QDD Athletes Village UK Limited

Annual report and financial statements

For the year ended 31 March 2019

Company Registration No. 07503926

QDD Athletes Village UK Limited

Annual report and financial statements for the year ended 31 March 2019

Contents

Company Information

Directors

Ann Hodgetts

Mabel Tan

Mashood Ashraf

DV4 Administration Limited

Registered office

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

Auditors

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

Directors' Report

The Directors present the annual report and the audited financial statements for the year ended 31 March 2019.

Directors

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

- DV4 Administration Limited
- Jeremy Martin Holmes (resigned 18 July 2019)
- Abdulla Al-Ajail (appointed 9 August 2018, resigned 18 July 2019)
- Stafford Murray Lancaster (appointed 9 August 2018, resigned 18 July 2019)
- James William Jeremy Ritblat (appointed 9 August 2018, resigned 18 July 2019)
- Gawain Sydney Edward Smart (appointed 30 August 2018, resigned 18 July 2019)
- Ann Hodgetts (appointed 20 February 2019)
- Mabel Tan (appointed 1 January 2019)
- Mashood Ashraf (appointed 18 July 2019)

Future developments

In the coming year the Directors will continue the proactive management of the BtR scheme at East Village, and will continue to work on the planning and initial building phases of its new developments on plots under the ownership of its subsidiary, Stratford Village Development Partnership (SVDP). The work on the plot known as N06 is in the initial building stages with practical completion expected in 2021.

Going concern

The financial statements have been prepared on a going concern basis. The Directors have referred to cash flow forecasts for a period of at least 12 months from the date the financial statements are authorised for issue in order to understand the capital requirements of the Company.

The Directors therefore have a reasonable expectation that the Company has adequate financial resources to continue in operational existence for a period of at least 12 months from the date the financial statements are authorised for issue, and consider it appropriate to prepare the financial statements on a going concern basis.

Charitable and political donations

The Company made charitable donation contributions of £nil (2018: £61,000) and political donations of £nil (2018: £nil) during the year.

Directors' statement as to disclosure of information to auditors

The Directors who were members of the Board at the time of approving the Directors' Report are referred to on page 2 . Having made enquiries of fellow Directors and of the Group's auditor, each of these Directors confirms that:

- to the best of each Director's knowledge and belief, there is no information (that is, information needed by the Group's auditor in connection with preparing their 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' Report (continued)

Auditors

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

Small companies' exemption

In preparing the report and financial statements, the Directors have taken advantage of the small companies' exemption provided under the Companies Act 2006. The Directors have also taken advantage of the exemption provided under Section 414B of the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 for the requirement to produce a Strategic Report for the year.

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

Ann Hodgetts

Director

Date: 20 September 2019

Statement of Directors' Responsibilities

The Directors are responsible for preparing the Strategic Report, the Directors' 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 Company financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 those financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF QDD ATHLETES VILLAGE UK LIMITED

Opinion

We have audited the financial statements of QDD Athletes Village UK Limited for the year ended 31 March 2019 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity, and the related notes 1 to 16, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including FRS 101 "Reduced Disclosure Framework (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the Company's affairs as at 31 March 2019 and its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report below. We are independent of the Group and Parent Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

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

Conclusions relating to going concern

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

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

Other information

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

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

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006

In our opinion:

- 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;

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF QDD ATHLETES VILLAGE UK LIMITED (continued)

Matters on which we are required to report by exception

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 material misstatements in the Directors' report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- 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 exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 3 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 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.

Ernst & Young LLP

Daniel Saunders (Senior statutory auditor)
for and on behalf of Ernst & Young LLP, Statutory Auditor
London
Date 20/9/19

Statement of comprehensive income

	Notes	2019 £000	2018 £000
Other Income		**565**	750
Total Revenue		**565**	750
Administrative expenses		**(3,401)**	(2,967)
Impairment of investment	7	**(3,629)**	(21,371)
Total operating expenses		**(7,030)**	(24,338)
Operating loss		**(6,465)**	(23,588)
Interest receivable and similar income	4	**40,887**	25,165
Interest payable and similar cost	5	**(42,708)**	(42,112)
Loss on ordinary activities before taxation		**(8,286)**	(40,535)
Taxation	6	**(6,284)**	(6,428)
Loss for the year		**(14,570)**	(46,963)
Other comprehensive income		-	-
Loss for the year		**(14,570)**	(46,963)

Statement of financial position

	Notes	2019 £000	2018 £000
Fixed assets			
Investment in subsidiaries	7	**135,586**	3,629
Loan to subsidiaries	8	**184,879**	-
Deferred tax assets	6	-	6,284
		320,465	9,913
Current assets			
Debtors	9	**162,608**	427,166
Cash at bank and in hand	10	**898**	2,882
		163,506	430,048
Creditors: amounts falling due within one year	11	**(6,774)**	(118,883)
Net current assets		**156,732**	311,165
Total assets less current liabilities		**477,197**	321,078
Creditors: amounts falling due after more than one year	12	**(369,199)**	(258,236)
Net assets		**107,998**	62,842
Equity attributable to equity shareholders			
Share capital	13	**10**	10
Capital contribution reserves	14	**235,616**	175,890
Retained earnings		**(127,628)**	(113,058)
Total equity		**107,998**	62,842

The financial statements were approved by the Board of Directors for issue on 20 September 2019 and were signed on its behalf by:

A H

Ann Hodgetts

Director
Company Registration No. 07503926

Company statement of changes in equity

	Issued share capital	Retained earnings	Capital contribution reserves	Total Equity
	£000	£000	£000	£000
As at 1 April 2017	10	(66,095)	-	(66,085)
Fair value of Shareholder loan	-	-	175,890	175,890
Total comprehensive expense for the year	-	(46,963)	-	(46,963)
As at 31 March 2018	10	(113,058)	175,890	62,842
As at 1 April 2018	10	(113,058)	175,890	62,842
Fair value of Shareholder loan	-	-	59,726	59,726
Total comprehensive expense for the year	-	(14,570)	-	(14,570)
As at 31 March 2019	**10**	**(127,628)**	**235,616**	**107,998**

Notes to the financial statements

1. Statement of compliance with FRS 101

These Company financial statements were prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101) and in accordance with the Companies Act 2006.

2. Basis of preparation

The accounting policies which follow set out those policies which apply in preparing the financial statements for the year ended 31 March 2019. The financial statements are prepared in Sterling and are rounded to the nearest thousand pounds (£000).

The Company has taken advantage of the following disclosure exemptions under FRS 101 and Companies Act 2006:

- 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 requirement in paragraph 38 of IAS 1 'Presentation of Financial Statements' to present comparative information in respect of:
    - paragraph 79(a)(iv) of IAS 1;
- the requirements of paragraphs 10(d), 16, 111 and 134-136 of IAS 1 Presentation of Financial Statements – presentation of statement of cash flows, explicit and unreserved statement of compliance with IFRS as adopted by the EU and disclosures of the Company's objectives, policies and processes for managing capital;
- the requirements of IAS 7 Statement of Cash Flows;
- the requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors — disclosure of new accounting standards and interpretations that have been issued but are not yet effective;
- the requirements of paragraph 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.

Exemption from preparing group financial statements

The Company is a wholly owned subsidiary of Get Living PLC, a company incorporated in England and Wales, which prepares consolidated financial statements. Therefore the Company is exempted under section 400 of the Companies Act 2006 from the requirement to prepare consolidated financial statements. The financial statements present information about the Company alone and not about its Group.

Going concern

The financial statements have been prepared on a going concern basis. The Directors have referred to cash flow forecasts for a period of at least 12 months from the date the financial statements are authorised for issue in order to understand the capital requirements of the Company.

The Directors therefore have a reasonable expectation that the Company has adequate financial resources to continue in operational existence for a period of at least 12 months from the date the financial statements are authorised for issue, and consider it appropriate to prepare the financial statements on a going concern basis.

Notes to the financial statements (continued)

3. Summary of significant accounting policies

a) Investment in subsidiary

Investment in subsidiaries are shown at cost less provision for impairment.

b) Revenue recognition

Interest income is recognised using the effective interest rate approach. Revenue represents amounts received or receivable, in relation to recovery of certain costs for development and marketing of East Village, E20.

c) Receivables

Receivables are initially recognised on the balance sheet at fair value when the Company 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 Company 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. The Company assesses on a forward-looking basis the expected credit losses associated with its trade receivables. A provision for impairment is made for the lifetime expected credit losses on initial recognition of the receivable. In determining the expected credit losses the Company 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.

d) Cash and short-term deposits

Cash and short-term deposits in the balance sheet comprise cash at bank and on hand and short-term deposits with a maturity of three months or less.

e) Interest bearing loans and borrowings

Obligations for loans and borrowings are recognised when the Company 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.

f) Interest free shareholder loans

Obligations for interest free shareholder 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 equity capital contribution is recognised, being the difference between the fair value of the present value of future cash flows and the consideration advanced.

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

Notes to the financial statements (continued)

3. Summary of significant accounting policies (continued)

g) Financial Instruments: Classification and Measurement

The Company adopted IFRS 9 Financial Instruments on 1 April 2018 using the modified retrospective approach. While some accounting policies have been amended on adoption of the standard, none have required the Company's statement of comprehensive income or statement of financial position to be adjusted.

h) Taxes

Current tax

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

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

Deferred tax

Deferred tax is provided on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences, except when the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

Deferred tax assets are recognised for deductible temporary differences, the carry forward of unused tax credits and any unused tax losses to the extent that it is probable that they can be utilised against taxable profits. However, deferred tax assets are not recognised where they relate to the deductible temporary difference arising from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

4. Interest receivable and similar income

	2019	2018
	£000	£000
Imputed interest on interest free intercompany loan to subsidiary	**40,887**	25,165
	40,887	25,165

Notes to the financial statements (continued)

5. Interest payable and similar charges

	2019	2018
	£000	£000
Interest on Deep Discount Bonds	8,627	12,743
Imputed interest charge on interest free shareholder loan	33,093	28,974
Change in fair value of derivatives	988	395
	42,708	42,112

6. Taxation

	2019	2018
	£000	£000
Deferred tax charge/(credit)	6,284	6,428
Tax charge/(credit)	6,284	6,428
Factors affecting the tax charge/(credit) for the year		
Loss before taxation	(8,286)	(40,535)
Loss before taxation multiplied by main rate of UK corporation tax of 19% (2018: 19%)	(1,574)	(7,702)
Effect of:		
Non-deductible expenses	1,858	5,618
Other tax adjustments	5,604	4,060
Movement in recognised losses	404	4,451
Group relief	(7,219)	-
Fair value adjustments	927	-
Tax charge/(credit)	-	6,428

The Company, together with other members of the Get Living Plc, is subject to taxation as a Real Estate Investment Trust (REIT). Under the REIT regime, income from its rental business (calculated by reference to tax rather than accounting rules) and chargeable gains from the sale of its investment properties are exempt from corporation tax. The Company continues to be subject to corporation tax on any other activities. The directors expect that future profits will be derived principally from the Company's rental business so that the tax charge in future years will be minimal.

The Company had tax losses at the balance sheet date. These represent a temporary difference for tax purposes. In the year to 31 March 2018 a deferred tax asset of £6.3m was recognised as the company had undertaken to make these losses available to its subsidiaries as necessary to cover the reversal of timing differences in those companies. The companies no longer require these losses and so the deferred tax asset has been released.

As a consequence, at 31 March 2019, the company had an unrecognised deferred tax asset in respect of tax losses carried forward of £10.8m (2018: £8.3m). The deferred tax asset was not recognised as it is not considered probable that the company would make sufficient taxable profits against which these losses may be utilised.

Notes to the financial statements (continued)

6. Taxation (continued)

	2019	2018
	£000	£000
Deferred tax assets		
At 1 April	**6,284**	12,712
(Charged)/credited to profit and loss account	**(6,284)**	(6,428)
At 31 March	**-**	6,284

7. Investment in subsidiaries

	2019	2018
	£000	£000
At 1 April	**3,629**	-
Additional investment through capital contribution	**135,586**	25,000
Impairment of investment	**(3,629)**	(21,371)
At 31 March	**135,586**	3,629

The additional investment in subsidiaries of £135.6m was recognised in the year as a result of the fair value adjustment made to the interest free intercompany loan issued in the year due from QDD EV N06/N08 Holdco 1 Limited and Get Living London EV2 Holdco Limited (indirect subsidiaries of the Company).

The Company's investment in Get Living London Limited has been fully impaired resulting in an impairment charge of £3.6m during the year. The impairment was recognised since the recoverable amount of the investment was deemed to be less than the carrying value. The total impairments to date on the investment in Get Living London Limited is £25m.

	2019	2018
	£	£
Shares in group undertakings:		
Get Living London Limited	**25,000,000**	25,000,000
QDD East Village UK Limited	**1**	1
SVDP Limited	**1**	1
	25,000,002	25,000,002

The Company owns 100% of the ordinary share capital of the companies listed above, all of which are incorporated in England and Wales.

On 28 March 2018, the Company agreed to the novation of £15m of intercompany liabilities that Get Living London Limited had with fellow subsidiaries of the Company. The intercompany liabilities are repayable on demand and interest free. At the same time, Get Living London Limited, issued 24,999,999 ordinary shares of £1 each to the Company who relieved Get Living London Limited of £24,999,999 of intercompany liabilities.

Notes to the financial statements (continued)

8. Loan to subsidiaries

	2019	2018
	£000	£000
Loan to subsidiaries	**184,879**	-
	184,879	-

Loan to subsidiaries includes interest free loans to QDD EV N06/N08 Holdco 1 Limited and Get Living London EV2 Holdco Limited. The loans are interest free and are term loans repayable on 6 November 2024. The total amount drawn as at the balance sheet date is £297.6m which has been fair valued at the net present value of future cash flows, using the Company's cost of equity, with £186.0m recognised as a loan receivable and the difference as an investment in subsidiaries.

9. Debtors

	2019	2018
	£000	£000
Other taxes	**132**	71
Prepayments	**572**	599
Amounts due from parent undertakings	**500**	-
Amounts due from group undertakings	**109,779**	112,148
Other debtors	**1,096**	182
Derivative financial instruments	**529**	565
Loan owed by subsidiary undertakings	**50,000**	313,601
	162,608	427,166

Amounts due from parent and group undertakings are unsecured, interest free, and are repayable on demand.
Loan owed by subsidiary undertakings is unsecured, interest free and repayable on demand.

10. Cash at bank and in hand

	2019	2018
	£000	£000
Cash at bank	**898**	2,882

Notes to the financial statements (continued)

11. Creditors: amounts falling due within one year

	2019	2018
	£000	£000
Trade payables	**515**	522
Other creditors	**882**	261
Deferred income	**-**	144
Amounts due to group undertakings	**5,377**	5,213
Deep discount bonds	**-**	112,743
	6,774	118,883

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

12. Creditors: amounts falling due after more one year

	2019	2018
	£000	£000
Shareholder loan	**369,199**	258,236
	369,199	258,236

The Shareholder loan consists of: 1) £287.6m ((2018: £258.2m) which is interest free and repayable on 29 March 2023. The loan balance includes £29.4m of finance charges relating to the unwinding of the interest free loan over the loan term (see note 5). 2) £81.6m (2018: nil) interest free loan which is repayable on 6 November 2024. The total interest free loan principal amount is £137.6m which has been fair valued at the net present value of future cash flows, using the Company's cost of equity, with £77.9 recognised as a loan payable and £59.7m as a capital contribution. The loan payable of £81.6m includes £3.7 of finance charges relating to the unwinding of the interest free loan over the loan term (see note 5).

13. Issued share capital

	2019	2018
	£	£
Allotted, called up share capital		
10,001 ordinary shares of £1 each	**10,001**	10,001
200 B1 shares of £0.01 each	**2**	2
100 B2 shares of £0.01 each	**1**	1
	10,004	10,004

Holders of Ordinary Shares are entitled to one vote per share.

The B1 and B2 shares constitute separate classes of shares, carry no voting rights and have restrictions on their entitlement to distributions compared to the ordinary shareholders.

Notes to the financial statements (continued)

14. Capital contribution reserves

	2019	2018
	£000	£000
At 1 April	**175,890**	-
Capital contribution	**59,726**	175,890
At 31 March	**235,616**	175,890

The increase on the capital contribution reserve of £59.7m relates to the fair value adjustment made to the interest free intercompany loan due to the immediate parent issued in the year.

15. Related party disclosures

The Company's immediate and ultimate parent undertakings were QDD Limited and Get Living PLC respectively.

At 31 March 2019, Get Living PLC was jointly controlled as follows:

(i) By Delancey Oxford Residential ("DOOR"), a co-investment vehicle made up of DV4 Limited, a company registered and incorporated in the British Virgin Islands, and Oxford Properties, a Canadian global real estate investor;
(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.

Get Living PLC is the smallest group to consolidate these financial statements.

Balances and transactions with related entities are summarised below:

	2019	2018
	£000	£000
Company income statement		
Interest charged in the year	**8,627**	12,743
Change in fair value of Shareholder Loan	**33,093**	28,974
Advisory fees payable to Qatari Diar UK Limited	**1,946**	1,916
Company statement of financial position		
Deep discount bonds due to QDD Limited	-	112,743
Shareholder loan due to QDD Limited	**369,199**	258,236
Amount due from QDD Limited	-	-

16. Contingent liabilities

There were no contingent liabilities as at 31 March 2019 (2018: £nil).

17. Subsequent events

There have been no subsequent events that require disclosure in the financial statements.