

Company Registration No.: 10951871 (England and Wales)

**ADVANCED RESEARCH CLUSTERS HOLDCO LIMITED
(FORMERLY ARLINGTON HOLDCO LIMITED)**

**REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2021**

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ADVANCED RESEARCH CLUSTERS HOLDCO LIMITED (FORMERLY ARLINGTON HOLDCO LIMITED)

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ADVANCED RESEARCH CLUSTERS HOLDCO LIMITED (FORMERLY ARLINGTON HOLDCO LIMITED)

DIRECTORS AND ADVISORS

Directors:	D I Williamson (Appointed 16 June 2021) K L Maher (Appointed 5 Oct 2021) J P Stretton (Appointed 5 Oct 2021) RBC Meller (Appointed 15 Sep 2021; Resigned 18 Oct 2021) JWM Raven (Resigned 9 Sep 2021) M Celis (Resigned 16 Jun 2021)
Company Secretary:	CSC Corporate Services (UK) Limited (Appointed 16 December 2021) J Hughes (Resigned 4 Oct 2021)
Company Number:	10951871
Registered Office:	10 th Floor 5 Churchill Place London E14 5HU
Auditor:	RSM UK Audit LLP Chartered Accountants Davidson House Forbury Square Reading Berkshire RG1 3EU

ADVANCED RESEARCH CLUSTERS HOLDCO LIMITED (FORMERLY ARLINGTON HOLDCO LIMITED)

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

The Directors presents their report and financial statements of Advanced Research Clusters HoldCo Limited (formerly Arlington HoldCo Limited) (the 'Company') and its subsidiaries (the 'Group') for the year ended 31 December 2021.

In prior periods, the Company provided company only financial statements but in the current period it has presented group financial statements.

Principal activities

The Company's principal activity is to hold investments in entities within the ARC group (formerly the Arlington group). The Group's principal activities are property trading and development, design and construction services along with associated property development management services, and the provision of asset management services within the ARC group (formerly the Arlington Group).

Going concern

At the time of approving the financial statements the Directors have a reasonable expectation that the Company has adequate resources to continue in operations existence for the foreseeable future. Thus, the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

Further detail of the measures taken by Directors and the going concern considerations made can be seen in the accounting policies included in the notes to the financial statements.

Qualifying third party indemnity provisions

The Group has made qualifying third-party indemnity provisions for the benefit of its Directors during the year. These provisions remain in force at the reporting date.

Directors and directors' interests

The Directors who held office during the year and up to the date of signature of the financial statements are as listed on page 1. None of the Directors had any interest at any time during the year in the shares of the Company.

Results for the year

The Group's operating profit for the year ending 31 December 2021 was £1,062,085 (2020: £603,045). The Company does not have distributable reserves to be able to pay a dividend (2020: £nil).

Events during the year

On 16 June 2021, the ARC Group (formerly the Arlington Group) was acquired by funds ultimately controlled by Brookfield Asset Management Inc. The Company's ordinary shares were transferred by ARC Unit Trust (formerly Arlington Business Park Unit Trust) to Caelum Atom TopCo Limited on 27 July 2021.

Auditor

The auditor, RSM UK Audit LLP, are deemed to be reappointed under section 487(2) of the Companies Act 2006.

ADVANCED RESEARCH CLUSTERS HOLDCO LIMITED (FORMERLY ARLINGTON HOLDCO LIMITED)

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)

Statement of disclosure to auditor

So far as each person who was a Director at the date of approving this report is aware, there is no relevant audit information of which the Company's auditors is unaware. Additionally, each Director has taken all the necessary steps that they ought to have taken as a Director in order to make themselves aware of all relevant audit information and to establish that the Company's auditor is aware of that information.

Strategic report

The Directors have not prepared a Strategic Report by virtue of the exemption offered by Section 414B (b) of the Companies Act 2006.

This report has been prepared in accordance with the provision applicable to companies entitled to the small companies exemption.

By order of the Board



Jim Stretton (Sep 27, 2022 12:48 GMT+1)

J P Stretton

Director

Date: 27/09/2022

Registered office:

10th Floor

5 Churchill Place

London

E14 5HU

ADVANCED RESEARCH CLUSTERS HOLDCO LIMITED (FORMERLY ARLINGTON HOLDCO LIMITED)

DIRECTORS' RESPONSIBILITIES STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2021

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

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), 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 estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group and Company will continue in business.

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Group and 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 Group and Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

ADVANCED RESEARCH CLUSTERS HOLDCO LIMITED (FORMERLY ARLINGTON HOLDCO LIMITED)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ADVANCED RESEARCH CLUSTERS HOLDCO LIMITED (FORMERLY ARLINGTON HOLDCO LIMITED)

Opinion

We have audited the financial statements of Advanced Research Clusters Holdco Limited (formerly Arlington Holdco Limited) (the 'parent company') and its subsidiaries (the 'group') for the year ended 31 December 2021 which comprise the consolidated statement of comprehensive income, the consolidated and company statements of financial position, the consolidated statement of changes in equity, the company statement of changes in equity and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the group's and of the parent company's affairs as at 31 December 2021 and of the group's loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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. 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

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.

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's or the parent company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

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 contained 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 our 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 this other information, we are required to report that fact.

We have nothing to report in this regard.

ADVANCED RESEARCH CLUSTERS HOLDCO LIMITED (FORMERLY ARLINGTON HOLDCO LIMITED)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ADVANCED RESEARCH CLUSTERS (FORMERLY ARLINGTON HOLDCO LIMITED) (CONTINUED)

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.

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 their 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 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; 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 from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 4, 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's and the 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.

The extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities are instances of non-compliance with laws and regulations. The objectives of our audit are to obtain sufficient appropriate audit evidence regarding compliance with laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements, to perform audit procedures to help identify instances of non-compliance with other laws and regulations that may have a material effect on the financial statements, and to respond appropriately to identified or suspected non-compliance with laws and regulations identified during the audit.

In relation to fraud, the objectives of our audit are to identify and assess the risk of material misstatement of the financial statements due to fraud, to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud through designing and implementing appropriate responses and to respond appropriately to fraud or suspected fraud identified during the audit.

However, it is the primary responsibility of management, with the oversight of those charged with governance, to ensure that the entity's operations are conducted in accordance with the provisions of laws and regulations and for the prevention and detection of fraud.

ADVANCED RESEARCH CLUSTERS HOLDCO LIMITED (FORMERLY ARLINGTON HOLDCO LIMITED)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ADVANCED RESEARCH CLUSTERS (FORMERLY ARLINGTON HOLDCO LIMITED) (CONTINUED)

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud, the audit engagement team:

- obtained an understanding of the nature of the industry and sector, including the legal and regulatory framework that the company operates in and how the company is complying with the legal and regulatory framework;
- inquired of management, and those charged with governance, about their own identification and assessment of the risks of irregularities, including any known actual, suspected or alleged instances of fraud; and
- discussed matters about non-compliance with laws and regulations and how fraud might occur including assessment of how and where the financial statements may be susceptible to fraud.

As a result of these procedures, we consider the most significant laws and regulations that have a direct impact on the financial statements are FRS 102 and the Companies Act 2006. We performed audit procedures to detect non-compliances which may have a material impact on the financial statements which included reviewing financial statement disclosures.

The audit engagement team identified the risk of management override of controls as the area where the financial statements were most susceptible to material misstatement due to fraud. Audit procedures performed included but were not limited to testing manual journal entries and other adjustments and evaluating the business rationale in relation to significant, unusual transactions and transactions entered into outside the normal course of business.

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

Mayulee Pinkerton CA (Senior Statutory Auditor)
For and on behalf of RSM UK Audit LLP
Chartered Accountants
Davidson House
Forbury Square
Reading
Berkshire
RG1 3EU
Date:

ADVANCED RESEARCH CLUSTERS HOLDCO LIMITED (FORMERLY ARLINGTON HOLDCO LIMITED)

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	2021 £	2020 £
Turnover			
Gross rental income		125,932	118,537
Other income		6,367,392	4,334,198
Cost of sales		(30,633)	(63,330)
Net Turnover	2	6,462,691	4,389,405
Administration expenses		(5,400,606)	(3,786,360)
Operating profit		1,062,085	630,045
Interest receivable and similar income		130	570
Interest payable and similar expenses		(762)	(3,118)
Profit before taxation		1,061,453	627,497
Taxation		75,942	(162,053)
Profit for the financial year		1,137,395	465,444
Total comprehensive income for the year		1,137,395	465,444

ADVANCED RESEARCH CLUSTERS HOLDCO LIMITED (FORMERLY ARLINGTON HOLDCO LIMITED)

CONSOLIDATED AND COMPANY STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2021

	Note	Group 2021 £	Group 2020 £	Company 2021 £	Company 2020 £
Fixed Assets					
Investments	4	-	-	6,692,370	6,692,370
Tangible assets	5	100,000	140,100	-	-
		100,000	140,100	6,692,370	6,692,370
Current Assets					
Debtors falling due within one year	6	2,204,112	747,774	5,182	100
Debtors falling due after one year	6	10,449,990	8,450,000	-	-
Cash at bank		408,566	1,192,996	-	-
		13,062,668	10,390,770	5,182	100
Current Liabilities					
Creditors: amounts falling due within one year	7	(2,773,769)	(1,284,266)	(28,250)	-
Net current assets		10,288,899	9,106,504	(23,068)	100
Creditors: amounts falling due after one year	7	(6,701,079)	(6,696,178)	(6,701,078)	(6,702,478)
Net assets/(liabilities)		3,687,820	2,550,426	(31,776)	(10,008)
Capital and reserves					
Called up share capital	8	100	100	100	100
Profit and loss reserve		3,687,720	2,550,326	(31,876)	(10,108)
Shareholders' funds		3,687,820	2,550,426	(31,776)	(10,008)

Notes on pages 12 to 16 form part of these financial statements.

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

As permitted by s408 Companies Act 2006, the Company has not presented its own Statement of Comprehensive Income and related notes as it prepares group accounts. The Company's loss for the year was £21,768 (2020: loss £10,108).

The financial statements on pages 8 to 16 were approved by the Board of directors on...27 September 2022...2022 and were signed on its behalf by:

Jim Stretton

Jim Stretton (Sep 27, 2022 12:48 GMT+1)

J P Stretton

Director

Date: 27/09/2022

Company Registration No: 10951871

ADVANCED RESEARCH CLUSTERS HOLDCO LIMITED

(FORMERLY ARLINGTON HOLDCO LIMITED)

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2021

	Share capital	Profit and loss Reserve	Shareholders' funds
	£	£	£
At 1 January 2020	100	2,111,882	2,111,982
Result for the year	-	438,444	438,444
Total movements for the year	-	438,444	438,444
At 31 December 2020	100	2,550,326	2,550,426
Result for the year	-	1,137,395	1,117,341
Total movements for the year	-	1,137,395	1,117,341
At 31 December 2021	100	3,687,720	3,687,820

ADVANCED RESEARCH CLUSTERS HOLDCO LIMITED

(FORMERLY ARLINGTON HOLDCO LIMITED)

COMPANY'S STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2021

	Share capital	Profit and loss Reserve	Shareholders' funds
	£	£	£
At 1 January 2020	100	-	100
Result for the year	-	(10,108)	(10,108)
Total movements for the year	-	(10,108)	(10,108)
At 31 December 2020	100	(10,108)	(10,008)
Result for the year	-	(21,768)	(21,768)
Total movements for the year	-	(21,768)	(21,768)
At 31 December 2021	100	(31,876)	(31,776)

ADVANCED RESEARCH CLUSTERS HOLDCO LIMITED (FORMERLY ARLINGTON HOLDCO LIMITED)

Notes to the Financial Statements for the year ended 31 December 2021

1 Accounting policies

Company information

Advanced Research Clusters HoldCo Limited (formerly Arlington HoldCo Limited) is a private company limited by shares and is registered and incorporated in England and Wales. The Company's principal activity is to hold investments in entities within the ARC group (formerly the Arlington group). The Group's principal activities are property trading and development, design and construction services along with associated property development management services, and the provision of asset management services within the ARC group (formerly the Arlington Group). The Company's registered office is 10th Floor, 5 Churchill Place, London E14 5HU.

Basis of preparation

These financial statements have been prepared on the going concern basis, under historical cost convention and in accordance with Section 1A of FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (UK Generally Accepted Accounting Practice applicable to Smaller Entities).

The financial statements are prepared in sterling, which is the functional currency of the ARC (formerly Arlington) Group. Monetary amounts in these financial statements are rounded to the nearest £1.

Going concern

The Group's principal activities are property trading and development, and associated property development management services, the provision of asset management services, as well as development, design and construction services within the Arlington group.

The Company's principal activity to hold investments in entities included within the ARC (formerly Arlington) group as mentioned in the Director's report. In making the going concern assessment for the Company, the Directors have considered the going concern position of the Company and Arlington ARC 1 Limited Partnership (formerly Arlington Business Parks Partnership), the entity within the ARC (formerly Arlington) Group of companies that holds the investment properties of the Group. As at 31 December 2021, the Company had net liabilities £31,776 (2020: £10,008) and the Group had net assets of £3,687,820 (2020: £2,550,426). The Company had net current liabilities of £23,068 (2020: net current assets of £100). No material uncertainties that may cast significant doubt about the ability of the Company to continue as a going concern have been identified by the Directors.

ARC 1 Limited Partnership (formerly Arlington Business Parks Partnership) financial statements for the year to 31 December 2021 have been prepared on a going concern basis at the time of approving the financial statements. The Directors have a reasonable expectation that the Partnership and therefore Advanced Research Clusters HoldCo Limited (formerly Arlington HoldCo Limited) has adequate resources to continue in operational existence for the foreseeable future. Thus, the Directors continue to adopt the going concern basis of accounting in preparing the financial statements.

Basis of consolidation

The consolidated financial statements incorporate those of the Company and its subsidiaries (i.e., entities that the Group controls through its power to govern the financial and operating policies so as to obtain economic benefits).

All financial statements are prepared for the year to 31 December 2021 and compared to the year ending 31 December 2020 for both Company and Group. Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used into line with those used by other members of the Group.

All intra-group transactions, balances and unrealised gains on transactions between Group companies are eliminated on consolidation. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

The cost of a business combination is the fair value at the acquisition date of the assets given, equity instruments issued, and liabilities incurred or assumed, plus costs directly attributable to the business combination. The excess of the cost of a business combination over the fair value of the identifiable assets, liabilities and contingent liabilities acquired is recognised as goodwill.

The cost of the combination includes the estimated amount of contingent consideration that is probable and can be measured reliably and is adjusted for changes in contingent consideration after the acquisition date.

ADVANCED RESEARCH CLUSTERS HOLDCO LIMITED (FORMERLY ARLINGTON HOLDCO LIMITED)

Notes to the Financial Statements for the year ended 31 December 2021 (continued)

1 Accounting policies (continued)

Turnover

All turnover is included in profit or loss on an accruals basis. All the Company's and Group's income and expenditure are derived from continuing operations. Revenue is recognised to the extent that it is probable that the economic benefit will flow to the Group and the revenue can be reliably measured. Rental income is recognised on an accruals basis.

Other income relates to development management and asset management fees recharged to other group companies and turnkey profit from a project with a third party.

Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Leasehold improvements - 5 years straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset and is credited or charged to profit or loss.

Financial instruments

The Company has elected to apply the provisions of Section 11 'Basic Financial instruments and Section 12 'Other Financial Instruments issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised when the Company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are off set with the net amounts presented in the financial statements when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include amounts due from group companies, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the financial asset is measured at the present value of the future receipts discounted at a market rate of interest

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest.

Debt instruments are subsequently carried at amortised cost using the effective interest rate method.

Equity instruments

Equity instruments issued by the Company are recorded at the fair value of proceeds received, net of direct issue costs.

Investments

Fixed asset investments are held at cost less any provision for impairment. The Directors annually consider the impairment of each asset and assess its long-term recoverability.

ADVANCED RESEARCH CLUSTERS HOLDCO LIMITED (FORMERLY ARLINGTON HOLDCO LIMITED)

Notes to the Financial Statements for the year ended 31 December 2021 (Continued)

2 Net Turnover

An analysis of the Group's net turnover is as follows:

	Group 2021 £	Group 2020 £
Rental Income	125,932	118,537
Gross rental income	125,932	118,537
Turnkey profit	1,970,830	-
Loss of stock	-	(10)
Development management fees	719,724	1,390,808
Asset management fees	3,676,838	2,943,400
Other Income	6,367,392	4,334,198
Cost of sales	(30,633)	(63,330)
Net Turnover	6,462,691	4,389,405

3 Employees

The average monthly number of persons (including Directors) employed by the Group during the year was 18 (2020: 18). The Company had nil employees for 2021 and 2020.

4 Investments

	2021 £	2020 £
Cost at 1 January		-
Investments in subsidiaries	6,692,370	6,692,370
Cost at 31 December	6,692,370	6,692,370

At 31 December 2021, the net assets/(liabilities) of the invested companies were as follows:

- Advanced Research Clusters Portfolio Management Limited (formerly Arlington Portfolio Management Limited) £(264,701) (2020: £621,511);
- Advanced Research Clusters Developments Limited (formerly ABPP Developments Limited) £10,075,828 (2020: £8,136,658); and
- ARC Development Management (UK) Limited (formerly ABPP Development Management (UK) Limited) £580,785 (2020: £494,634).

The net realisable value is higher than the cost of investment therefore there is no impairment required.

Subsidiary companies

Name of undertaking	Nature of business	Class of shares	Incorporated
Advanced Research Clusters Developments Limited (formerly ABPP Developments Limited)	Property trading, development and associated property development management services	Ordinary	UK
ARC Development Management (UK) Limited (formerly ABPP Development Management (UK) Limited)	Development management services such as project management and quantity surveying	Ordinary	UK
Advanced Research Clusters Portfolio Management Limited (formerly Arlington Portfolio Management Limited)	Provide asset management, development, design and construction services within the ARC (formerly Arlington) group	Ordinary	UK

All the companies listed above have a 100% direct holding by the Company and have a registered address of 10th floor, 5 Churchill Place, London, E14 5HU. The subsidiary companies identified above have taken the exemption in section 479A of the Companies Act 2006 (the Act) from the requirements in the Act for their individual financial statements to be audited.

The Company has guaranteed all outstanding liabilities of those subsidiary companies at 31 December 2021 until those liabilities are satisfied in full.

ADVANCED RESEARCH CLUSTERS HOLDCO LIMITED (FORMERLY ARLINGTON HOLDCO LIMITED)

Notes to the Financial Statements for the year ended 31 December 2021 (Continued)

5 Tangible Fixed Assets

	Work in Progress £	Group Leasehold £	Total £
Cost			
At 1 January 2021	100,000	180,739	280,739
At 31 December 2021	100,000	180,739	280,739
Depreciation and Impairment			
At 1 January 2021	-	(140,639)	(140,639)
Depreciation charge in the year	-	(11,198)	(11,198)
Impairment of non-use of office	-	(28,902)	(28,902)
At 31 December 2021	-	(180,739)	(180,739)
Carrying amount at 31 December 2021	100,000	-	100,000
Carrying amount at 31 December 2020	100,000	40,100	140,100

The Company did not hold any tangible assets in 2021 (2020: nil).

6 Debtors

	Group 2021 £	Group 2020 £	Company 2021 £	Company 2020 £
Trade debtors	1,287,002	-	-	-
Other taxation and social security	-	-	5,082	-
Other debtors	917,110	747,774	100	100
Debtors falling due within one year	2,204,112	747,774	5,182	100
Amounts due from intergroup undertakings	10,449,990	8,450,000	-	-
Debtors falling due after one year	10,449,990	8,450,000	-	-

Amounts due from group companies are unsecured and repayable on demand.

7 Creditors

	Group 2021 £	Group 2020 £	Company 2021 £	Company 2020 £
Trade creditors	87,046	302,387	-	-
Other taxation and social security	443,858	413,215	-	-
Other creditors	81,796	514,949	-	-
Accruals	2,139,160	31,351	28,250	-
Deferred Income	21,910	22,364	-	-
Creditors falling due within one year	2,773,769	1,284,266	28,250	-
Amounts due to intergroup undertakings	6,701,079	6,696,178	6,701,078	6,702,478
Creditors falling due after one year	6,701,079	6,696,178	6,701,078	6,702,478

Amounts due to group companies are unsecured and repayable on demand.

ADVANCED RESEARCH CLUSTERS HOLDCO LIMITED (FORMERLY ARLINGTON HOLDCO LIMITED)

Notes to the Financial Statements for the year ended 31 December 2021 (Continued)

8 Called up share capital

	2021 £	2020 £
<i>Issued, called up allotted and unsettled</i>		
10,000 Ordinary shares of £0.01 each	100	100

On 27 July 2021, the Ordinary shares were transferred to Caelum Atom TopCo Limited following the Brookfield Asset Management Inc. acquisition of the ARC (formerly Arlington) group and its group of entities.

9 Related parties

Related Party	Activity	Group Debtor/ (Creditor) at 31 Dec 2021 £	Group Debtor/ (Creditor) at 31 Dec 2020 £	Company Debtor/ (Creditor) at 31 Dec 2021 £	Company Debtor/ (Creditor) at 31 Dec 2020 £
ARC Unit Trust (formerly Arlington Business Parks Unit Trust)	Ordinary shares in the Company	-	-	-	100
Caelum Atom TopCo Limited	Ordinary shares in the Company	-	-	100	-
ARC 1 Limited Partnership (formerly Arlington Business Parks Partnership)	Surplus funds loaned to investor	3,748,912	1,753,812	(6,701,078)	(6,696,178)

10 Immediate and ultimate parent company

On 27 July 2021, ARC Unit trust (formerly Arlington Business Parks Unit Trust) transferred its Company interest to Caelum Atom TopCo Limited. The Company, the Group and Caelum Atom TopCo Limited are owned by funds ultimately controlled by Brookfield Asset Management Inc. listed on the Toronto and New York stock exchanges. BSREP III Caelum Pooling LP (incorporated in Bermuda registration no: 53736) includes the Company and its subsidiaries results in its consolidated accounts.

11 Events after the reporting date

In May 2022, ABPP Developments Limited, ABPP Development Management (UK) Limited, Arlington Portfolio Management Limited, and Arlington HoldCo Limited had a name change to Advanced Research Clusters Developments Limited, ARC Development Management (UK) Limited, Advanced Research Clusters Portfolio Management Limited and Advanced Research Clusters HoldCo Limited, respectively, as part of changing the wider group to Advanced Research Clusters.