

**PBSA Fifth Letting GP1 Limited**

**Annual Report and Unaudited Financial Statements**

**For the year ended 31 December 2022**

**Registered company number: 10631116**

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## **PBSA Fifth Letting GP1 Limited**

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## **PBSA Fifth Letting GPI Limited**

### **Officers and professional advisers**

#### **Directors**

Mark Allnut  
Isabel Peacock  
Angela Russell  
Steven Towler

#### **Registered Office**

8th Floor  
Charles House  
Great Charles Street Queensway  
Birmingham  
B3 3HT  
United Kingdom

# **PBSA Fifth Letting GP1 Limited**

## **Directors' report**

The directors present their annual report on the affairs of PBSA Fifth Letting GP1 Limited (the "Company") for the year ended 31 December 2022.

### **Results**

The company's profit before tax for the financial year is £50 (2021: £50).

The directors, who served throughout the year and up to the date of signing the financial statements, were as follows:

Nathan Goddard (Resigned 23 December 2022)  
Jeannie Wong (Resigned 23 December 2022)  
Jonathan Hire (Resigned 23 December 2022)  
Jessica Gallop (Appointed 23 December 2022, Resigned 20 January 2023)  
Mark Allnutt (Appointed 23 December 2022)  
Isabel Peacock (Appointed 23 December 2022)  
Angela Russell (Appointed 23 December 2022)  
Steven Towler (Appointed 23 December 2022)

### **Directors' responsibilities statement**

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 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 judgments 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.

In preparing this director's report advantage has been taken of the small companies' exemption.

On behalf of the board



Steven Towler  
Director

Date: 21 September 2023

Registered company number: 10631116

## PBSA Fifth Letting GP1 Limited

### Statement of Comprehensive Income For the Year ended 31 December 2022

	Note	Year ended 31 December 2022 £	Year ended 31 December 2021 £
Management fee income	2	50	50
<b>Profit before taxation</b>		<u>50</u>	<u>50</u>
Tax on profit	4	(9)	(9)
<b>Profit for the financial year</b>		<u>41</u>	<u>41</u>
<b>Other comprehensive income</b>		<u>-</u>	<u>-</u>
<b>Total comprehensive income for the year</b>		<u>41</u>	<u>41</u>

All transactions derive from continued operations.

There were no other items of comprehensive income or loss for the current year or prior year. Accordingly no statement of other comprehensive income is presented.

The notes on pages 5 to 6 form part of these financial statements.

## PBSA Fifth Letting GP1 Limited

### Balance sheet At 31 December 2022

	Note	2022 £	2021 £
<b>Current assets</b>			
Other debtors	5	575	525
Creditors: Amounts due within one year	6	(107)	(98)
<b>Net assets</b>		<u>468</u>	<u>427</u>
<b>Capital and reserves</b>			
Called up share capital	7	1	1
Profit and loss account		467	426
<b>Total shareholders' funds</b>		<u>468</u>	<u>427</u>

For the financial year in question the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

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.

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

The notes on pages 5 to 6 form part of these financial statements.

The financial statements of PBSA Fifth Letting GP1 Limited (registered number 10631116) were approved by the board of directors and authorised for issue on 21 September 2023.

They were signed on its behalf by:



Steven Towler  
Director

# PBSA Fifth Letting GP1 Limited

## Notes to the financial statements

### 1 Accounting policies

The financial statements have been prepared under the historical cost convention.

### 2 Management fee income

If the Management of the Partnership determines that the Partnership has net income available for distribution, they may agree to distribute such net income.

From 1 May 2018 the Company is entitled to 0.25% of the Partnership net income capped at a maximum of £50.

If the management fee income is agreed to be distributed the Company will be entitled to £50 (2021: £50) and as such this amount has been accrued as receivable.

### 3 Staff costs

The Company has no employees and hence there were no staff costs for the year ended 31 December 2022 (2021: £nil)

### 4 Tax on profit

The tax charge comprises:

	2022	2021
	£	£
<b>Current tax on profit</b>		
Current tax on profit for the year	9	9
<b>Total tax on profit</b>	<u>9</u>	<u>9</u>

The standard rate of tax applied to reported profit is 19.0% (2021: 19.0%).

The UK Government has announced that the UK corporation tax rate will remain at 19% until 1 April 2023, when the UK corporation tax rate will increase to 25%. This change was substantively enacted on 24 May 2021. The impact of this change on the Company is not material.

The difference between the total tax charge shown above and the amount calculated by applying the standard rate of UK corporation tax to the profit before tax is as follows:

	2022	2021
	£	£
<b>Profit before tax</b>	50	50
Tax on profit at standard UK corporation tax rate of 19.0% (2021: 19.0%)	9	9
Effects of:		
- Expenses not deductible for tax purposes	-	-
<b>Total tax charge for year</b>	<u>9</u>	<u>9</u>

## PBSA Fifth Letting GP1 Limited

### 5 Other debtors

	2022 £	2021 £
Management fee receivable	574	524
Other debtors	1	1
	<u>575</u>	<u>525</u>

### 6 Creditors

	2022 £	2021 £
Tax payable	9	27
Amounts owed to intercompany	98	71
	<u>107</u>	<u>98</u>

### 7 Called up share capital

	£
<b>Allotted, called up and fully paid</b>	
1 ordinary share of £1 each	<u>1</u>

The Company has one class of ordinary shares. There are no restrictions on the distribution of dividends and the repayment of capital.

### 8 Immediate and ultimate parent undertakings and controlling parties

The company's immediate parent undertaking is Enigma London 1 S.a.r.l., which is registered in Luxembourg.

Roost JV LP is the undertaking of the smallest group of undertakings to consolidate these financial statements. The consolidated financial statements of the group are available at the registered address of 15 Finsbury Circus House, Finsbury Circus, London, England, EC2M 7EB.

On 23 December 2022, BSREP II PBSA Topco S.à r.l., the direct subsidiary of the previous ultimate parent company, disposed of all of its subsidiary undertakings, including PBSA Group Holdings S.à r.l., the direct parent of the Company. The sale was made to Roost Bidco Limited, a company incorporated in Jersey, an entity owned by a joint venture between Greystar Global Strategic Partners I (International) LP and Euro Devon Private Limited, a company incorporated in Singapore. Euro Devon Private Limited is a 100% indirect subsidiary of GIC (Realty) Private Limited. As a result the sale, the ultimate controlling entity is GIC (Realty) Private Limited.