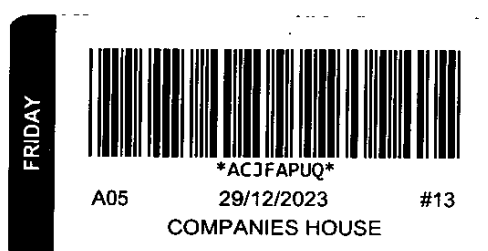


Company Registration No.: 03525212 (England and Wales)

**ADVANCED RESEARCH CLUSTERS DEVELOPMENTS
LIMITED**

**REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2022**



ADVANCED RESEARCH CLUSTERS DEVELOPMENTS LIMITED

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ADVANCED RESEARCH CLUSTERS DEVELOPMENTS LIMITED

Directors and Advisors

Directors:	KL Maher JP Stretton DI Williamson
Company Secretary:	CSC Corporate Services (UK) Limited
Company Number:	03525212
Registered Office:	10 th Floor, 5 Churchill place London England E14 5HU

ADVANCED RESEARCH CLUSTERS DEVELOPMENTS LIMITED

Directors' Report for the year ended 31 December 2022

The directors present their report and the audited financial statements of the Company for the year ended 31 December 2022.

Principal activity

The principal activities of the Company in the financial year under review were property trading and development and associated property development management services.

The Company is positioned to undertake turnkey developments or generate development management fee income on the land interests within its intergroup and related parties and will continue to evaluate such opportunities as they arise.

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.

Results and dividends


The Company's loss on ordinary activities before taxation for the financial year is £267,012 (2021: profit £2,053,931). No dividend payment was made during the financial year (2021: £nil).

Events during the year

During the year, the Company sold its interest in a lease at Aberdeen, by assignment to a third party.

By order of the Board

JP Stretton
Director

DocuSigned by:

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Date: 11/23/2023

Registered office: 10th Floor, 5 Churchill Place, London, England, E14 5HU

ADVANCED RESEARCH CLUSTERS DEVELOPMENTS LIMITED

Directors' Responsibilities Statement for the year ended 31 December 2022

The directors are responsible for preparing 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 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 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.

ADVANCED RESEARCH CLUSTERS DEVELOPMENTS LIMITED

Statement of Comprehensive Income for the year ended 31 December 2022

	Note	2022 £	2021 £
Turnover	2	79,603	2,096,762
Cost of sales		(346,615)	(30,633)
Gross profit/(loss)		(267,012)	2,066,129
Administrative expenses		(6,473)	(12,198)
Gain on disposal		116,547	-
Operating profit/(loss)		(156,938)	2,053,931
Interest receivable and similar income	3	222	130
Interest payable and similar charges	4	(149)	(132)
Profit/(loss) on ordinary activities before taxation		(156,865)	2,053,929
Tax on profit on ordinary activities		(101,489)	(114,759)
Profit/(loss) for the financial year		(258,354)	1,939,170
Other comprehensive income for the year		-	-
Total comprehensive income/(expense) for the financial year		(258,354)	1,939,170

All amounts relate to continuing activities.

ADVANCED RESEARCH CLUSTERS DEVELOPMENTS LIMITED

Statement of Financial Position at 31 December 2022

	Note	2022 £	2021 £
Current Assets			
Stock	5	-	100,000
Debtors: amount falling due within one year	6	10,036,744	11,287,367
Cash at bank and in hand		25,111	408,566
		10,061,855	11,193,556
Current Liabilities			
Creditors: amounts falling due within one year	7	(244,380)	(1,720,105)
		(244,380)	(1,720,105)
Net current assets		9,817,475	10,075,828
Total assets less current liabilities		9,817,475	10,075,828
Net assets		9,817,475	10,075,828
Capital and reserves			
Called up share capital	8	5,000,100	5,000,100
Profit and loss reserve		4,817,375	5,075,728
Total shareholders' funds		9,817,475	10,075,828

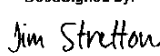
Notes on pages 7 to 10 form part of these financial statements.

For the financial year in question the company was entitled to exemption under section 479a of the Companies Act 2006. No members have required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.

The financial statements on pages 4 to 10 were approved by the Board of Directors on
and were signed on its behalf by:

JP Stretton
Director

DocuSigned by:

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Date: 11/23/2023

Company Registration No: 03525212

ADVANCED RESEARCH CLUSTERS DEVELOPMENTS LIMITED

Statement of Changes in Equity for the year ended 31 December 2022

	Called up share capital	Profit and loss reserve	Total shareholders' funds
	£	£	£
Balance as at 1 January 2021	5,000,100	3,136,558	8,136,658
Profit for financial year	-	1,939,170	1,939,170
Total movements for the year	-	1,939,170	1,939,170
Balance as at 31 December 2021	5,000,100	5,075,728	10,075,828
Loss for financial year	-	(258,353)	(258,353)
Total movements for the year	-	(258,353)	(258,353)
Balance as at 31 December 2022	5,000,100	4,817,375	9,817,475

ADVANCED RESEARCH CLUSTERS DEVELOPMENTS LIMITED (FORMERLY ABPP DEVELOPMENTS LIMITED)

Notes to Financial Statements for the year ended 31 December 2022

1 Accounting policies

Company information

ABPP Developments Limited is a private company limited by shares and is registered and incorporated in England and Wales. The principal activity of the Company is included in the Directors report.

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 presentation currency of these financial statements is sterling.

Going concern

In making the going concern assessment for the company, the Directors have considered the on-going financial position of the Company. As at 31 December 2022, the Company had £9,817,475 of net assets (2021: £10,075,828). 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.

The financial statements for the year to 31 December 2022 have been prepared on a going concern basis at the time of approving the financial statements.

Turnover

Turnover, which excludes value added tax, represents the contractual value of goods and services supplied in the year.

Revenue on turnkey projects is generated by design and build contracts, where construction costs are recharged to the customer, plus an agreed management fees upon each stage of delivery. The turnkey income generated is recognised net of construction costs.

Rental income entitlements under operating leases are stated net of VAT and recognised on a straight-line basis over the term of the lease contract.

Stocks

Stocks relating to properties held for future sale are stated at the lower of cost and net realisable value. Cost represents the cost of purchasing the property and capital expenditure associated with development of the property. Net realisable value is the estimate proceeds from the value of stock, less costs to complete and disposal costs.

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.

ADVANCED RESEARCH CLUSTERS DEVELOPMENTS LIMITED

Notes to Financial Statements for the year ended 31 December 2022 (Continued)

1 Accounting policies (Continued)

Basic financial assets

Basic financial assets, which include trade and other debtors, 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, including trade and other creditors and amounts due to fellow group companies, 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.

Equity instruments

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

Interest

Interest payable is recognised through profit or loss on an accrual's basis.

Taxation

The taxation expense recognised in the profit and loss represents an estimate of the tax liability at the reporting date. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

2 Turnover

	2022 £	2021 £
Rental income	67,775	125,932
Turnkey profit	11,828	1,970,830
	79,603	2,096,762

ADVANCED RESEARCH CLUSTERS DEVELOPMENTS LIMITED

Notes to Financial Statements for the year ended 31 December 2022 (Continued)

3 Interest receivable and similar income

	2022 £	2021 £
Bank interest receivable	222	130

4 Interest payable and similar charges

	2022 £	2021 £
Bank charges	149	132
	149	132

5 Stock

The carrying value of the land as at 31 December 2022 is £nil after the sale of a lease for a sub-tenant in Aberdeen (2021: £100,000) and is stated at the lower of cost and net realisable value.

6 Debtors

	2022 £	2021 £
Amount falling due within one year		
Amounts owed by related parties	9,977,204	10,449,990
Accrued income	0	794,659
Other debtors	3,619	42,718
Other taxation	55,921	-
Total debtors	10,036,744	11,287,367

All the amounts owed by group undertakings relate to loans which are unsecured and are repayable on demand. These loans are non-interest bearing.

7 Creditors

	2022 £	2021 £
Amount falling due within one year		
Amounts owing to intergroup parties	-	407,226
VAT liability	-	164,232
Corporation tax creditor	29,128	114,805
Accruals and deferred income	215,253	1,033,842
Total creditors	244,380	1,720,105

ADVANCED RESEARCH CLUSTERS DEVELOPMENTS LIMITED

Notes to Financial Statements for the year ended 31 December 2022 (Continued)

8 Called up share capital

	2022 £	2021 £
Allotted and fully paid		
5,000,100 (2021: 5,000,100) ordinary shares of £1 each	5,000,100	5,000,100

9 Related parties

		Debtor/(Creditor) at 31 December 2022 £	Debtor/(Creditor) at 31 December 2021 £
ARC Development Management (UK) Limited	Project Management and Quantity Surveyors Fees Amounts settled by intercompany	-	192,282
Advanced Research Clusters Portfolio Management Limited	Amounts settled by intercompany	(604,597)	(599,508)
ARC 1 Limited Partnership	Related Parties Settlements	8,399,990	10,449,990

10 Immediate and ultimate parent company

At the year ending 31 December 2022 the Company was owned by Advanced Research Clusters Holdco Limited. The registered office of Advanced Research Clusters HoldCo Limited is 10th Floor, 5 Churchill Place, London, England, E14 5HU.

The Company and Advanced Research Clusters HoldCo Limited are owned by funds ultimately controlled by Brookfield Asset Management Inc. listed on the Toronto and New York stock exchanges.