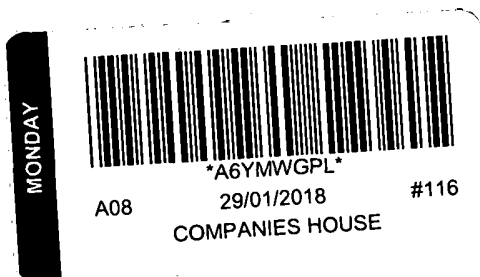


SC OSNEY LANE LIMITED

COMPANY NUMBER 09203613 (ENGLAND AND WALES)

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 AUGUST 2017



SC OSNEY LANE LIMITED

COMPANY INFORMATION

Directors	Mr C Cade Mrs J Hawthorn Mr S Dance Mr R Ainsworth
Company secretary	Mr S Dance
Company number	09203613
Registered office	Kintyre House 70 High Street Fareham Hampshire PO16 7BB
Independent auditor	Deloitte LLP Statutory Auditor Abbots House Abbey Street Reading RG1 3BD United Kingdom
Business address	16 D'Arblay Street London W1F 8EA
Solicitor	Osborne Clarke One London Wall London EC2Y 5EB
Banker	HSBC Bank Plc 8 Canada Square London E14 5HQ

SC OSNEY LANE LIMITED

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SC OSNEY LANE LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 AUGUST 2017

The directors present their Annual report and audited financial statements for the year ended 31 August 2017. This Directors' report has been prepared in accordance with the provision applicable to companies entitled to the small companies' exemption. Accordingly, the directors have elected to take advantage of the exemption from preparing a Strategic report.

Principal activities

The principal activity of the company continues to be that of building, developing and leasing student accommodation.

Results and dividends

The profit in year after taxation, amounted to £11,521,339 (2016: loss of £2,452,931). No dividends have been paid in the period (2016: nil).

Directors

The following directors have held office since 1 September 2016 to the date of signing, except as stated:

Mr C Cade

Mrs J Hawthorn

Mr S Dance

Mr R Ainsworth

(Appointed 19 September 2016)

Directors' responsibilities statement

The directors are responsible for preparing the Annual report and the financial statements in accordance with applicable 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 financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". 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 company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

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

SC OSNEY LANE LIMITED

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2017

Statement of disclosure to auditor

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as the directors are aware, there is no relevant audit information of which the company's auditor is unaware; and
- the directors have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provision of S418 of Companies Act 2006.

Deloitte LLP have expressed their willingness to continue in office as auditor and a resolution to reappoint them will be proposed at the forthcoming Annual General Meeting.

Going concern

The directors have a reasonable expectation that the company has adequate resources with the assistance of Student Castle Limited to continue in operational existence for the foreseeable future. Consequently the directors have obtained a letter from Student Castle Limited undertaking that Student Castle Limited will continue to provide financial support to help the company meet its day to day operations. Thus, they continue to adopt the going concern basis in preparing the annual financial statements. See accounting policies note 1 for further information.

Post balance sheet events

Details of significant events since the Balance sheet date are included within note 14 to the financial statements.

On behalf of the Board



.....
Mr S Dance

Director

Date: 19-01-2018

SC OSNEY LANE LIMITED
INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF SC OSNEY LANE LIMITED

Report on the audit of the financial statements

Opinion

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 August 2017 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of SC Osney Lane Limited (the 'company') which comprise:

- the statement of comprehensive income and retained earnings;
- the balance sheet;
- and the related notes 1 to 15.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (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 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, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We are required by ISAs (UK) to report in respect of the following matters where:

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

We have nothing to report in respect of these matters.

SC OSNEY LANE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF SC OSNEY LANE LIMITED

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in respect of these matters.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, 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 company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: 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.

SC OSNEY LANE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF SC OSNEY LANE LIMITED

Report on other legal and regulatory requirements

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

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

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- 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; or
- The directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the directors' report and from the requirement to prepare a strategic report.

We have nothing to report in respect of these matters.



Matthew Ward FCA (Senior statutory auditor)
For and on behalf of Deloitte LLP

Statutory Auditor
Reading
United Kingdom
Date: 23 January 2018

SC OSNEY LANE LIMITED

STATEMENT OF COMPREHENSIVE INCOME AND RETAINED EARNINGS

FOR THE YEAR ENDED 31 AUGUST 2017

		2017	2016
	Notes	£	£
Other income	1	281,096	325,144
Administrative expenses		(944,997)	(805,616)
Operating loss		(663,901)	(480,472)
Gain on revaluation of investment property		18,179,069	-
Other interest receivable and similar income	4	448	-
Interest payable and similar charges	4	(3,411,292)	(2,388,503)
Profit / (loss) before taxation	3	14,104,324	(2,868,975)
Tax on profit / (loss)	5	(2,582,985)	416,044
Profit / (loss) for the year		11,521,339	(2,452,931)
Total comprehensive profit / (loss)		11,521,339	(2,452,931)
Retained earnings at 1 September		(3,667,212)	(1,214,281)
Retained earnings at 31 August		7,854,127	(3,667,212)

The Statement of comprehensive income and retained earnings has been prepared on the basis that all operations are continuing operations.

SC OSNEY LANE LIMITED

BALANCE SHEET

AS AT 31 AUGUST 2017

	Notes	2017		2016	
		£	£	£	£
Fixed assets					
Tangible assets	6	40,737,628		21,819,540	
Investments	7		1		1
		<u>40,737,629</u>		<u>21,819,541</u>	
Current assets					
Debtors	8	746,675		411,880	
Cash at bank and in hand		<u>24,482</u>		<u>5,000</u>	
		771,157		416,880	
Creditors: amounts falling due within one year	9	<u>(2,409,268)</u>		<u>(1,023,274)</u>	
Net current liabilities		(1,638,111)		(606,394)	
Total assets less current liabilities		<u>39,099,518</u>		<u>21,213,147</u>	
Creditors: amounts falling due after more than one year	10	<u>(31,245,390)</u>		<u>(24,880,358)</u>	
Net assets / (liabilities)		<u>7,854,128</u>		<u>(3,667,211)</u>	
Capital and reserves					
Called-up share capital	12		1		1
Profit and loss account		<u>7,854,127</u>		<u>(3,667,212)</u>	
Shareholder's funds / (deficit)		<u>7,854,128</u>		<u>(3,667,211)</u>	

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Approved by the Board and authorised for issue on 19-01-2018



Mr S Dance
Director

Company Registration No. 09203613

SC OSNEY LANE LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 AUGUST 2017

1 Accounting policies

The principal accounting policies are summarised below. They have all been applied consistently throughout the current year and preceding period.

1.1 Basis of accounting

SC Osney Lane Limited is a company incorporated in the United Kingdom under the Companies Act.

The company is a private Company limited by shares and is registered in England and Wales. The address of the company's registered office is shown at the beginning of these accounts.

The principal activities of the company are set out in the Directors' Report on pages 1 to 2.

The financial statements have been prepared under the historical cost convention, modified to include certain items at fair value, and in accordance with Financial Reporting Standard 102 (FRS 102), and with the Companies Act 2006.

The functional currency of SC Osney Lane Limited is considered to be pounds sterling because that is the currency of the primary economic environment in which the company operates.

SC Osney Lane Limited meets the definition of a qualifying entity under FRS 102 and has therefore taken advantage of the disclosure exemptions available to it. Exemptions have been taken in relation to the presentation of a cash flow statement. SC Osney Lane Limited is consolidated in the financial statements of its ultimate parent entity, Student Castle Developments 2 Limited, whose financial statements may be obtained at Kintyre House, 70 High Street, Fareham, Hampshire, PO16 7BB.

1.2 Going concern

In considering the appropriateness of the going concern basis the Board have reviewed the key risks and uncertainties to which they believe the company is exposed, the company's ongoing financial commitments and the availability of sufficient resources for the next twelve months and beyond.

The company meets its day to day working capital requirements using intercompany borrowing facilities. The company's forecasts and projections, taking account of reasonably possible changes in trading performance, show that the company should be able to operate within the level of its current facility. As the company is not profitable and has net liabilities, the directors are in receipt of a letter of support from Student Castle Limited, a parent company, who will provide sufficient financial support to the company to enable it to meet its financial liabilities as and when they fall due, for a period not less than 12 months from the date of signing the financial statements.

The directors therefore have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

1.3 Investments

Fixed asset investments are stated at cost less provision for diminution in value.

1.4 Group financial statements

The company is exempt from the requirement to prepare and deliver group financial statements on the basis that the company's results are included in the consolidated financial statements of Student Castle Developments 2 Limited, a Company registered in England and Wales and whose financial statements may be obtained at Kintyre House, 70 High street, Fareham, Hampshire, PO16 7BB.

SC OSNEY LANE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2017

1 Accounting policies (continued)

1.5 Taxation

Current tax, including UK corporation tax and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the Balance sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the Balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the Balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

A net deferred tax asset is regarded as recoverable and therefore recognised only to the extent that, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the Balance sheet date. Deferred tax is measured on a non-discounted basis.

1.6 Other income

Other income represents rental income earned on the property held within investment property whilst it is being developed into student accommodation. This income is deferred over the lease term, where applicable, and recognised on the date that it is receivable.

1.7 Tangible fixed assets

Tangible fixed assets are stated at cost or valuation, net of depreciation and any provision for impairment. Depreciation is provided on all tangible fixed assets, other than investment properties and freehold land, at rates calculated to write off the cost or valuation, less estimated residual value of each asset on a straight line basis over its expected useful life.

Investment properties for which the fair value can be measured reliably without undue cost or effort on an ongoing basis are measured at fair value annually with any change recognised in the profit and loss account.

1.8 Wages and remuneration

The directors are not remunerated by the company and the company has no employees.

1.9 Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument.

(i) Financial assets and liabilities

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the Company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

SC OSNEY LANE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2017

1 Accounting policies (continued)

1.9 Financial instruments (continued)

Debt instruments which meet the following conditions are subsequently measured at amortised cost using the effective interest method:

- a. The contractual return to the holder is (i) a fixed amount; (ii) a positive fixed rate or a positive variable rate; or (iii) a combination of a positive or a negative fixed rate and a positive variable rate.
- b. The contract may provide for repayments of the principal or the return to the holder (but not both) to be linked to a single relevant observable index of general price inflation of the currency in which the debt instrument is denominated, provided such links are not leveraged.
- c. The contract may provide for a determinable variation of the return to the holder during the life of the instrument, provided that (i) the new rate satisfies condition (a) and the variation is not contingent on future events other than (1) a change of a contractual variable rate; (2) to protect the holder against credit deterioration of the issuer; (3) changes in levies applied by a central bank or arising from changes in relevant taxation or law; or (ii) the new rate is a market rate of interest and satisfies condition (a).
- d. There is no contractual provision that could, by its terms, result in the holder losing the principal amount or any interest attributable to the current period or prior periods.
- e. Contractual provisions that permit the issuer to prepay a debt instrument or permit the holder to put it back to the issuer before maturity are not contingent on future events, other than to protect the holder against the credit deterioration of the issuer or a change in control of the issuer, or to protect the holder or issuer against changes in levies applied by a central bank or arising from changes in relevant taxation or law.
- f. Contractual provisions may permit the extension of the term of the debt instrument, provided that the return to the holder and any other contractual provisions applicable during the extended term satisfy the conditions of paragraphs (a) to (c).

Debt instruments that are classified as payable or receivable within one year on initial recognition and which meet the above conditions are measured at the undiscounted amount of the cash or other consideration expected to be paid or received, net of impairment.

With the exception of some hedging instruments, other debt instruments not meeting these conditions are measured at fair value through profit or loss.

Commitments to make and receive loans which meet the conditions mentioned above are measured at cost (which may be nil) less impairment.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the Company transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the Company, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

(ii) Fair value measurement

The best evidence of fair value is a quoted price for an identical asset in an active market. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant change in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, the fair value is estimated by using a valuation technique.

SC OSNEY LANE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2017

1 Accounting policies (continued)

1.10 Impairment of assets

Assets, other than those measured at fair value, are assessed for indicators of impairment at each balance sheet date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss as described below.

Non-financial assets

An asset is impaired where there is objective evidence that, as a result of one or more events that occurred after initial recognition, the estimated recoverable value of the asset has been reduced. The recoverable amount of an asset is the higher of its fair value less costs to sell and its value in use. Where indicators exist for a decrease in impairment loss, the prior impairment loss is tested to determine reversal. An impairment loss is reversed on an individual impaired asset to the extent that the revised recoverable value does not lead to a revised carrying amount higher than the carrying value had no impairment been recognised.

Financial assets

For financial assets carried at amortised cost, the amount of impairment is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate. For financial assets carried at cost less impairment, the impairment loss is the difference between the asset's carrying amount and the best estimate of the amount that would be received for the asset if it were to be sold at the reporting date. Where indicators exist for a decrease in impairment loss, and the decrease can be related objectively to an event occurring after the impairment was recognised, the prior impairment loss is tested to determine reversal. An impairment loss is reversed on an individual impaired financial asset to the extent that the revised recoverable value does not lead to a revised carrying amount higher than the carrying value had no impairment been recognised.

SC OSNEY LANE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2017

2 Critical accounting judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, which are described in note 1, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Key sources of estimation uncertainty

Revaluation of investment properties

The Company carries its investment property at fair value, with changes in fair value being recognised in profit or loss.

The Directors have recognised a valuation of £40,737,628 at 31 August 2017. The Directors have calculated this valuation by subtracting the projected costs to complete the project from the value of the property once fully complete. The value of the property once fully complete was prepared by Knight Frank in August 2017. The valuation prepared by the Directors also includes a discount to reflect the construction risk and economic risk over the remaining development period. The development is scheduled to be completed by September 2020.

The valuation performed by Knight Frank was based on a discounted cash flow model. The determined fair value of the investment property is most sensitive to the estimated yield in the final valuation and discount rate applied to investment properties in the course of construction.

The Directors are of the opinion that there are no other critical accounting judgements or key sources of estimation uncertainty during the current or preceding year.

SC OSNEY LANE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2017

3	Profit before taxation	2017	2016
		£	£
	The analysis of the auditor's remuneration is as follows:		
	Fees payable to the company's auditor for the audit of the company's financial statements	3,850	3,800
	Total audit fees	<u>3,850</u>	<u>3,800</u>
	Taxation compliance services	2,668	2,148
	Property management fees	-	1,722
	Total non-audit fees	<u>2,668</u>	<u>3,870</u>
		<u>6,518</u>	<u>7,670</u>
4	Interest receivable and interest payable	2017	2016
		£	£
	Interest receivable		
	Bank interest receivable	448	-
		<u>448</u>	<u>-</u>
	Interest payable		
	Interest payable on amounts owed to group undertakings	2,616,280	2,388,396
	Bank charges	35,712	107
	Other financing costs charged from group undertakings	759,300	-
		<u>3,411,292</u>	<u>2,388,503</u>

SC OSNEY LANE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2017

5 Tax on profit	2017 £	2016 £
The tax charge / (credit) comprises:		
Corporation tax on profits for the period	-	-
Adjustments in respect of previous periods	-	(164,223)
Total current tax charge / (credit)	<u>-</u>	<u>(164,223)</u>
Deferred tax		
Origination and reversal of timing differences	2,959,001	(143,883)
Adjustment in respect of previous periods	-	(135,918)
Effect of changes in tax rates	(376,016)	27,980
Total deferred tax (see note 11)	<u>2,582,985</u>	<u>(251,821)</u>
Total tax charge / (credit) on loss	<u>2,582,985</u>	<u>(416,044)</u>

The charge for the year can be reconciled to the profit per the profit and loss account as follows:

Profit / (loss) before tax	<u>14,104,324</u>	<u>(2,868,975)</u>
Tax on profit / (loss) at standard UK corporation tax rate of 19.58% (2016: 20.00%)	2,761,743	(573,795)
Effects of:		
Expenses not deductible for tax purposes	461,059	429,911
Revaluation of investment property	(263,800)	-
Adjustments to tax charge in respect of previous periods	-	(300,140)
Effect of changes in tax rates	(376,017)	27,980
Current tax charge / (credit) for year	<u>2,582,985</u>	<u>(416,044)</u>

Factors that may affect the tax rate

The Finance Act 2015 which was substantively enacted on 26 October 2015 included legislation to reduce the main rate of corporation tax to 19% from 1 April 2017 and to 18% from 1 April 2020. In addition, the finance Act 2016 which was substantively enacted on 6 September 2016 introduced a further reduction in the main rate of corporation tax from 18% to 17% from 1 April 2020. Accordingly, these rates have been applied when calculating deferred tax assets and liabilities as at 31 August 2017.

SC OSNEY LANE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2017

6 Tangible fixed assets

	Investment Property
	£
Cost	
At 1 September 2016	21,819,540
Additions	739,019
Gain on revaluation	18,179,069
	<hr/>
At 31 August 2017	40,737,628
	<hr/>
Net book value	
At 31 August 2017	40,737,628
	<hr/> <hr/>
At 31 August 2016	21,819,540
	<hr/> <hr/>

Rental income is earned on the asset whilst it is being developed into student accommodation. The investment property held at the year end relates to a number of properties that were acquired and initially recognised at cost. The investment property was revalued at the year end based on the latest valuation carried out by Knight Frank. See note 2 for further details of the basis of the valuation.

7 Fixed asset investments

	Shares in group undertakings and participating interests
	£
Cost	
At 31 August 2016 and 31 August 2017	1
	<hr/>
Net book value	
At 31 August 2017	1
	<hr/> <hr/>
At 31 August 2016	1
	<hr/> <hr/>

Subsidiary undertakings	Country of incorporation	Principal activity	Shares held	
			Class	%
SC Osney Lane Management Limited	England and Wales	Property management	Ordinary	100

SC Osney Lane Management Limited is directly owned by SC Osney Lane Limited.

SC Osney Lane Management Limited is registered at Kintyre House, 70 High Street, Fareham, Hampshire, PO16 7BB.

SC OSNEY LANE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2017

8 Debtors	2017	2016
	£	£
Other debtors	186,519	1
Prepayments and accrued income	11,977	5,554
VAT	-	154,378
Deferred tax asset (see note 11)	530,246	251,821
Amounts owed by group undertakings and undertakings in which the company has a participating interest	17,933	126
	<u>746,675</u>	<u>411,880</u>
	<u>746,675</u>	<u>411,880</u>
9 Creditors: amounts falling due within one year	2017	2016
	£	£
Trade creditors	118,118	24,526
Other creditors	66,797	38,699
Accruals and deferred income	226,461	29,414
Amounts owed to group undertakings and undertakings in which the company has a participating interest	1,997,892	930,635
	<u>2,409,268</u>	<u>1,023,274</u>
	<u>2,409,268</u>	<u>1,023,274</u>
10 Creditors: amounts falling due after more than one year	2017	2016
	£	£
Deferred tax liability (see note 11)	2,861,410	-
Amounts owed to group undertakings and undertakings in which the company has a participating interest	28,383,980	24,880,358
	<u>31,245,390</u>	<u>24,880,358</u>
	<u>31,245,390</u>	<u>24,880,358</u>

SC OSNEY LANE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2017

11 Deferred taxation

The deferred tax asset / (liability) is made up as follows:

	Deferred tax £
At 1 September 2016	251,821
Charged to profit and loss account	<u>(2,582,985)</u>
At 31 August 2017	<u>(2,331,164)</u>

	2017 £	2016 £
Tax losses available (included in debtors, note 8)	530,246	251,821
Fixed asset timing differences (included in creditors, note 10)	(2,861,410)	-
	<u>(2,331,164)</u>	<u>251,821</u>

The deferred tax asset is expected to be utilised against foreseeable profits and is therefore appropriate to recognise.

12 Called-up share capital

	2017 £	2016 £
Allotted, called-up and fully-paid		
1 Ordinary share of £1 each	<u>1</u>	<u>1</u>

SC OSNEY LANE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2017

13 Control

The direct parent company is Student Castle Limited, a company registered in England and Wales. The ultimate parent entity is Student Castle Developments 2 Limited, a Company registered in England and Wales. The company's results are included in the consolidated financial statements of Student Castle Developments 2 Limited, whose financial statements are publicly available and may be obtained at Kintyre House, 70 High Street, Fareham, Hampshire, PO16 7BB. This is the largest and smallest group into which the results of the company are consolidated.

The ultimate controlling parties of Student Castle Developments 2 Limited are the shareholders: Sir C Dunstone; Mr P Morton; Mr C Cade; Mr R Taylor; Mr R Clarkson; Mr J Eckbert; Mr J Gildersleeve; Mr T Morris; Mrs J Hawthorn; and Mr S Dance. Sir C Dunstone, due to the size of his shareholding, has significant influence over Student Castle Developments 2 Limited.

14 Post Balance sheet events

On 13 December 2017 the company signed an agreement with Oxford West End Developments Limited which will allow the company access rights over land in Oxford for consideration of £750,000.

There were no other post Balance sheet events identified that require adjustment to or disclosure within the financial statements.

15 Related party relationships and transactions

The company has taken advantage of the exemption available under FRS 102, Section 33: Related Party Disclosures whereby it has not disclosed transactions with the ultimate parent company or any wholly owned subsidiary undertaking of the group.