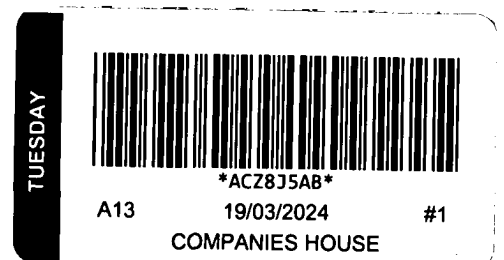


DAVINCI GLASGOW OPERATOR GP LIMITED

UNAUDITED DORMANT ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2022

REGISTERED NUMBER: 11962061



DAVINCI GLASGOW OPERATOR GP LIMITED
REGISTERED NUMBER: 11962061

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DAVINCI GLASGOW OPERATOR GP LIMITED
REGISTERED NUMBER: 11962061

COMPANY INFORMATION

DIRECTORS

J. Withrington	(Appointed on 1 September 2023)
A. Golam	(Appointed on 1 September 2023)
A. LeJune	(Appointed on 22 April 2022 and resigned on 1 September 2023)
O. Adeuja	(Appointed on 22 April 2022 and resigned on 14 July 2023)
C. Rossi	(Appointed on 14 July 2023 and resigned on 1 September 2023)
R. Beesley	(Resigned on 22 April 2022)

REGISTERED OFFICE

2nd Floor
107 Chéapside
London
EC2V 6DN

REGISTERED NUMBER

11962061 (England and Wales)

COMPANY SECRETARY

Saltgate (UK) Limited	(Appointed on 1 September 2023)
2nd Floor	
107 Cheapside	
London	
EC2V 6DN	

IQ EQ Secretaries (UK) Limited	(Resigned on 1 September 2023)
4th Floor	
3 More London Riverside	
London	
SE1 2AQ	

DAVINCI GLASGOW OPERATOR GP LIMITED
REGISTERED NUMBER: 11962061

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2022

	<u>2022</u>	<u>2021</u>
	<u>£</u>	<u>£</u>
CURRENT ASSETS		
Other current receivables	101	101
TOTAL CURRENT ASSETS	<u>101</u>	<u>101</u>
TOTAL ASSETS	<u>101</u>	<u>101</u>
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		
Other current liabilities	1	1
TOTAL CURRENT LIABILITIES	<u>1</u>	<u>1</u>
TOTAL LIABILITIES	<u>1</u>	<u>1</u>
NET ASSETS	<u>100</u>	<u>100</u>
CAPITAL AND RESERVES		
Share capital	100	100
SHAREHOLDERS' EQUITY	<u>100</u>	<u>100</u>

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

For the year ended 31 December 2022, the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

The members have not required the Company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and preparation of financial statements.

The financial statements of DaVinci Glasgow Operator GP Limited were approved and authorised for issue by the Board of Directors on 15 March 2024 and were signed on its behalf by:



Director
Julian Withrington
Date: 15 March 2024

DAVINCI GLASGOW PROPERTY OPERATOR LP
(FORMERLY CASL GLASGOW PROPERTY OPERATOR LP)

REGISTERED NUMBER: LP020245 (ENGLAND AND WALES)

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

DAVINCI GLASGOW PROPERTY OPERATOR LP
(FORMERLY CASL GLASGOW PROPERTY OPERATOR LP)

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DAVINCI GLASGOW PROPERTY OPERATOR LP
(FORMERLY CASL GLASGOW PROPERTY OPERATOR LP)

KEY INFORMATION

GENERAL PARTNER	DaVinci Glasgow Operator GP Limited (Formerly CASL Glasgow Operator GP Limited)
LIMITED PARTNER	DaVinci Glasgow Property Owner Limited (Formerly CASL Glasgow Property Owner Limited)
REGISTERED OFFICE	2nd Floor 107 Cheapside London EC2V 6DN United Kingdom
REGISTERED NUMBER	LP020245
AUDITOR	Deloitte LLP 2 New Street Square London EC4A 3BZ United Kingdom
BANKERS	HSBC UK Bank PLC 60 Victoria Street London EC4N 4TR United Kingdom
SOLICITORS	Fieldfisher LLP Riverbank House 2 Swan Lane London EC4R 3TT United Kingdom

DAVINCI GLASGOW PROPERTY OPERATOR LP
(FORMERLY CASL GLASGOW PROPERTY OPERATOR LP)

MEMBERS' REPORT

The Members present the annual report on the affairs of DaVinci Glasgow Property Operator LP (the "Partnership") and the financial Statements of the Partnership for the year ended 31 December 2022.

The comparative period relates to a 12-month period from 1 January 2021 to 31 December 2021.

Principal activities

The Partnership (acting by its General Partner, DaVinci Glasgow Operator GP Limited) provides property management services in connection to its lease of purpose-built student accommodation ('PBSA') at 366 Cathedral Street, Glasgow from DaVinci Glasgow Property Owner Limited ('the Landlord'). It earns rental income from the letting of rooms at the accommodation and is responsible for the property's direct property operating costs. In turn, the Partnership (acting by its General Partner) pays rent which accrues to the Landlord based on 95% of the Net Operating Income attributable to each Rental period.

Members receive a distribution out of the profits of the Partnership after adjusting for other equity adjustments. The final allocation and distribution of profit to individual members is made by the Executive Board once their individual performance has been assessed and annual financial statements have been approved.

Review of the development of the business and state of affairs

The property referred to above became operational for the start of the 2021/22 academic year. The property achieved c99% occupancy in the year ended 31 December 2022 (2021: c95%).

Russia / Ukraine war

In February 2022, a number of countries (including US, UK and EU) imposed sanctions against certain entities and individuals in Russia as a result of the official recognition of the Donetsk People Republic and Lugansk People Republic by the Russian Federation. Announcements of potential additional sanctions have been made following military operations initiated by Russia against the Ukraine on 24 February 2022.

The situation, together with growing turmoil from fluctuations in commodity prices and foreign exchange rates, and the potential to adversely impact global economies, has driven a sharp increase in volatility across markets. The Members regard these events for the Partnership as non-adjusting events after the reporting period. Due to the growing geopolitical tensions, since February 2022, there has been a significant increase in volatility on the securities and currency markets, as well as significant depreciation of the rouble against the US dollar and the Euro. It is expected that these events may affect the activities of enterprises in various sectors of the economy.

Although neither the Partnership's performance and going concern nor operations, at the date of this report, have been significantly impacted by the above, the Members continue to monitor the evolving situation and its impact on the financial position and results of the Partnership.

DAVINCI GLASGOW PROPERTY OPERATOR LP
(FORMERLY CASL GLASGOW PROPERTY OPERATOR LP)

MEMBERS' REPORT - (CONTINUED)

Cost of living crisis

Management continues to monitor the impact of the cost of living crisis on the property's residents as well as on direct operating costs of running the building. This has been considered in giving the assessment of going concern below.

Climate change

Management continues to monitor the impact of climate change in respect of the activities of the Partnership as well as ensuring compliance with related environmental standards. Following construction, the building achieved an EPC rating of B+.

Going concern

The Members, after carrying out necessary enquiries and through review of future financial forecasts, believe that the Partnership has adequate sources of funding to meet its future operations and the payment of its expenses and is well placed to manage its business risk successfully.

As at 31 December 2022, the Partnership had net current liabilities of £44,990 (2021: £34,173).

The intermediate parent entity, A-A Euro Investment Fund (Lux) SCSp, has agreed to provide adequate funds to enable the Partnership to meet in full its financial obligations as they fall due for a period of at least twelve months from the date when the financial statements are authorised for issue. The Members have considered the ability, intent and wider group cashflow forecasts of the intermediate parent entity to provide this support and are satisfied that this will remain available. Thus, they continue to adopt the going concern basis in preparing the annual financial statements.

Statement as to disclosure of information to the auditor

At the date of approval of this report the Members confirm that:

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

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

DAVINCI GLASGOW PROPERTY OPERATOR LP
(FORMERLY CASL GLASGOW PROPERTY OPERATOR LP)

MEMBERS' REPORT - (CONTINUED)

Auditor

Deloitte LLP have expressed their willingness to continue in office as auditor and appropriate arrangements have been put in place for them to be deemed re-appointed as auditor.

In preparing this report, the Members have taken advantage of the small qualifying partnerships exemptions provided by the Companies Act 2006.

Approved and authorised for issue by the General Partner



Julian Xavier Withrington, Director
Davinci Glasgow Operator GP Ltd

Date: 15 March 2024
2nd Floor,
107 Cheapside
London EC2V 6DN

DAVINCI GLASGOW PROPERTY OPERATOR LP
(FORMERLY CASL GLASGOW PROPERTY OPERATOR LP)

STATEMENT OF MEMBERS' RESPONSIBILITIES

The Members are responsible for preparing their report and the financial statements in accordance with applicable law and regulations.

The Partnership (Accounts) Regulation 2008 requires the Members to prepare financial statements for each financial year. Under that law the Members 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". The financial statements are required by law to give a true and fair view of the state of affairs of the Partnership and of the profit or loss of the Partnership for that period. In preparing these financial statements, the Members are required to:

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

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

DAVINCI GLASGOW PROPERTY OPERATOR LP
(FORMERLY CASL GLASGOW PROPERTY OPERATOR LP)

INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF DAVINCI GLASGOW PROPERTY OPERATOR LP

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of DaVinci Glasgow Property Operator LP (the 'Limited Partnership'):

- give a true and fair view of the state of the Limited Partnership's affairs as at 31 December 2022 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006 as applied to Limited Partnerships

We have audited the financial statements which comprise:

- the statement of comprehensive income;
- the statement of financial position;
- the statement of changes in equity;
- the related notes 1 to 10.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the Limited Partnership in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (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 Members' 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 Limited Partnership'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 Members 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 Members are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

DAVINCI GLASGOW PROPERTY OPERATOR LP
(FORMERLY CASL GLASGOW PROPERTY OPERATOR LP)

INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF DAVINCI GLASGOW PROPERTY OPERATOR LP - (CONTINUED)

Other information (continued)

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.

Responsibilities of Members

As explained more fully in the Members' responsibilities statement, the Members 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 Members 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 Members are responsible for assessing the Limited Partnerships'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 Members either intend to liquidate the Limited Partnership 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 FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

We considered the nature of the Limited Partnership's industry and its control environment, and reviewed the Limited Partnership's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management and Members about their own identification and assessment of the risks of irregularities, including those that are specific to the Limited Partnership's business sector.

We obtained an understanding of the legal and regulatory framework that the Limited Partnership operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements. These included UK Companies Act and tax legislation; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the Limited Partnership's ability to operate or to avoid a material penalty.

DAVINCI GLASGOW PROPERTY OPERATOR LP
(FORMERLY CASL GLASGOW PROPERTY OPERATOR LP)

INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF DAVINCI GLASGOW PROPERTY OPERATOR LP - (CONTINUED)

Extent to which the audit was considered capable of detecting irregularities, including fraud (continued)

We discussed among the audit engagement team regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments; assessed whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance.

Report on other legal and regulatory requirements

Opinions on other matters prescribed by the Companies Act 2006 as applied to Limited Partnerships

In our opinion, based on the work undertaken in the course of the audit:

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

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

Matters on which we are required to report by exception

Under the Companies Act 2006 as applied to Limited Partnerships we are required to report in respect of the following

- 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 Members' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.
- the Members were not entitled to prepare the financial statements in accordance with the small Limited Partnership's regime.

We have nothing to report in respect of these matters.

DAVINCI GLASGOW PROPERTY OPERATOR LP
(FORMERLY CASL GLASGOW PROPERTY OPERATOR LP)

INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF DAVINCI GLASGOW PROPERTY OPERATOR LP - (CONTINUED)

Use of our report

This report is made solely to the Limited Partnership's Members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 as applied to Limited Partnerships. Our audit work has been undertaken so that we might state to the Limited Partnership'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 Limited Partnership and the Limited Partnership's Members as a body, for our audit work, for this report, or for the opinions we have formed.



Andy Siddorns FCA (Senior Statutory Auditor)
For and on behalf of Deloitte LLP
Statutory Auditor
London, United Kingdom
Date: 15 March 2024

DAVINCI GLASGOW PROPERTY OPERATOR LP
(FORMERLY CASL GLASGOW PROPERTY OPERATOR LP)

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	2022	2021
		£	£
Rental income	2	4,608,517	1,474,569
Ancillary income	2	205,224	271,996
Direct and other operating expenses	4	(4,802,265)	(1,773,258)
Operating profit / (loss)		11,476	(26,693)
Finance costs		(20,214)	(4,352)
Loss on ordinary activities		(8,738)	(31,045)

All activities derive from continuing operations.

There are no items of other comprehensive income in either the current or preceding financial year other than as shown in retained earnings.

(The notes on pages 14 to 17 form an integral part of these financial statements.)

DAVINCI GLASGOW PROPERTY OPERATOR LP
(FORMERLY CASL GLASGOW PROPERTY OPERATOR LP)

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2022

	Notes	2022	2021
		£	£
Fixed assets			
Computer equipment		2,176	2,197
Office equipment		2,100	-
		<u>4,276</u>	<u>2,197</u>
Current assets			
Debtors	5	1,841,968	154,507
Prepayments		126,225	2,051
Cash and cash equivalents		1,632,382	3,572,508
		<u>3,600,575</u>	<u>3,729,066</u>
Creditors: amounts falling due within one year	6	<u>(3,645,565)</u>	<u>(3,763,239)</u>
Net current liabilities		<u>(44,990)</u>	<u>(34,173)</u>
Net liabilities		<u>(40,714)</u>	<u>(31,976)</u>
Capital and reserves			
Share capital	7	100	100
Retained earnings		<u>(40,814)</u>	<u>(32,076)</u>
Shareholders' deficit		<u>(40,714)</u>	<u>(31,976)</u>

The Members have taken advantage of the small qualifying partnerships regime in the preparation of these financial statements. The financial statements of DaVinci Glasgow Property Operator LP (Registration number: LP020245) were approved by the Members and authorised for issue on 15 March 2024. They were signed on behalf of the General Partner by:



Julian Xavier Withrington
DaVinci Glasgow Operator GP Limited
Date: 15 March 2024

(The notes on pages 14 to 17 form an integral part of these financial statements.)

DAVINCI GLASGOW PROPERTY OPERATOR LP
(FORMERLY CASL GLASGOW PROPERTY OPERATOR LP)

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2022

	Called-up share capital	Profit and loss account	Total
	£	£	£
Balance as at 1 January 2021	100	(1,031)	(931)
Loss for the financial year	-	(31,045)	(31,045)
As at 31 December 2021	100	(32,076)	(31,976)
Loss for the financial year	-	(8,738)	(8,738)
As at 31 December 2022	100	(40,814)	(40,714)

(The notes on pages 14 to 17 form an integral part of these financial statements.)

DAVINCI GLASGOW PROPERTY OPERATOR LP
(FORMERLY CASL GLASGOW PROPERTY OPERATOR LP)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

1 Reporting entity

DaVinci Glasgow Property Operator LP is a Limited Partnership incorporated in the United Kingdom under the Companies Act 2006 as applied to qualifying partnerships and is registered in England and Wales. The address of the Partnership's registered office is 2nd Floor 107 Cheapside, London, England, EC2V 6DN. The Partnership's name was changed from CASL Glasgow Property Operator LP on 6 May 2022 following a change of ownership.

The principal activities of the Partnership are set out in the Members' report on page 3.

2 Statement of accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the Partnership's financial statements.

(a) Accounting convention

The financial statements have been prepared in accordance with generally accepted accounting principles in the United Kingdom under the historical cost convention and in accordance with section 1A of Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council.

The Partnership qualifies as a small Limited Partnership and has taken the following exemptions:

- preparing a cash flow statement.

(b) Going concern

The Members, after carrying out necessary enquiries and through review of future financial forecasts, believe that the Partnership has adequate sources of funding to meet its future operations and the payment of its expenses and is well placed to manage its business risk successfully.

As at 31 December 2022, the Partnership had net current liabilities of £44,990 (2021: £34,173).

The intermediate parent entity, A-A Euro Investment Fund (Lux) SCSp, has agreed to provide adequate funds to enable the Partnership to meet in full its financial obligations as they fall due for a period of at least twelve months from the date when the financial statements are authorised for issue. The Members have considered the ability, intent and wider group cashflow forecasts of the intermediate parent entity to provide this support and are satisfied that this will remain available. Thus, they continue to adopt the going concern basis in preparing the annual financial statements.

(c) Turnover

Turnover comprises rental income, ancillary income (summer income) and other recoveries earned by DaVinci Glasgow Property Operator LP (acting by its General Partner) from residents of the purpose-built student accommodation at 366 Cathedral Street, Glasgow. Turnover is recognised on an accruals basis when the amount can be reliably measured, and it is probable that future economic benefits will flow to the Limited Partnership.

DAVINCI GLASGOW PROPERTY OPERATOR LP
(FORMERLY CASL GLASGOW PROPERTY OPERATOR LP)

NOTES TO THE FINANCIAL STATEMENTS - (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022

2 Statement of accounting policies - (continued)

(d) Functional and presentational currency

The Partnership's financial statements have been prepared in Pound Sterling (rounded to the nearest pound unless otherwise indicated), which is the presentation currency and the functional currency of the Partnership because that is the currency of the primary economic environment in which the Partnership operates.

Foreign currency transactions are translated into the Partnership's functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss.

(e) Financial assets and liabilities

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

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

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

(f) Operating leases

Rentals paid under operating leases are charged to profit or loss on a straight-line basis over the lease term. Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight line basis over the lease term, unless another systematic basis is representative of the time pattern of the lessee's benefit from the use of the leased asset.

The Partnership has taken advantage of the optional exemption available on transition to FRS 102 which allows lease incentives on leases entered into before the date of transition to the standard 1 March 2018 to continue to be charged over the period to the first market rent review rather than the term of the lease.

(g) Taxation

The Partnership is not a taxable entity. Any tax liabilities arising from the results of the Partnership are dealt with in the financial statements of the Partner.

DAVINCI GLASGOW PROPERTY OPERATOR LP
(FORMERLY CASL GLASGOW PROPERTY OPERATOR LP)

NOTES TO THE FINANCIAL STATEMENTS - (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022

3 Critical accounting judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. The Members do not consider there to be any critical accounting judgements in preparing the financial statements.

Estimates and underlying assumptions are reviewed on an on-going basis; revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected. There are no key sources of estimation uncertainty.

4 Direct and other operating expenses

Direct and other operating expenses primarily comprise £2,934,530 (2021: £956,870) to Davinci Glasgow Property Owner Limited – as landlord – in connection to the lease of 366 Cathedral Street, Glasgow. In addition, other direct property operating include expenses such as utilities (2022: £315,515; 2021: £113,465), property management fees (2022: £209,893; 2021: £86,964), staff related costs – which are re-charged by their employer, CA Europe Management Services PM Limited (2022: £358,825; 2021: £86,295), sales and marketing costs (2022: £56,627; 2021: £46,126), security costs (2022: £123,035; 2021: £36,506), cleaning (2022: £32,179; 2021: £34,936), audit fees to the auditor £27,730 (2021: £25,920) and Member's remuneration £nil (2021: £nil). The average number of employees during the year was nil (2021: nil).

The auditor issued invoices in relation to tax compliance totalling £4,500 in the year (2021: £nil).

5 Debtors

	2022 £	2021 £
VAT recoverable	28,647	-
Trade debtors	49,008	154,507
Related party receivable	1,764,213	-
Other debtors	100	-
	<u>1,841,968</u>	<u>154,507</u>

Trade debtors represents balances due from tenants in relation to the letting of units at 366 Cathedral Street, Glasgow. The balance of trade debtors includes a provision for bad debt of £6,204 (2021: £1,044). The related party receivable is unsecured, interest free and repayable on demand.

6 Creditors: amounts falling due within one year

	2022 £	2021 £
Trade and other creditors	98,142	367,527
Deferred income	3,136,271	2,279,473
Related party payable	97,790	946,819
Accrued expenses	313,362	169,420
	<u>3,645,565</u>	<u>3,763,239</u>

DAVINCI GLASGOW PROPERTY OPERATOR LP
(FORMERLY CASL GLASGOW PROPERTY OPERATOR LP)

NOTES TO THE FINANCIAL STATEMENTS - (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022

7 Share capital

	2022	2021
	£	£
<i>Issued, called up and fully paid:</i>		
100 ordinary shares of £1 each	100	100
	<u>100</u>	<u>100</u>

8 Related party transactions

Related party balances shown in Note 6 are payable on demand. No interest is being charged on these balances.

The Partnership signed a property management agreement with affiliate CA Europe Management Services PM Limited in August 2019. The fees charged to the Partnership during the year were £209,893 (2021: £86,964).

At year end, the immediate parent of the Partnership was DaVinci Glasgow Property Owner Limited, with the same registered address of the Partnership.

On 25 April 2022, the Partnership's immediate parent DaVinci Glasgow Property Owner Limited, was sold along with the Partnership to A-A Euro Investment DaVinci Glasgow Propco B S.à r.l..

As a result of this change in ownership, the Partnership's ultimate parent is Apollo Global Management Inc., with a registered address of 42nd Floor, West 57th Street, New York, NY 10019, United States.

The Partnership is not included in any consolidated accounts. The financial statements presented above represent the separate financial statements of DaVinci Glasgow Property Operator LP.

9 Financial commitments, contingent liabilities and guarantees

The Partnership (acting by its General Partner) entered into a 21 year and one day property operating lease with DaVinci Glasgow Property Owner Limited ('the Landlord') on 26 June 2019. As noted in the Principal activities section above, the Partnership (acting by its General Partner) pays rent which accrues to the Landlord based on 95% of the Net Operating Income attributable to each Rental period. In this way the operating lease expense is contingent on the Partnership's own Net Operating Income.

10 Post balance sheet events

There have been no post balance sheet events of significance.