary	100	–
Get Living Group (Middlewood Locks) Phase 2 999 Holdco Limited** ***	UK	Active	Ordinary	100	–
Get Living Group (Middlewood Locks) G 999 Limited** ***	UK	Active	Ordinary	100	–
Get Living Group (Middlewood Locks) H 999 Limited** ***	UK	Active	Ordinary	100	–
Get Living Group (Middlewood Locks) Phase 2 175 Holdco Limited** ***	UK	Active	Ordinary	100	–
Get Living Group (Middlewood Locks) G 175 Limited** ***	UK	Active	Ordinary	100	–
Get Living Group (Middlewood Locks) H 175 Limited** ***	UK	Active	Ordinary	100	–
GL Lewisham Holdco Limited*	Jersey	Active	Ordinary	100	100
GL Lewisham Holdco 1 Limited	UK	Active	Ordinary	100	100
GL Lewisham Holdco 2 Limited	UK	Active	Ordinary	100	100
GL Lewisham D1 Holdco Limited	UK	Active	Ordinary	100	100
GL Lewisham D1 250 Limited	UK	Active	Ordinary	100	100
GL Lewisham C Holdco Limited	UK	Active	Ordinary	100	100
GL Lewisham C 250 Limited	UK	Active	Ordinary	100	100
GL Lewisham D2 Holdco Limited	UK	Active	Ordinary	100	100
GL Lewisham D2 250 Limited	UK	Active	Ordinary	100	100
GL Lewisham E Holdco Limited	UK	Active	Ordinary	100	100
GL Lewisham E 250 Limited	UK	Active	Ordinary	100	100
GL Lewisham Common Parts Limited	UK	Active	Ordinary	100	100
GL Lewisham Development UK Limited	UK	Active	Ordinary	100	100
GL Lewisham Gateway Management Limited	UK	Active	Limited by guarantee	100	100
GL E&C Holdco Limited*	Jersey	Active	Ordinary	100	100
GL Elephant Two (Holdco) Limited	Jersey	Active	Ordinary	100	100
Elephant & Castle Development UK Limited	UK	Active	Ordinary	100	100
Elephant & Castle Properties Co. Limited	BVI	Active	Ordinary	100	100
Elephant & Castle 990 Uni Co Limited	UK	Dormant	Ordinary	100	100
Elephant & Castle Properties Limited	UK	Active	Ordinary	100	100
Elephant Three (Holdco) Limited	BVI	Active	Ordinary	100	100
Elephant Three Development UK Limited	UK	Dormant	Ordinary	100	100
Elephant Three Properties Limited	BVI	Active	Ordinary	100	100
E&C Manco Limited	UK	Active	Limited by guarantee	100	100

* Directly owned by Get Living PLC.

** Newly incorporated during the period ended 31 December 2021.

*** Acquired as part of the New Maker Yards Phase 2 transaction during the year ended 31 December 2021 (note 24).

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, Jersey JE1 0BD.

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

Company balance sheet

	Notes	31 December 2021 £m	31 December 2020 £m
Non-current assets			
Investments in subsidiaries	7	**904.7**	808.7
Loans to subsidiaries	8	**336.5**	129.2
Total non-current assets		**1,241.2**	937.9
Current assets			
Trade and other receivables	9	**37.1**	25.6
Cash at bank and in hand		**1.9**	9.2
Total current assets		**39.0**	34.8
Total assets		**1,280.2**	972.7
Current liabilities			
Trade and other payables	10	**(3.5)**	(4.0)
Income tax payable		**(0.7)**	(2.4)
Total current liabilities		**(4.2)**	(6.4)
Net assets		**1,276.0**	966.3
Equity			
Share capital	11	**1.0**	1.0
Distributable reserve	11	**783.6**	783.6
Other equity reserves	12	**541.3**	239.4
Retained earnings		**(49.9)**	(57.7)
Total equity		**1,276.0**	966.3

The Company profit for the year was £7.8m (9 month period ended 31 December 2020: loss of £49.3m). There was no other comprehensive income in the year or prior period.

The financial statements were approved by the Board of Directors for issue on 28 April 2022 and were signed on its behalf by:

Rafael Torres Villalba
Director
29 April 2022
Company registration no. 11532492

Company statement of changes in equity

	Notes	Share capital £m	Retained earnings £m	Distributable reserve £m	Other equity reserve £m	Total equity £m
At 1 April 2020		1.0	(8.4)	783.6	86.2	862.4
Total comprehensive loss for the period		—	(49.3)	—	—	(49.3)
Other equity contributions	12	—	—	—	153.2	153.2
At 31 December 2020		1.0	(57.7)	783.6	239.4	966.3
Total comprehensive profit for the year		—	7.8	—	—	7.8
Other equity contributions	12	—	—	—	301.9	301.9
At 31 December 2021		**1.0**	**(49.9)**	**783.6**	**541.3**	**1,276.0**

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 December 2021 were authorised for issue by the Board of Directors on 28 April 2022 and the balance sheet was signed on the Board's behalf by Rafael Torres Villalba. 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 millions of Sterling (£m) and all values are rounded to the nearest hundred thousand Sterling (£0.1m), except where otherwise indicated. The financial statements have been prepared for the year ended 31 December 2021, with the comparative period being the nine-month period ended 31 December 2020 following a change in the financial year-end of the Company in the prior period.

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. Accounting 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 International Financial Reporting Standards 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.

Going concern

The financial statements of the Company have been prepared on a going concern basis. The Directors have referred to cash flow forecasts for the period to 30 June 2023 in order to assess the requirements of the Company over that period. For further information see note 2 in the Group financial statements.

Judgements and estimates

The preparation of financial statements in conformity with FRS 101 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.

Notes forming part of the Company financial statements continued

2. Basis of preparation continued

Key estimates

Investments 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 a subsidiary exceeds its recoverable amount, an impairment is recognised. Further information is included in note 7.

Discount rate

The Company enters into long-term interest free loans with subsidiary entities. These loans are measured at fair value, represented by the present value of future cash flows discounted at the market rate of interest at the date of the initial drawdown. In determining the market rate of interest, management considers interest rates which could be achieved on external funding, and other market observations. Further information is included in note 8.

3. Summary of significant accounting policies

a) Investments in subsidiaries

Investments in subsidiaries are shown at cost less provision for impairment. Impairment exists when the carrying value of an investment in a 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

Receivables arising from 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, any adjustment to tax payable in respect of previous years, and any charges arising from the requirements to meet the REIT regime rules.

4. Taxation

	Year ended 31 December 2021 £m	Period ended 31 December 2020 £m
Current tax charge	**0.2**	1.4
Deferred tax charge	**—**	—
Tax charge for the year/period	**0.2**	1.4
Factors affecting the tax charge for the year/period		
Profit/(loss) before taxation	**8.0**	(47.9)
Profit/(loss) before taxation multiplied by main rate of UK corporation tax of 19% (December 2020: 19%)	**1.5**	(9.1)
Effect of:		
Imputed interest not deductible for tax purposes	**(3.6)**	(1.3)
Impairment of investments	**1.7**	10.1
Losses not recognised	**0.3**	0.3
Interest cover ratio charge	**0.8**	1.4
Adjustments in respect of prior periods	**(0.5)**	—
Tax charge	**0.2**	1.4

5. Auditor remuneration

	Year ended 31 December 2021 £k	Period ended 31 December 2020 £k
Services provided by the Company's auditor:		
Audit fees – audit of Parent Company accounts	**5**	5
Non-audit services:		
Other assurance services – interim review	**20**	—
Tax advisory services	**63**	138
Tax compliance services	**327**	169
	415	312

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 (December 2020: one).

7. Investment in subsidiaries

	31 December 2021 £m	31 December 2020 £m
Opening balance	**808.7**	797.8
Other equity contribution to subsidiary undertakings	**105.0**	64.1
Impairment of investments	**(9.0)**	(53.2)
Closing balance	**904.7**	808.7

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 £9.0m (December 2020: £53.2m) has been made. Impairments in the current year are primarily due to fair value losses on the revaluation of investment property, resulting in a decrease in the underlying net assets of the investments. The overall impact on the Group's consolidated results is £nil (period ended 31 December 2021: £nil).

Subsidiaries directly held by the Company:	31 December 2021 ownership %	31 December 2020 ownership %
QDD Holdco Limited	**100**	100
DV4 613 Limited	**100**	100
Get Living Group (Middlewood Locks) Topco Limited*	**100**	100
GL Lewisham Holdco Limited	**100**	100
GL E&C Holdco Limited	**100**	100

* Formerly "Get Living Group (Middlewood Locks) Phase 1 Topco Co. Limited."

The full list of subsidiary undertakings of the Company and their details are set out in note 37 to the Group financial statements.

Notes forming part of the Company financial statements continued

8. Loans to subsidiaries

	31 December 2021 £m	31 December 2020 £m
Interest-free intercompany loans:		
Amounts due from Get Living Group (Middlewood Locks) Topco Limited*	**133.7**	23.8
Amounts due from GL Lewisham Holdco Limited	**79.1**	21.0
Amounts due from GL E&C Holdco Limited	**116.2**	84.4
Amounts due from QDD Holdco Limited	**7.5**	—
	336.5	129.2

* Formerly "Get Living Group (Middlewood Locks) Phase 1 Topco Co. Limited."

The interest free loan due from Get Living Group (Middlewood Locks) Topco Limited is a term loan issued in 2019 and is repayable in March 2025. The total amount drawn was £179.8m (31 December 2020: £34.2m) which was discounted to present value using the market interest rate of 10%, with £123.7m (31 December 2020: £19.4m) recognised as a loan receivable and £56.1m (31 December 2020: £14.8m) recognised as an investment in subsidiaries. As at 31 December 2021, £133.7m (December 2020: £23.8m) is recognised as a loan receivable, which includes £10.0m (December 2020: £4.4m) of rolled up finance income. The balance includes a new loan issued during the year of £142.3m, which was granted in respect of the New Maker Yards Phase 2 acquisition (see note 24 to the Group financial statements).

The interest free loan due from GL Lewisham Holdco Limited is a term loan issued in July 2020 and repayable in July 2026. The total amount drawn was £130.8m (31 December 2020: £35.2m), the drawdowns of which were discounted to present value using the market interest rate of 10%, with £74.5m (31 December 2020: £19.9m) recognised as a loan receivable and £56.3m (31 December 2020: £15.3m) recognised as an investment in subsidiaries. As at 31 December 2021, £79.1m (December 2020: £21.0m) is recognised as a loan receivable, which includes £4.6m (December 2020: £1.1m) of rolled up finance income.

The interest free loan due from GL E&C Holdco Limited is a term loan issued in August 2020 and repayable in July 2025. The total amount drawn was £168.2m (31 December 2020: £129.2m) which was discounted to present value using the market interest rate of 10%, with £102.4m (31 December 2020: £80.4m) recognised as a loan receivable and £65.8m (31 December 2020: £48.8m) recognised as an investment in subsidiaries. As at 31 December 2021, £116.2m (December 2020: £84.4m) is recognised as a loan receivable, which includes £13.8m (December 2020: £4.0m) of rolled up finance income.

The interest free loan due from QDD Holdco Limited is a term loan issued in December 2021 and repayable in December 2027. The total amount drawn was £13.3m which was discounted to present value using the market interest rate of 10%, with £7.5m recognised as a loan receivable and £5.8m recognised as an investment in subsidiaries. As at 31 December 2021, £7.5m is recognised as a loan receivable, which includes £nil of rolled up finance income.

The Company has considered the recoverability of the loans to subsidiaries at the reporting date based on the expected credit loss model. The expected credit loss calculated is immaterial to the Company.

9. Trade and other receivables

	31 December 2021 £m	31 December 2020 £m
Trade and other receivables	**0.1**	—
Amounts due from subsidiary undertakings	**37.0**	25.6
	37.1	25.6

Amounts due from subsidiary undertakings are unsecured, interest free and are repayable on demand, with balances expected to be settled within 12 months of the balance sheet date. Amounts due from subsidiary undertakings includes amounts due from multiple subsidiary undertakings and represents short term funding requirements and operational amounts advanced in the normal course of business. The Company has considered the recoverability of the amounts due from subsidiary undertakings at the reporting date based on the expected credit loss model. The expected credit loss calculated is immaterial to the Company.

10. Trade and other payables

	31 December 2021 £m	31 December 2020 £m
Other creditors	**1.1**	0.8
Amounts due to subsidiary undertakings	**2.4**	3.2
	3.5	4.0

Amounts due to subsidiary undertakings are unsecured, interest free and are repayable on demand.

11. Share capital and other reserves

Refer to note 27 of the consolidated financial statements for share capital and other reserves disclosures.

Total distributable reserves are the distributable reserve of £783.6m (31 December 2020: £783.6m) less realised retained losses of £49.9m (31 December 2020: £57.7m).

12. Other equity reserves

For details on other equity reserves see note 25 in the Group accounts.

13. Controlling parties

At 31 December 2021, Get Living PLC was jointly controlled as follows:

- by DOOR, SLP, a limited partnership registered and incorporated in Jersey;
- 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

For details on contingent liabilities see note 32 in the Group accounts. There are no other contingent liabilities that impact the Company.

15. Subsequent events

For details on subsequent events see note 36 in the Group accounts. There are no other subsequent events that impact the Company.

Glossary of terms

Sterling Overnight Interbank Average rate ("SONIA") is the effective overnight interest rate paid by banks for unsecured transactions in British sterling. AI is artificial intelligence.

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.

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 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.

Inherent Risk is untreated risk without any mitigating actions or controls.

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 investment and trading 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 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.

Portfolio value includes both investment and trading property.

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.

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.

Sterling Overnight Index Average ("SONIA") is the effective reference for overnight indexed swaps for unsecured transactions in the Sterling market.

APPENDIX: SECR Reporting Methodology

The Companies (Directors' Report) and Limited Liability Partnerships (Energy and Carbon Report) Regulations 2018, also referred to as Streamlined Energy and Carbon Reporting (SECR), requires all quoted companies, "large" unquoted companies and LLPs to report their UK energy use, associated Scope 1 and 2 emissions, an intensity metric and, where applicable, global energy use in their Annual Reports. Get Living PLC has followed the GHG Reporting Protocol – Corporate Standard[1] for company reporting to identify and report relevant energy and GHG emissions which are material for the company for the year ending 31st December 2021. Data for the previous 9 month period ending 31st December 2020 has been annualised to enable comparison with the previous year.

Scope

Get Living PLC has chosen to report GHG emissions using the Operational Control approach for its organisational boundary. This boundary includes owned assets where the REIT, acting as the landlord, is directly responsible for electricity and/or gas supplies and/or has control of air conditioning equipment. Additionally, Get Living has included any scope 3 material sources of emissions from owned assets, such as resident's electricity use in the reporting scope, where data is available.

Get Living PLC has considered the seven main GHGs covered by the Kyoto protocol, including:

- Carbon dioxide (CO_2)
- Methane (CH_4)
- Nitrous oxide (N_2O)
- Hydrofluorocarbons (HFCs)
- Perfluorocarbons (PFCs)
- Sulphur Hexafluoride (SF_6)
- Nitrogen Trifluoride (NF_3)

Total GHG emissions are reported in terms of carbon dioxide equivalent (CO_2e). Conversion factors have been sourced from the UK Government's Greenhouse Gas Reporting Factors for Company Reporting (2020 and 2021).

The following sources of emissions have been considered as part of this review:

Scope 1

- Direct emissions from controlled gas boilers (converted from kWh usage).
- Business travel through company owned vehicles (excluded as emissions from vehicle use is negligible for the reporting period).

Get Living PLC has chosen not to report fugitive emissions, e.g. from refrigerant leaks.

Scope 2

- Indirect emissions from electricity purchased by Get Living PLC and consumed within real estate assets owned by the company (converted from kWh usage).
- Greenhouse Gas (GHG) emissions from electricity (Scope 2) are reported according to the 'location-based' approach.

Scope 3

- Indirect emissions from electricity purchased by Get Living PLC assets residents and consumed within real estate assets owned by the company (converted from kWh usage).

Emissions within Operational Control

As a property company, the majority of Get Living PLC emissions arise through assets that are owned and leased. At multi-let properties, Get Living PLC acting as the landlord, has control and influence over the whole building and/or shared services, external lighting and void spaces. In this reporting year, Get Living PLC was responsible for Scope 1 and/or Scope 2 emissions at the assets listed in note 37 to the financial statements. All Get Living PLC's assets are located in the UK.

Carbon Offsets

No carbon offsets were purchased during the reporting period.

Emissions outside of Operational Control

Get Living PLC is not directly responsible for any GHG emissions/energy usage at single let/FRI assets nor at multi-let assets where the tenant is counterparty to the energy contract. These emissions form part of the wider value chain (i.e. 'Scope 3') emissions, which are currently monitored and reported only for tenants energy use.

Baseline Year

A baseline year of 2020 has been selected to enable comparison over time. The baseline year comprises energy/GHG data from all the assets (where data has been reported).

Intensity Ratios (Key Performance Indicator)

In addition to reporting relevant absolute GHG emissions (by scope and per sector), Get Living PLC has chosen to report intensity ratios, where appropriate. The denominator determined to be most relevant to the business is square metres of net lettable area. The intensity ratio is expressed as:

- Energy: kilowatt hours per metre square (net lettable area) per year, or, $kWh/m^2/yr$.
- GHG: kilograms carbon dioxide equivalent per metre square (net lettable area) per year, or, $CO_2e/m^2/yr$.

Like-for-like Reporting

Assets are included within like-for-like and intensity analysis where each of the following conditions is met:

- assets owned for two consecutive years;
- no major renovation or refurbishment has taken place i.e. affecting more than 50% of the building by area or number of occupants;
- at least 24 months data is available; and
- buildings have maintained at least 75% occupancy in the last 24 months.

Middlewood Locks tenant electricity has been excluded from like-for-like due to data availability, whilst the Victory Plaza building (also called N08) at East Village have been excluded from like-for-like due to the occupancy being less than 75%.

APPENDIX: SECR Reporting Methodology continued

Normalisation Factors

Normalisation of intensity ratios and like-for-like data has been completed to account for year-on-year changes in annual temperatures. Annual gas usage data for 2021 has been compared to, and normalised against, the UK degree day ratio between 2020 and 2021. Degree days data is sourced from www.degreedays.net using the closest and most reliable weather station to each asset. No further adjustments are considered for this annual report, however, further evaluation concerning occupancy and/or operation hours may be considered in the future.

Data Collection and Validation

Data has been sourced from Get Living's Property Managers and their utility brokers. Data is held within the sustainability data platform SIERA which is used as the basis for data checking and validation. In summary, the applied process includes:

1. Confirmation of asset location and scope of landlord impacts (Scopes 1 and 2)
2. Input of Scope 1 and Scope 2 data (provided by Property Managers and appointed brokers)
3. Completion of data accuracy checks
4. Initial review and/or approval of data (by Property Managers)

Furthermore, energy use within the assets is actively tracked and reported against on an annual basis.

EVORA has reviewed the accuracy of data as determined by actual or estimated kWh usage. As a percentage of the total kWh reported, actual/estimated data was reported on the following basis for 2020 and 2021:

- Scope 1 (gas): 100% actual data/0% estimated
- Scope 2 (electricity): 100% actual data/0.4% estimated
- Scope 3 (residents electricity): 96% actual data/4% estimated

The following have been excluded from the disclosure:

- District Heating at East Village due to the energy being procured by a third party with limited data availability and quality;
- Victory Plaza building's resident's electricity at East Village for 2020 due to limited access of residents personal meters; and
- residents' electricity data for 2021 at New Maker Yards due to limited access of residents personal meters.

Scope 1 data (gas) is based on whole asset data as the landlord procures the main gas supply to the heat plants which is then provided and recharged to residents through heat meters.

ENERGY EFFICIENCY ACTIONS

Energy Efficiency Measures:

Data quality and granularity is a key focus in prioritising asset-level energy efficiency and sustainability measures. 2021 was the first full calendar year of implementing a 'data guardian' process, which includes monitoring of asset energy performance via a quarterly dashboard and engagement with property management teams to understand and act upon consumption trends. Furthermore, a pilot process has been initiated to investigate smart meter implementation for automated data collection at the individual unit-level.

Environmental data management system and quarterly reporting:

Get Living uses SIERA to collect and validate energy and GHG emission data (as well as water and waste) for all assets where the portfolio has operational control. Energy and GHG emission data is reported on a quarterly basis for all the assets. Additionally, Get Living is currently in the process of creating suitably stretching energy reduction targets across all the assets.

Estate and Property Manager ESG training:

Get Living has carried out training for all Estate and Property Managers on ESG topics, including monitoring of energy usage, reporting of energy data and improvement opportunities

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Get Living PLC's commitment to environmental issues is reflected in this Annual Report, which has been printed on Premier Elements Fire, an FSC® certified material.

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Produced by
designportfolio

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