

# **UPP (Plymouth Three) Limited**

Annual Report and Consolidated Financial  
Statements

Year Ended

31 August 2025

Company Number 05016132

# UPP (Plymouth Three) Limited

## Company Information

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<b>Directors</b>	M C Bamford S A Boorne M J Burton
<b>Registered number</b>	05016132
<b>Registered office</b>	First Floor 12 Arthur Street London EC4R 9AB
<b>Independent auditor</b>	KPMG LLP Chartered Accountants and Statutory Auditor 15 Canada Square London E14 5GL

# UPP (Plymouth Three) Limited

## Contents

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	Page
<b>Strategic Report</b>	1 - 3
<b>Directors' Report</b>	4 - 6
<b>Independent Auditor's Report</b>	7 - 10
<b>Consolidated Profit and Loss Account</b>	11
<b>Consolidated Statement of Comprehensive Income</b>	12
<b>Consolidated Balance Sheet</b>	13
<b>Company Balance Sheet</b>	14
<b>Consolidated Statement of Changes in Equity</b>	15
<b>Company Statement of Changes in Equity</b>	16
<b>Notes to the Financial Statements</b>	17 - 34

# UPP (Plymouth Three) Limited

## Strategic Report For the Year Ended 31 August 2025

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### Business review

The Group and the Company's principal activity is the development, funding, construction and operation of university accommodation under the University Property Partnerships (UPP), in partnership with the University of Plymouth.

The project comprises 1,764 student residential accommodation bedrooms within the University of Plymouth main campus.

The level of business, achieving budgeted occupancy, and the year-end financial position were in accordance with the directors' expectations. The directors anticipate that the future level of activity will be in accordance with their expectations and consider that the project will yield returns in line with current forecasts.

The UK Higher Education (HE) sector continues to maintain its reputation as a leading global destination for students. Applicant data published by UCAS following the 30 June 2025 main scheme deadline identifies that 665,070 applicants were seeking a university place for the academic year 2025/26. This was an increase of 8,300 applicants year on year and 27,040 applicants higher than the pre-pandemic year of 2019/20.

In terms of the key demand cohort for the Company's accommodation (i.e. first year undergraduates), the overall application rate for UK 18-year-olds reached 41.2% which is 0.7% lower than last year but 2.3% higher than the pre pandemic level of 38.9% in 2019/20. The number of applicants from the EU barely changed with 21,430 which is 40 less than last year and demand from outside the EU has risen by 2.7% to 117,030 or the equivalent of 3,030 more applicants with a total of 138,460 international students having applied by the main scheme deadline.

UCAS acceptances tracked 2.8% ahead of last year (at the 28 days after Clearing measuring point) with the overall number of acceptances of UK 18-year-olds which have increased by 3.7% to 287,950 and overall, there have been 512,270 acceptances (all ages, all domiciles). As with last year, more students have secured a place at higher tariff universities, 189,910 this year compared with 175,690 (+8.1%) in 2024, whilst medium tariff institutions have accepted 164,090 applicants (+1.6%) and lower tariffs have accepted 158,260 applicants (-1.8%).

New bed spaces entering the supply of PBSA have slowed as higher land values, high inflation, rising capital costs and onerous planning requirements take their toll. Further inertia has been exerted by the temporary decommissioning of a significant volume of PBSA for building safety remediation works. There appears to be a partial recovery in delivery of rooms for 2025/26 academic year with a further 17,800 beds expected to be delivered and Knight Frank estimate that there are c.60k beds currently under construction in the UK (including those expected to be delivered for 2025).

CBRE stated that they expect that supply will continue to be limited and that any new supply will be focused on a few towns and cities which have strong occupancy records and where viability is less challenging. On this basis, the overall demand outlook appears positive especially given that the Office for National Statistics is projecting an increase of 180,000 18 year olds in the population between 2020 and 2030.

As detailed in the Principal Risks and Uncertainties section, the Board continues to closely monitor demand and inflation risk and its impact on the Group and Company.

# UPP (Plymouth Three) Limited

## Strategic Report (continued) For the Year Ended 31 August 2025

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### Principal risks and uncertainties

#### Financial risk management objectives and policies

The Group and Company uses various financial instruments including loans, RPI swaps and various items, such as trade debtors and trade creditors that arise directly from its operations. The main purpose of these financial instruments is to raise finance for the Group's and Company's operations. All of the Group's and Company's financial instruments are of sterling denomination and the Group does not trade in financial instruments or derivatives.

The existence of these financial instruments exposes the Group and Company to a number of financial risks, which are described in more detail below. The directors review and agree policies for managing each of these risks and they are summarised below. These policies have remained unchanged from the previous year.

#### Interest rate risk

The Group and the Company finance their operations through a mixture of retained profits, related party borrowings and fixed rate and inflation linked on-loans from a fellow group undertaking.

Through the use of the fixed rate tranche of the on-loan the Group and Company has mitigated its negative exposure to interest rate fluctuations on that portion of its borrowings. The index-linked tranche of the on-loan has a nominal fixed rate that is linked to RPI (see below).

#### Inflation risk

The Group and Company fund its financing activities through the provision of student accommodation and rental income received on this accommodation. Growth in rental income is linked to the movement in RPI and the Group manages the exposure to this index through a mix of inflation-linked debt and the use of RPI swaps to hedge a portion of the fixed rate debt servicing costs. The Group and Company are monitoring the current inflationary environment very closely, especially the impact on its cost base. The contractual mechanisms relating to rental income increases and the controllable nature of most costs provide means of managing this risk.

#### Liquidity risk

The Group and Company seek to manage financial risk by ensuring sufficient liquidity is available to meet foreseeable needs and debt servicing and to invest cash assets safely and profitably. The Group's facility agreements require adequately funded reserve accounts which provide further mitigation against liquidity risk.

The maturity of borrowings is set out in note 18 to the financial statements.

#### Demand risk

The Group and Company are subject to revenue risk arising from potential occupancy voids where no nomination is in place and counter-party credit risk where a nomination is in place from the university partner. While the Group and the Company operate with the benefit of various contractual rights that support high levels of occupancy, the supply of purpose built student accommodation is showing some limited increases providing increased competition focused on price, quality and location.

#### Portfolio risk

The assets of the Group and Company are in the student market and reduced student numbers could impact upon financial performance. The Group and Company seek to mitigate this risk by building excellent long term relationships with its university partner and ensuring up to date in-depth market analysis is completed each year to enable the Group and the Company to review their strategic position.

# UPP (Plymouth Three) Limited

## Strategic Report (continued) For the Year Ended 31 August 2025

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### Financial key performance indicators

The following are considered by the directors to be indicators of performance of the Group that are not necessarily evident from the financial statements but provide insight into the quality of underlying cash flows for the borrowers.

	2024/25	2023/24
Average Applications: acceptance ratio	6.3:1	6.2:1
Average core demand pool (no. of students)	9,815	10,335

The indicators above are directly related to performance of the university partner of the Group and any changes in these statistics may potentially affect the performance of the Group and in turn, the economic viability of this Company.

The directors also monitor the occupancy levels of the student accommodation facilities.

	2024/25	2023/24
Average occupancy across the facilities	99.71%	100.0%

The target occupancy level is 98-99%, as such the directors are satisfied that the noted above occupancy levels exceed tolerable limits for the recovery of credit extended to the Group. In addition, the Group met its loan obligation in the period.

The Group has to adhere to financial covenants on the associated senior debt financial instruments, such as debt service cover ratio. All of the financial covenants have been met during the financial year.

This report was approved by the Board and signed on its behalf by:



.....  
**M C Bamford**  
Director

Date: 12 December 2025

# UPP (Plymouth Three) Limited

## Directors' Report For the Year Ended 31 August 2025

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The directors present their report and the financial statements for the year ended 31 August 2025.

### **Statement of directors' responsibilities in respect of the Strategic Report, the Directors' Report and the financial statements**

The directors are responsible for preparing the Strategic Report, the Directors' Report and the Group and Parent Company 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 Group and Parent Company 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 Group and Parent Company and of the Group's profit or loss for that period. In preparing each of the Group and Parent Company financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the Group and Parent Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Group or the Parent Company or to cease operations, or have no realistic alternative but to do so.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Parent Company's transactions and disclose with reasonable accuracy at any time the financial position of the Parent Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Group and to prevent and detect fraud and other irregularities.

### **Going concern**

The financial statements have been prepared on a going concern basis, which the directors consider to be appropriate for the following reasons.

In preparing these financial statements, the directors have considered the impact of the current inflationary environment on the ability of the Group to continue as a going concern by preparing a cash flow forecast through to 31 August 2027, modelling a severe but plausible downside scenario that demonstrates that the Group is expected to have sufficient funds to meet its obligations as they fall due over the period of at least 12 months from the date of approval of the financial statements.

A key feature of the Group's contractual arrangements with the universities, is that the university counterparty bears the risk of in-year rental income collection once students have been contracted for the rooms. In addition, there are contractual mechanisms in place that allow for rental uplifts as a result of inflation.

# UPP (Plymouth Three) Limited

## Directors' Report (continued) For the Year Ended 31 August 2025

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### Going concern (continued)

For the 2025/26 academic year, the Group has secured sufficient occupancy to remain compliant with its financial covenants. The directors anticipate that the Group's university counterparties will meet their payment obligations as they fall due, even in the severe but plausible downside scenario and, as a result, the risk around revenues leading to non-compliance with financial covenants for the 2025/26 year remains low. The directors consider the Group's costs to be reasonably controllable and, whilst there are likely to be increased costs arising from inflationary pressures, these are likely to be offset by inflationary increases in rental income and cost control measures and are not sufficient to threaten the viability of the business.

The directors believe that the fundamentals of the student accommodation market remain supportive of the long-term success of the business.

On this basis, the directors are confident that the Group will have sufficient funds to meet its liabilities as they fall due for at least twelve months from the date of approval of the financial statements, and therefore have prepared the financial statements on a going concern basis.

### Results and dividends

The profit for the year, after taxation, amounted to £2,374k (2024 - £5,355k).

The directors did not declare any dividends for the year (2024 - £Nil).

### Directors

The directors who served during the year were:

M C Bamford  
S A Boorne  
M J Burton

### Future developments

Occupancy for the 2025/26 financial year has been secured at 99.3% which has exceeded the directors' expectations.

### Qualifying third party indemnity provisions

During the year and up to the date of this report, the Group and the Parent Company maintained liability insurance and third-party indemnification provisions for its directors, under which the Group and the Parent Company have agreed to indemnify the directors to the extent permitted by law in respect of all liabilities to third parties arising out of, or in connection with, the execution of their powers, duties and responsibilities of the Group and the Parent Company.

### Financial risk management objectives and policies

The Group's financial risk management objectives and policies are considered to be of strategic significance and are therefore detailed in the Strategic Report on page 2.



# UPP (Plymouth Three) Limited

## Directors' Report (continued) For the Year Ended 31 August 2025

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### Disclosure of information to auditor

Each of the persons who are directors at the time when this Directors' Report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company and the Group's auditor is unaware; and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company and the Group's auditor is aware of that information.

### Post balance sheet events

There have been no significant events affecting the Group or Company since the year end.

### Auditor

The auditor, KPMG LLP, will be proposed for reappointment as auditor of the Company in accordance with section 487 of the Companies Act 2006.

This report was approved by the Board and signed on its behalf by:



.....  
**M C Bamford**  
Director

Date: 12 December 2025

# UPP (Plymouth Three) Limited

## Independent Auditor's Report to the Members of UPP (Plymouth Three) Limited

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### Opinion

We have audited the financial statements of UPP (Plymouth Three) Limited ("the Company") for the year ended 31 August 2025 which comprise the Consolidated Profit and Loss Account, the Consolidated Statement of Comprehensive Income, the Consolidated and Company Balance Sheet, the Consolidated and Company Statements of Changes in Equity and related notes, including the accounting policies in note 2.

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 August 2025 and of the Group's profit for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 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.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the Group in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

### Going concern

The directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the Group or the Company or to cease their operations, and as they have concluded that the Group and the Company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over their ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the directors' conclusions, we considered the inherent risks to the Group's business model and analysed how those risks might affect the Group and Company's financial resources or ability to continue operations over the going concern period.

Our conclusions based on this work:

- we consider that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate; and
- we have not identified, and concur with the directors' assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the Group or the Company's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the above conclusions are not a guarantee that the Group or the Company will continue in operation.

# UPP (Plymouth Three) Limited

## Independent Auditor's Report to the Members of UPP (Plymouth Three) Limited (continued)

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### **Fraud and breaches of laws and regulations – ability to detect**

#### *Identifying and responding to risks of material misstatement due to fraud*

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of the directors and inspection of policy documentation as to the Group's high-level policies and procedures to prevent and detect fraud, including the internal audit function, and the Group's channel for "whistleblowing", as well as whether they have knowledge of any actual, suspected or alleged fraud;
- Reading Board minutes;
- Considering remuneration incentive schemes and performance targets for management; and
- Using analytical procedures to identify any unusual or unexpected relationships.

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards, we perform procedures to address the risk of management override of controls, in particular the risk that Group management may be in a position to make inappropriate accounting entries and the risk of bias in accounting estimates and judgements such as valuation of service concession arrangements and valuation of derivative financial instruments.

On this audit we do not believe there is a fraud risk related to revenue recognition because the Group's and Company's income primarily arises from contracts with universities with fixed periodic payments, and revenue is recognised over time. This revenue is non-judgemental, straight forward and has limited opportunity for manipulation.

We did not identify any additional fraud risks.

We performed procedures including:

- identifying journal entries to test based on risk criteria and comparing the identified entries to supporting documentation. These included those posted by senior finance management and journal entries made to unrelated account; and
- assessing significant accounting estimates for bias.

#### *Identifying and responding to risks of material misstatement due to non-compliance with laws and regulations*

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with the directors and other management (as required by auditing standards) and from inspection of the Group's regulatory and legal correspondence and discussed with the directors the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

The potential effect of these laws and regulations on the financial statements varies considerably.

Firstly, the Group is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies' legislation), distributable profits and taxation legislation. We assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

# UPP (Plymouth Three) Limited

## Independent Auditor's Report to the Members of UPP (Plymouth Three) Limited (continued)

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### **Fraud and breaches of laws and regulations – ability to detect (continued)**

*Identifying and responding to risks of material misstatement due to non-compliance with laws and regulations (continued)*

Secondly, the Group is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation. We identified the following areas as those most likely to have such an effect: property laws and building legislation, health and safety, employment laws, anti-bribery, other worker laws, recognising the nature of the Group's activities.

Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the directors and other management and inspection of regulatory and legal correspondence, if any. Therefore, if a breach of operational regulations is not disclosed to us or evident from relevant correspondence, an audit will not detect that breach.

*Context of the ability of the audit to detect fraud or breaches of law or regulation*

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws or regulation.

### **Strategic Report and Directors' Report**

The directors are responsible for the Strategic Report and the Directors' Report. Our opinion on the financial statements does not cover those reports and we do not express an audit opinion thereon.

Our responsibility is to read the Strategic Report and the Directors' Report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the Strategic Report and Directors' Report;
- in our opinion the information given in those reports for the financial year is consistent with the financial statements; and
- in our opinion those reports have been prepared in accordance with the Companies Act 2006.

### **Matters on which we are required to report by exception**

Under the Companies Act 2006, we are required 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.

We have nothing to report in these respects.

# UPP (Plymouth Three) Limited

## Independent Auditor's Report to the Members of UPP (Plymouth Three) Limited (continued)

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### Directors' responsibilities

As explained more fully in their 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; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the Group 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 they 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

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities).

### The purpose of our audit work and to whom we owe our responsibilities

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.



**Matthew Humphrey** (Senior Statutory Auditor)  
for and on behalf of KPMG LLP, Statutory Auditor  
Chartered Accountants  
15 Canada Square  
London  
E14 5GL

Date: 12 December 2025

# UPP (Plymouth Three) Limited

## Consolidated Profit and Loss Account For the Year Ended 31 August 2025

	Note	2025 £000	2024 £000
Turnover	4	11,676	10,786
Cost of sales		(3,860)	(3,592)
<b>Gross profit</b>		<b>7,816</b>	<b>7,194</b>
Administrative expenses	5	(2,494)	341
<b>Operating profit</b>	6	<b>5,322</b>	<b>7,535</b>
Interest receivable and similar income	9	301	264
Interest payable and similar expenses	10	(3,249)	(2,444)
<b>Profit before tax</b>		<b>2,374</b>	<b>5,355</b>
Tax on profit	11	-	-
<b>Profit for the financial year</b>		<b>2,374</b>	<b>5,355</b>

The above results all relate to continuing operations.

The notes on pages 17 to 34 form part of these financial statements.

# UPP (Plymouth Three) Limited

## Consolidated Statement of Comprehensive Income For the Year Ended 31 August 2025

	Note	2025 £000	2024 £000
Profit for the financial year		2,374	5,355
<b>Other comprehensive income, net of related tax effects</b>			
Unrealised surplus on revaluation of tangible assets	13	617	6,032
<b>Other comprehensive income for the year</b>		<b>617</b>	<b>6,032</b>
<b>Total comprehensive income for the year</b>		<b>2,991</b>	<b>11,387</b>

The notes on pages 17 to 34 form part of these financial statements.


# UPP (Plymouth Three) Limited

Registered number: 05016132

## Consolidated Balance Sheet As at 31 August 2025

	Note	2025 £000	2024 £000
<b>Fixed assets</b>			
Intangible assets	12	1,232	1,268
Tangible assets	13	91,400	91,400
		<u>92,632</u>	<u>92,668</u>
<b>Current assets</b>			
Debtors: amounts falling due within one year	15	9,779	7,531
<b>Creditors: amounts falling due within one year</b>	16	<u>(3,046)</u>	<u>(2,498)</u>
<b>Net current assets</b>		<u>6,733</u>	<u>5,033</u>
<b>Total assets less current liabilities</b>		<u>99,365</u>	<u>97,701</u>
<b>Creditors: amounts falling due after more than one year</b>	17	<u>(70,536)</u>	<u>(71,863)</u>
<b>Net assets</b>		<u><u>28,829</u></u>	<u><u>25,838</u></u>
<b>Capital and reserves</b>			
Called up share capital	20	2,033	2,033
Revaluation reserve	21	32,461	32,060
Profit and loss account	21	(5,665)	(8,255)
<b>Total equity</b>		<u><u>28,829</u></u>	<u><u>25,838</u></u>

The financial statements were approved and authorised for issue by the Board and were signed on its behalf by:



.....  
**M C Bamford**  
Director

Date: 12 December 2025

The notes on pages 17 to 34 form part of these financial statements.



# UPP (Plymouth Three) Limited

Registered number: 05016132

## Company Balance Sheet As at 31 August 2025

	Note	2025 £000	2024 £000
<b>Fixed assets</b>			
Intangible assets	12	(12,933)	(13,313)
Tangible assets	13	91,400	91,400
Investments	14	-	-
		<u>78,467</u>	<u>78,087</u>
<b>Current assets</b>			
Debtors: amounts falling due within one year	15	9,843	7,594
<b>Creditors: amounts falling due within one year</b>	16	<u>(3,046)</u>	<u>(2,498)</u>
<b>Net current assets</b>		<u>6,797</u>	<u>5,096</u>
<b>Total assets less current liabilities</b>		<u>85,264</u>	<u>83,183</u>
<b>Creditors: amounts falling due after more than one year</b>	17	<u>(70,536)</u>	<u>(71,863)</u>
<b>Net assets</b>		<u><u>14,728</u></u>	<u><u>11,320</u></u>
<b>Capital and reserves</b>			
Called up share capital	20	2,033	2,033
Revaluation reserve	21	15,166	14,765
Profit and loss account	21	(2,471)	(5,478)
<b>Total equity</b>		<u><u>14,728</u></u>	<u><u>11,320</u></u>

The financial statements were approved and authorised for issue by the Board and were signed on its behalf by:



.....  
**M C Bamford**  
Director

Date: 12 December 2025

The Company has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Profit and Loss Account in these financial statements. The profit after tax of the Parent Company for the year was £2,791k (2024 - profit of £5,837k).

The notes on pages 17 to 34 form part of these financial statements.

# UPP (Plymouth Three) Limited

## Consolidated Statement of Changes in Equity For the Year Ended 31 August 2025

	Called up share capital	Revaluation reserve	Profit and loss account	Total equity
	£000	£000	£000	£000
<b>At 1 September 2024</b>	<b>2,033</b>	<b>32,060</b>	<b>(8,255)</b>	<b>25,838</b>
<b>Comprehensive income for the year</b>				
Profit for the year	-	-	2,374	2,374
Transfer from revaluation reserve	-	-	216	216
Unrealised surplus on revaluation of tangible assets	-	617	-	617
Transfer to profit and loss account	-	(216)	-	(216)
<b>At 31 August 2025</b>	<b>2,033</b>	<b>32,461</b>	<b>(5,665)</b>	<b>28,829</b>

Where depreciation charges are increased following a revaluation, an amount equal to the increase is transferred annually from the revaluation reserve to the Profit and Loss account as a movement on reserves. The transfer for 2025 was £216k.

## Consolidated Statement of Changes in Equity For the Year Ended 31 August 2024

	Called up share capital	Revaluation reserve	Profit and loss account	Total equity
	£000	£000	£000	£000
<b>At 1 September 2023</b>	<b>2,033</b>	<b>26,188</b>	<b>(13,770)</b>	<b>14,451</b>
<b>Comprehensive income for the year</b>				
Profit for the year	-	-	5,355	5,355
Transfer from revaluation reserve	-	-	160	160
Unrealised surplus on revaluation of tangible assets	-	6,032	-	6,032
Transfer to profit and loss account	-	(160)	-	(160)
<b>At 31 August 2024</b>	<b>2,033</b>	<b>32,060</b>	<b>(8,255)</b>	<b>25,838</b>

Where depreciation charges are increased following a revaluation, an amount equal to the increase is transferred annually from the revaluation reserve to the Profit and Loss account as a movement on reserves. The transfer for 2024 was £160k.

The notes on pages 17 to 34 form part of these financial statements.

# UPP (Plymouth Three) Limited

## Company Statement of Changes in Equity For the Year Ended 31 August 2025

	Called up share capital	Revaluation reserve	Profit and loss account	Total equity
	£000	£000	£000	£000
<b>At 1 September 2024</b>	<b>2,033</b>	<b>14,765</b>	<b>(5,478)</b>	<b>11,320</b>
<b>Comprehensive income for the year</b>				
Profit for the year	-	-	2,791	2,791
Transfer from revaluation reserve	-	-	216	216
Unrealised surplus on revaluation of tangible assets	-	617	-	617
Transfer to profit and loss account	-	(216)	-	(216)
<b>At 31 August 2025</b>	<b>2,033</b>	<b>15,166</b>	<b>(2,471)</b>	<b>14,728</b>

Where depreciation charges are increased following a revaluation, an amount equal to the increase is transferred annually from the revaluation reserve to the Profit and Loss account as a movement on reserves. The transfer for 2025 was £216k.

## Company Statement of Changes in Equity For the Year Ended 31 August 2024

	Called up share capital	Revaluation reserve	Profit and loss account	Total equity
	£000	£000	£000	£000
<b>At 1 September 2023</b>	<b>2,033</b>	<b>8,893</b>	<b>(11,475)</b>	<b>(549)</b>
<b>Comprehensive income for the year</b>				
Profit for the year	-	-	5,837	5,837
Transfer from revaluation reserve	-	-	160	160
Unrealised surplus on revaluation of tangible assets	-	6,032	-	6,032
Transfer to profit and loss account	-	(160)	-	(160)
<b>At 31 August 2024</b>	<b>2,033</b>	<b>14,765</b>	<b>(5,478)</b>	<b>11,320</b>

Where depreciation charges are increased following a revaluation, an amount equal to the increase is transferred annually from the revaluation reserve to the Profit and Loss account as a movement on reserves. The transfer for 2024 was £160k.

The notes on pages 17 to 34 form part of these financial statements.

# UPP (Plymouth Three) Limited

## Notes to the Financial Statements For the Year Ended 31 August 2025

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### 1. General information

UPP (Plymouth Three) Limited is a private company limited by shares incorporated in England, with company number 05016132. The registered office is First Floor, 12 Arthur Street, London, EC4R 9AB.

### 2. Accounting policies

#### 2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The Group has chosen to apply transitional relief under Section 35.10 (i) Service concession arrangements – Accounting By Operators, and as a result its tangible assets which meet the definition of service concession arrangements under Section 34 but where the contract was entered into before the date of transition, will continue to be accounted for using the same accounting policies being applied at the date of transition to FRS 102.

The financial statements are presented in Sterling (£), which is the Group's functional currency, rounded to the nearest thousand.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires Group management to exercise judgement in applying the Group's accounting policies (see note 3).

The Group has not presented a cashflow statement as it does not hold any cash balances.

#### **New standards, interpretations and amendments not yet effective**

The Financial Reporting Council (FRC) has issued amendments to FRS 102 on 27 March 2024, as part of its 2024 periodic review, with the revised standard becoming effective for accounting periods beginning on or after 1 January 2026.

These changes include significant updates to lease accounting and revenue recognition, aligning more closely with International Financial Reporting Standards (IFRS). The Group is currently assessing the potential impact of these amendments.

The following principal accounting policies have been applied:

#### 2.2 Basis of consolidation

The consolidated financial statements present the results of the Company and its own subsidiaries ("the Group") as if they form a single entity. Intercompany transactions and balances between group companies are therefore eliminated in full.

The consolidated financial statements incorporate the results of business combinations using the purchase method. In the Balance Sheet, the acquiree's identifiable assets, liabilities and contingent liabilities are initially recognised at their fair values at the acquisition date. The results of acquired operations are included in the Consolidated Profit and Loss Account from the date on which control is obtained. They are deconsolidated from the date control ceases.

In accordance with the transitional exemption available in FRS 102, the Group has chosen not to retrospectively apply the standard to business combinations that occurred before the date of transition to FRS 102, being 1 September 2014.

# UPP (Plymouth Three) Limited

## Notes to the Financial Statements For the Year Ended 31 August 2025

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### 2. Accounting policies (continued)

#### 2.3 Parent company disclosure exemptions

In preparing the separate financial statements of the Parent Company, advantage has been taken of the following disclosure exemptions available in FRS 102:

- Only one reconciliation of the number of shares outstanding at the beginning and end of the period has been presented as the reconciliation for the Company and the Parent Company would be identical;
- No Statement of Cash Flows has been presented for the Parent Company;
- Disclosures in respect of the Parent Company's income, expense, net gains and net losses on financial instruments measured at amortised cost have not been presented as equivalent disclosures have been provided in respect of the Group as a whole; and
- No disclosures have been given for the aggregate remuneration of the key management personnel of the Parent Company as their remuneration is included in the totals for the Group as a whole.

#### 2.4 Going concern

The financial statements have been prepared on a going concern basis, which the directors consider to be appropriate for the following reasons.

In preparing these financial statements, the directors have considered the impact of the current inflationary environment on the ability of the Group to continue as a going concern by preparing a cash flow forecast through to 31 August 2027, modelling a severe but plausible downside scenario that demonstrates that the Group is expected to have sufficient funds to meet its obligations as they fall due over the period of at least 12 months from the date of approval of the financial statements.

A key feature of the Group's contractual arrangements with the universities, is that the university counterparty bears the risk of in-year rental income collection once students have been contracted for the rooms. In addition, there are contractual mechanisms in place that allow for rental uplifts as a result of inflation.

For the 2025/26 academic year, the Group has secured sufficient occupancy to remain compliant with its financial covenants. The directors anticipate that the Group's university counterparties will meet their payment obligations as they fall due, even in the severe but plausible downside scenario and, as a result, the risk around revenues leading to non-compliance with financial covenants for the 2025/26 year remains low. The directors consider the Group's costs to be reasonably controllable and, whilst there are likely to be increased costs arising from inflationary pressures, these are likely to be offset by inflationary increases in rental income and cost control measures and are not sufficient to threaten the viability of the business.

The directors believe that the fundamentals of the student accommodation market remain supportive of the long-term success of the business.

On this basis, the directors are confident that the Group will have sufficient funds to meet its liabilities as they fall due for at least twelve months from the date of approval of the financial statements, and therefore have prepared the financial statements on a going concern basis.

#### 2.5 Turnover

Rent receivable is recognised on a straight line basis of the amount receivable in respect of the rental period. Amounts received in advance are included within deferred income.

# UPP (Plymouth Three) Limited

## Notes to the Financial Statements For the Year Ended 31 August 2025

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### 2. Accounting policies (continued)

#### 2.6 Interest receivable and similar income

Interest receivable is recognised in the Consolidated Profit and Loss Account using the effective interest method.

#### 2.7 Interest payable and similar expenses

Interest payable is charged to the Consolidated Profit and Loss Account over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

#### 2.8 Borrowing costs

Borrowing costs directly attributable to the acquisition and construction of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective assets. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

#### 2.9 Pensions

##### Defined contribution pension plan

The Group operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Group pays fixed contributions into a separate entity. Once the contributions have been paid the Group has no further payments obligations.

The contributions are recognised as an expense in the Consolidated Profit and Loss Account when they fall due. Amounts not paid are shown in accruals as a liability in the Balance Sheet. The assets of the plan are held separately from the Group in independently administered funds.

#### 2.10 Taxation

Tax is recognised in the Consolidated Profit and Loss Account except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company and the Group operate and generate income.

Deferred tax is calculated on a non-discounted basis using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference. Group relief is only accounted for to the extent that a formal policy is in place at the reporting period end. Where no policy is in place, current and deferred tax is measured before benefits which may arise from a formal group relief policy.

# UPP (Plymouth Three) Limited

## Notes to the Financial Statements For the Year Ended 31 August 2025

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### 2. Accounting policies (continued)

#### 2.11 Intangible assets

##### Goodwill

Goodwill represents the difference between amounts paid on the cost of a business combination and the acquirer's interest in the fair value of the Group's share of its identifiable assets and liabilities of the acquiree at the date of acquisition. Subsequent to initial recognition, Goodwill is measured at cost less accumulated amortisation and accumulated impairment losses. Goodwill is amortised on a straight line basis over the remaining lease period on the principal asset held by the subsidiary. This period represents the period over which each subsidiary undertaking acquired will continue to generate cash flows. Amortisation is charged to the Consolidated Profit and Loss Account over its useful economic life.

#### 2.12 Tangible assets

Tangible assets are stated at valuation, net of depreciation and any provision for impairment. Depreciation is calculated so as to write off the cost of the tangible assets, less any residual value, over the expected useful economic lives of the assets concerned once construction is complete. The principal rates of depreciation used for this purpose are:

*Assets for use in operating leases - annuity method over the term of the lease.*

The economic benefit of the principal assets for use in operating leases is the return on assets invested into the financing arrangement with the relevant university. The annuity method takes into account the cost of capital notionally invested in the principal asset. Notional interest calculated using the relevant group's actual weighted cost of capital and depreciation combined will give an approximately constant charge to revenue.

The Group has adopted a policy to revalue the principal asset every two years with an interim valuation performed in other years if there is evidence that the value has changed significantly. The movement in fair value is recognised in other comprehensive income and accumulated in equity in a revaluation reserve, except that a deficit which is in excess of any previously recognised surplus over depreciated cost relating to the same property, or the reversal of such a deficit, is charged to the Consolidated Profit and Loss Account. A deficit which represents a clear consumption of economic benefits is charged to the Consolidated Profit and Loss Account regardless of any such previous surplus.

Where depreciation charges are increased following a revaluation, an amount equal to the increase is transferred annually from the revaluation reserve to the Consolidated Profit and Loss Account as a movement on reserves.

At each reporting date the Company and the Group assess whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined which is the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

#### 2.13 Investments

Investments in subsidiaries are measured at cost less accumulated impairment.

# UPP (Plymouth Three) Limited

## Notes to the Financial Statements For the Year Ended 31 August 2025

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### 2. Accounting policies (continued)

#### 2.14 Debtors

Trade and other debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

Impairment is determined by making an estimate of the likely recoverable value of debtors by considering factors such as the credit rating, the aging profile and the historic experience of the respective debtor.

#### 2.15 Creditors

Trade and other creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

#### 2.16 Interest bearing borrowings

Interest-bearing borrowings are recognised initially at the present value of future payments discounted at a market rate of interest. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method.

#### 2.17 Derivative financial instruments

Derivatives, include inflation swaps, and are not basic financial instruments.

To mitigate the impact of inflation movements on future rental income and the Group's ability to service the fixed rate senior loan notes, the Group has entered into inflation linked swaps ('RPI swaps') with UPP Bond 1 Issuer Plc, a fellow group undertaking. All derivative financial instruments are initially measured at fair value on the date the contract is entered into and subsequently remeasured to fair value at each reporting date. The gain or loss on re-measurement is taken to the Consolidated Profit and Loss Account in finance cost or finance income as appropriate.

Derivatives are carried as assets when the fair value is positive and as liabilities when the fair value is negative. The fair values of inflation swap contracts are determined by calculating the present value of the estimated future cash flows using observable yield curves.

#### 2.18 Provisions for liabilities

Provisions are made where an event has taken place that gives the Group a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Consolidated Profit and Loss Account in the year that the Group becomes aware of the obligation, and are measured at the best estimate at the Balance Sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance Sheet.



# UPP (Plymouth Three) Limited

## Notes to the Financial Statements For the Year Ended 31 August 2025

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### 2. Accounting policies (continued)

#### 2.19 Related party transactions

The Group is a wholly owned subsidiary of UPP REIT Holdings Limited and as such the Company has taken advantage of the terms of FRS 102.331A not to disclose related party transactions which are eliminated on consolidation.

### 3. Judgements in applying accounting policies and key sources of estimation uncertainty

The preparation of financial statements requires management to exercise judgement in applying the Group's accounting policies. It also requires the use of estimates and assumptions that affect the reported amounts of assets and liabilities, income and expenses. However, the nature of estimation means that actual outcomes could differ from those estimates.

Estimates and assumptions are reviewed on an on-going basis with revisions recognised in the period in which the estimates are revised and in any future periods affected.

The areas involving the most sensitive estimates and assumptions that are significant to the financial statements are set out below:

#### Revaluation of the principal assets (note 13)

The Group has adopted a policy to revalue the principal asset every two years with an interim valuation performed in other years if there is evidence that the value has changed significantly. The Group engages independent valuation specialists to determine the fair value of the assets every two years, with a director's valuation performed at any other interim period. In interim periods management assesses whether a revaluation is required by applying a materiality threshold of 10%, such that if the fair value is estimated to differ materially from the carrying amount by 10% or more, a revaluation is undertaken. The determination of materiality and the need for revaluation involves significant judgement by management. The valuation technique employed by both the independent valuers and directors is based on a discounted cash flow model as there is a lack of comparable market data due to the specific nature of the property assets. The determined fair value of the principal assets is most sensitive to the estimated rental growth, discount rate, as well as the long term occupancy rates. The key assumptions used to determine the principal assets are further explained in note 13.

#### Goodwill (note 12)

The Group establishes a reliable estimate of the useful economic life of goodwill arising on business combinations. Goodwill attributed to subsidiary undertakings is amortised on a straight line basis over the remaining lease period on the principal asset held by each subsidiary. This period of amortisation represents the period over which each subsidiary undertaking acquired will continue to generate operating cash flows. For further details refer to note 12.

#### Valuation of RPI swaps (note 19)

In estimating the fair value of the RPI swaps, the Company incorporates credit valuation adjustments and debit value adjustments to appropriately reflect both its own non-performance risk and the respective counterparty's non-performance risk in the fair value measurements, which are subjective in nature and require significant judgement. In adjusting the fair value of its derivative contracts for the effect of non-performance risk, the Company has considered the impact of netting and any applicable credit enhancements, such as collateral postings, thresholds, mutual puts, and guarantees.

# UPP (Plymouth Three) Limited

## Notes to the Financial Statements For the Year Ended 31 August 2025

### 3. Judgements in applying accounting policies and key sources of estimation uncertainty (continued)

The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements:

Presentation of the principal asset (note 13)

Rent receivable is generated from the Group's interests in university accommodation. These interests fall within the scope of Section 34 of FRS 102, however, due to the transitional relief adopted in relation to service concession arrangements, the Group continues to account for all its principal assets applying the policies under UK GAAP, FRS 5 (Application Note F).

Each year the Group applies judgement in assessing the status of these interests, in accordance with the provisions of FRS 5 (Application Note F), assessing the balance of the significant risks and rewards of ownership of the asset. The appropriate Balance Sheet treatment of these interests is to treat the asset as a finance receivable asset where the Group does not have the majority of significant risks and rewards. Where it does, the asset is treated as a tangible asset.

The directors consider the balance of the risks and rewards lies with the Group due to the Group taking the key demand risk and therefore the assets are treated as tangible assets.

Classification of index-linked financial instruments (note 18)

The Group's index-linked senior on loans are fully amortising with both principal repayments and real interest adjusted semi-annually by the change in the RPI index. Management have concluded that despite both principal and interest being linked to RPI, these links are not leveraged and because both principal and interest repayment obligations change in the same proportion and therefore the conditions in paragraphs 11.9(a) and (aA) of FRS 102 are met and the Group's index-linked financial instruments are classified as basic and carried at amortised cost.

### 4. Turnover

Turnover represents income, on the basis of accounting policy 2.5, excluding VAT, attributed to the provision of student accommodation.

An analysis of turnover by class of business is as follows:

	2025 £000	2024 £000
Provision of student accommodation	11,676	10,786

All turnover arose within the United Kingdom.

### 5. Administrative expenses

Administrative expenses include a balance of £Nil (2024 - credit of £2,610k) relating to the reimbursement of previously incurred asset remedial costs by the original contractor.

# UPP (Plymouth Three) Limited

## Notes to the Financial Statements For the Year Ended 31 August 2025

### 6. Operating profit

The operating profit is stated after charging/(crediting):

	2025 £000	2024 £000
Depreciation of tangible assets	617	532
Amortisation of intangible assets, including goodwill	36	37
Provisions	-	(64)
	<u>          </u>	<u>          </u>

### 7. Auditor's remuneration

	2025 £000	2024 £000
Fees payable to the Group's auditor and its associates for the audit of the Group's annual financial statements	20	19
	<u>          </u>	<u>          </u>

### 8. Employees

Staff costs were as follows:

	Group 2025 £000	Group 2024 £000
Wages and salaries	1,041	1,082
Social security costs	117	89
Cost of defined contribution scheme	49	48
	<u>          </u>	<u>          </u>
	<u>1,207</u>	<u>1,219</u>

The average monthly number of employees, including the directors, during the year was as follows:

	Group 2025 No.	Group 2024 No.
Site managers (full time)	3	3
Administration, maintenance and cleaning (full and part time)	45	47
	<u>          </u>	<u>          </u>
	<u>48</u>	<u>50</u>

#### Key management personnel

The Company does not have any employee, other than the directors for the current and prior year. The Group does not remunerate its directors directly. The directors provide services to a group of over 50 UK companies and therefore the amount of remuneration for the directors' qualifying services is in consequential and so has not been disclosed.

# UPP (Plymouth Three) Limited

## Notes to the Financial Statements For the Year Ended 31 August 2025

### 9. Interest receivable and similar income

	2025 £000	2024 £000
Interest receivable from group undertakings	301	264

### 10. Interest payable and similar expenses

	2025 £000	2024 £000
Fixed rate senior interest due to group undertakings	2,236	2,298
Fair value movement on swaps	(540)	(1,037)
Index-linked interest due to group undertakings	1,553	1,183
	3,249	2,444

Interest due to group undertaking is payable to UPP Bond 1 Issuer plc.

### 11. Taxation

There is no current or deferred tax charge in the current or prior year.

#### Factors affecting tax charge for the year

The tax assessed for the year is lower than (2024 - lower than) the standard rate of corporation tax in the UK of 25% (2024 - 25%). The differences are explained below:

	2025 £000	2024 £000
Profit on ordinary activities before tax	2,374	5,355
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 25% (2024 - 25%)	594	1,339
<b>Effects of:</b>		
Expenses disallowable for tax purposes	9	25
Non-taxable income	(5)	(7)
Brought forward losses utilised in the year	(70)	(59)
Exempt property rental profits in the year	(528)	(1,298)
<b>Total tax charge for the year</b>	-	-

# UPP (Plymouth Three) Limited

## Notes to the Financial Statements For the Year Ended 31 August 2025

### 11. Taxation (continued)

#### Factors that may affect future tax charges

UPP REIT Holdings Limited is a Real Estate Investment Trust ("REIT"). As a result, the Company and Group no longer pay UK corporation tax on profits and gains from qualifying property rental business providing it meets certain conditions. Non-qualifying profits and gains continue to be subject to UK corporation tax as normal.

A deferred tax asset of £8,245k (2024 - £8,336k) in respect of available tax losses has not been recognised at 31 August 2025.

### 12. Intangible assets

#### Group

	Goodwill £000
<b>Cost</b>	
At 1 September 2024	1,892
At 31 August 2025	1,892
<b>Amortisation</b>	
At 1 September 2024	624
Charge for the year	36
At 31 August 2025	660
<b>Net book value</b>	
At 31 August 2025	1,232
At 31 August 2024	1,268

# UPP (Plymouth Three) Limited

## Notes to the Financial Statements For the Year Ended 31 August 2025

### 12. Intangible assets (continued)

#### Company

	Negative Goodwill £000
<b>Cost</b>	
At 1 September 2024	(18,053)
At 31 August 2025	<u>(18,053)</u>
<b>Amortisation</b>	
At 1 September 2024	(4,740)
Charge for the year	(380)
At 31 August 2025	<u>(5,120)</u>
<b>Net book value</b>	
At 31 August 2025	<u><u>(12,933)</u></u>
At 31 August 2024	<u><u>(13,313)</u></u>

Goodwill arose on the acquisition of the subsidiary undertakings during the year ended 31 August 2008.

Negative goodwill, related to the Company only, arose on the hive up of subsidiary undertakings during the year ended 31 August 2013.

# UPP (Plymouth Three) Limited

## Notes to the Financial Statements For the Year Ended 31 August 2025

### 13. Tangible assets

#### Group and Company

	Assets for use in operating leases £000
<b>Valuation</b>	
At 1 September 2024	91,400
At 31 August 2025	91,400
<b>Depreciation</b>	
At 1 September 2024	-
Charge for the year	617
On revalued assets	(617)
At 31 August 2025	-
<b>Net book value</b>	
At 31 August 2025	91,400
At 31 August 2024	91,400

Tangible assets include borrowing cost up to the date of completion of £2,792k (2024 - £2,792k) which have been capitalised at 100%.

Under the terms of the debenture, the finance provider, UPP Bond 1 Issuer plc, has security by way of a first legal mortgage over all estates or interests in the leasehold properties and buildings and fixtures on those properties, as well as security over all other assets of the Group by way of fixed and floating charges.

Assets used in operating leases were independently valued by Jones Lang LaSalle Limited ("JLL"), Chartered Surveyors, on an existing use basis at 31 August 2024. JLL have confirmed that the value as at that date was £91,400k using a discounted cashflow methodology following RICS guidelines.

A Directors' valuation has been undertaken during the year ended 31 August 2025. The fair value of the asset did not differ significantly from the previous valuation and therefore no changes were made.

The critical assumptions made in relation to the valuation are set out below:

	2025	2024
Discount rates	9.48%	9.46%
Occupancy rates	99%	99%
Long term annual rental growth	3%	3%

# UPP (Plymouth Three) Limited

## Notes to the Financial Statements For the Year Ended 31 August 2025

### 13. Tangible assets (continued)

If the assets for use in operating leases had not been included at valuation they would have been included under the historical cost convention as follows:

	2025 £000	2024 £000
<b>Group</b>		
Cost	63,210	63,210
Accumulated depreciation	(4,496)	(3,879)
<b>Net book value</b>	<b>58,714</b>	<b>59,331</b>

### 14. Investments

#### Subsidiary undertakings

The following were subsidiary undertakings of the Company:

Name	Registered office	Class of shares	Holding
UPP (Plymouth) Limited	First Floor, 12 Arthur Street, London, EC4R 9AB	Ordinary	100%
UPP (Plymouth Two) Limited	First Floor, 12 Arthur Street, London, EC4R 9AB	Ordinary	100%
UPP (James Square Plymouth) Limited	First Floor, 12 Arthur Street, London, EC4R 9AB	Ordinary	100%

The aggregate of the share capital and reserves as at 31 August 2025 and the profit or loss for the year ended on that date for the subsidiary undertakings were as follows:

Name	Aggregate of share capital and reserves £000	Profit £000
UPP (Plymouth) Limited	1	-
UPP (Plymouth Two) Limited	1	-
UPP (James Square Plymouth) Limited	1	-

No impairment was recorded during the year.

Investments are subject to an annual review to assess whether there is any indication of impairment.



# UPP (Plymouth Three) Limited

## Notes to the Financial Statements For the Year Ended 31 August 2025

### 15. Debtors

	Group 2025 £000	Group 2024 £000	Company 2025 £000	Company 2024 £000
Amounts owed by group undertakings	9,574	7,369	9,638	7,432
Other debtors	183	147	183	147
Prepayments and accrued income	22	15	22	15
	<b>9,779</b>	<b>7,531</b>	<b>9,843</b>	<b>7,594</b>

Included within amounts owed by group undertakings is a balance owed by UPP Bond 1 Issuer Plc of £2,556k (2023 - £2,347k) which is to fund a debt service reserve account held by UPP Bond 1 Issuer Plc that is sized to be adequate to cover the next six months of service costs of both tranches of the senior secured notes. This amount is reviewed every six months and increased or decreased accordingly. Interest receivable on these loans is calculated using the effective interest method which is different to the actual cash interest received at the rate the Company earns interest on the cash balances it holds.

The remaining amounts owed by group undertakings is an amount owed by UPP Bond 1 Limited, and is interest free, repayable on demand and may or may not be repaid within 12 months but are disclosed as current as permitted by the Companies Act.

All amounts owed by group undertakings are interest free, repayable on demand and may or may not be repaid within 12 months but are disclosed as current as permitted by the Companies Act.

### 16. Creditors: amounts falling due within one year

	Group 2025 £000	Group 2024 £000	Company 2025 £000	Company 2024 £000
Fixed rate on loans (see note 18)	1,816	1,740	1,816	1,740
Amounts owed to group undertakings	622	252	622	252
Accruals and deferred income	608	506	608	506
	<b>3,046</b>	<b>2,498</b>	<b>3,046</b>	<b>2,498</b>

Amounts owed to group undertakings are owed to UPP Residential Services Limited, are interest free, repayable on demand and may or may not be repaid within 12 months but are disclosed as current as permitted by the Companies Act.

# UPP (Plymouth Three) Limited

## Notes to the Financial Statements For the Year Ended 31 August 2025

### 17. Creditors: amounts falling due after more than one year

	Group 2025 £000	Group 2024 £000	Company 2025 £000	Company 2024 £000
Fixed rate on loans (see note 18)	40,973	42,731	40,973	42,731
Index-linked on loans (see note 18)	22,226	21,255	22,226	21,255
Derivative financial instruments (see note 19)	7,337	7,877	7,337	7,877
	<b>70,536</b>	<b>71,863</b>	<b>70,536</b>	<b>71,863</b>

#### On-loans

On 5 March 2013 a fellow subsidiary of the Group's immediate parent UPP Bond 1 Limited, UPP Bond 1 Issuer Plc, launched a Multicurrency Programme for the issuance of £382.1 million Senior Secured Notes. The proceeds of this bond issuance were on lent to UPP (Plymouth Three) Limited and five other subsidiary undertakings of UPP Bond 1 Limited, to enable the companies to repay their existing senior bank debt funding.

These notes are listed on the Irish Stock Exchange. The 4.9023% fixed rate loan notes are due to be fully repaid by 2040, with repayments having begun in August 2013. The 2.7291% index-linked loan notes are due to be fully repaid by 2047, with repayments starting in August 2038.

The Group entered into on-loan arrangements with UPP Bond 1 Issuer plc the terms and conditions of which are laid out below:

	Amount	Interest rate	Maturity
Tranche A	56,165,000	Fixed rate at 4.9023%	28 February 2040
Tranche B	13,652,000	Index-linked at 2.7291%	31 August 2047

The on-loan facility above is secured under a debenture deed. Under the terms of the debenture, the finance provider, UPP Bond 1 Issuer Plc, has security by way of a first legal mortgage over all estates or interests in the leasehold properties and buildings and fixtures on those properties, as well as security over all other assets of the Group by way of fixed and floating charges.

# UPP (Plymouth Three) Limited

## Notes to the Financial Statements For the Year Ended 31 August 2025

### 18. Loans

Analysis of the maturity of loans is given below:

	Group 2025 £000	Group 2024 £000	Company 2025 £000	Company 2024 £000
<b>Amounts falling due within one year</b>				
Fixed rate on loans	1,816	1,740	1,816	1,740
	<u>1,816</u>	<u>1,740</u>	<u>1,816</u>	<u>1,740</u>
<b>Amounts falling due 1-2 years</b>				
Fixed rate on loans	2,062	1,895	2,062	1,895
	<u>2,062</u>	<u>1,895</u>	<u>2,062</u>	<u>1,895</u>
<b>Amounts falling due 2-5 years</b>				
Fixed rate on loans	6,967	6,845	6,967	6,845
	<u>6,967</u>	<u>6,845</u>	<u>6,967</u>	<u>6,845</u>
<b>Amounts falling due after more than 5 years</b>				
Fixed rate on loans	31,943	33,991	31,943	33,991
Index-linked on loans	22,226	21,255	22,226	21,255
	<u>54,169</u>	<u>55,246</u>	<u>54,169</u>	<u>55,246</u>
	<u><u>65,014</u></u>	<u><u>65,726</u></u>	<u><u>65,014</u></u>	<u><u>65,726</u></u>

# UPP (Plymouth Three) Limited

## Notes to the Financial Statements For the Year Ended 31 August 2025

### 19. Financial instruments

	Group 2025 £000	Group 2024 £000	Company 2025 £000	Company 2024 £000
<b>Financial assets</b>				
Financial assets measured at amortised cost	<b>9,713</b>	7,516	<b>9,821</b>	7,579
<b>Financial liabilities</b>				
Derivative financial instruments at fair value through profit and loss	<b>(7,377)</b>	(7,877)	<b>(7,337)</b>	(7,877)
Financial liabilities measured at amortised cost	<b>(66,245)</b>	(66,483)	<b>(66,245)</b>	(66,484)
	<b>(73,622)</b>	(74,360)	<b>(73,582)</b>	(74,361)

Financial assets measured at amortised cost comprise trade debtors, other debtors and amounts owed by group undertakings which are repayable on demand.

Financial liabilities measured at amortised cost comprise trade creditors, amounts owed to group undertakings, fixed rate senior on loans, index-linked senior on loans and accruals.

Derivative financial instruments measured at fair value through the Consolidated Profit and Loss Account comprise an RPI swap.

Derivatives are carried as assets when the fair value is positive and as liabilities when the fair value is negative. The fair value of these swaps is determined using discounted cash flow analysis on the expected cash flows of each derivative. This analysis reflects the contractual terms of the derivatives, including the period to maturity, and uses observable market-based inputs, including interest rate curves, spot and forward rates, as well as option volatility.

The Group incorporates credit valuation adjustments and debit value adjustments to appropriately reflect both its own non-performance risk and the respective counterparty's non-performance risk in the fair value measurements. In adjusting the fair value of its derivative contracts for the effect of non-performance risk, the Group has considered the impact of netting and any applicable credit enhancements, such as collateral postings, thresholds, mutual puts, and guarantees.

To mitigate the risks of inflation movements on future rental income of the Group impacting on the Group and Company's ability to service the fixed rate senior on loans, the Group has entered into an RPI swap with UPP Bond 1 Issuer plc, a fellow group company, which has entered into on loan arrangements with the Group. The notional amounts swapped for each year has been determined with reference to a percentage of the fixed rate on loan servicing costs.

At the Balance Sheet date, the fair value of this swap was £7,337k liability (2024 - £7,877k liability).

The Group entered into the RPI swap on 28 February 2013, fixing a portion of the underlying rental income stream to 2.7%. The RPI swap is for a period of 27 years commencing in February 2014 and finishing in February 2040.

The Group does not apply hedge accounting for its derivative instrument as the criteria are not met under section 12 FRS 102. There was a gain of £540k during the year (2024 - £1,037k gain) and was recognised in the Consolidated Profit and Loss Account, reflecting the change in fair value of this RPI swap.

# UPP (Plymouth Three) Limited

## Notes to the Financial Statements For the Year Ended 31 August 2025

### 20. Share capital

	2025 £000	2024 £000
<b>Authorised</b>		
2,034,620 A Ordinary shares of £1.00 each	2,035	2,035
<b>Allotted, called up and fully paid</b>		
2,033,421 A Ordinary shares of £1.00 each	2,033	2,033

The shares have attached to them full voting, dividend and capital distribution (including on winding up) rights; they do not confer any rights of redemption.

### 21. Reserves

#### Revaluation reserve

The reserve is used to record the surplus or deficit arising on valuation of the principal asset of the Group.

#### Profit and loss account

The reserve consists of current and prior year profit and loss.

### 22. Controlling party

The Company's immediate parent undertaking is UPP Bond 1 Limited, whose immediate Parent Company is UPP Bond 1 Holdings Limited. The Parent Company of UPP Bond 1 Holdings Limited is UPP Group Limited. UPP Group Limited is a wholly-owned subsidiary of UPP Group Holdings Limited.

UPP Group Holdings Limited is a wholly-owned subsidiary of UPP REIT Holdings Limited.

The parent undertaking of the largest group of which the Company is a member and of which group accounts are prepared is UPP REIT Holdings Limited. UPP REIT Holdings Limited is controlled by a 60% stake held by Stichting Depository PGGM Infrastructure Funds ("PGGM"), incorporated in The Netherlands. Copies of the UPP REIT Holdings Limited accounts can be obtained from [www.upp-ltd.com](http://www.upp-ltd.com), once they have been published.

The parent undertaking of the smallest group of which the Company is a member and for which Group accounts are prepared is UPP (Plymouth Three) Limited.