



Alpha Real Capital

Annual report and financial statements

For the year ended 31 March 2020

2020

Alpha Real Capital

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Alpha Real Capital LLP is a specialist real assets investment manager focused on secure income strategies. We invest in UK and European assets with predictable secure long term cash flows.



Highlights

- AUM grew by 30% to circa £4 billion including capital commitments.
- The Group's team expanded from 120 to over 130 people as we continue to invest for future growth.
- Our long-income commercial ground rent fund, Index Linked Income Fund grew by £0.3 billion to £1.7 billion acquiring 21 properties across a wide range of economic sectors with a strong focus on healthcare and education.
- Our long lease commercial property fund, TIME: Commercial Long Income, grew to over £0.4 billion.
- Alpha Real Renewables, our renewable energy infrastructure business, grew strongly and has invested over £0.5 billion in over 100 renewable energy infrastructure assets including wind, solar and hydro with total capacity of 230MW of green energy.
- Alpha Property Lending, our property lending business, grew its lending to over £0.25 billion.
- Our Social Infrastructure funds business continued to grow strongly to over £0.15 billion.
- Strong Group balance sheet with £25 million of net assets, primarily comprised of cash, and no debt.

Report of the Chief Executive

About Alpha

Alpha Real Capital LLP ('Alpha') is a specialist real assets investment manager focused on secure income strategies. We invest in UK and European assets with predictable secure long term cash flows. We provide market leading and innovative real asset solutions across a range of investments such as commercial ground rents, UK renewable infrastructure, social real estate and secured lending, combining operational real estate expertise and fixed income skills.

Alpha has a 130 plus strong professional team with around £4 billion of assets under management, including capital commitments.



Phillip Rose
CEO

Established in 2005, Alpha is jointly owned by Phillip Rose, members of the Alpha management team and companies ultimately owned by the PS Gower Personal Settlement.

We look for long term relationships with our investment partners, tenants, lenders and other stakeholders.

Alpha operates across diversified investment markets: listed and unlisted property vehicles, open and closed-ended property vehicles, UK and international funds, working with large institutional investors as well as private investors, family offices and wealth managers.

Alpha also owns TIME Investments (www.time-investments.com), its authorised wealth management investment solutions arm.

Alpha is a signatory to the United Nations Principles for Responsible Investment and a member of INREV.

Report of the Chief Executive (continued)

We offer each of our stakeholders:

Robust investment and operating processes with financial accountability

A strong emphasis on identifying, measuring and controlling risk

An active-management approach that continuously seeks to add value

A commitment to innovation

A passion for integrity and responsibility in all we do and all we think

A deep respect and genuine spirit of partnership with our investors, business partners and other stakeholders

Key statistics

£4 billion assets under management

£25 million net asset value

130+ professional team



Alpha's expert platforms focus on long-income investing, renewables infrastructure, asset-backed lending and other specialist real asset sectors and services.

Signatory of:



Report of the Chief Executive (continued)

Our investment style

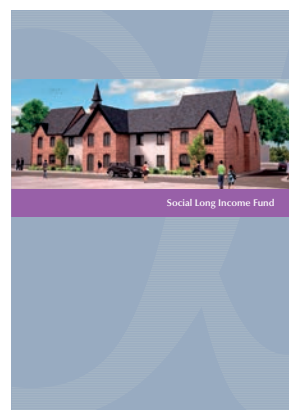
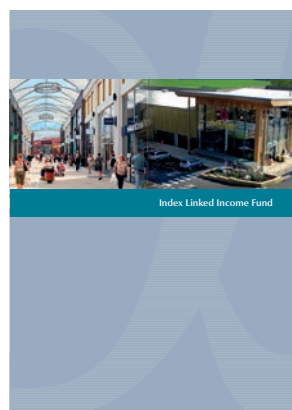
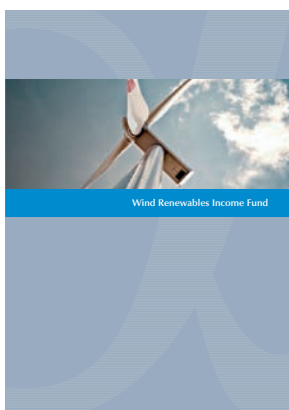
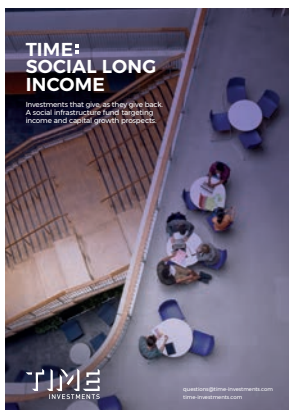
Independently owned and managed by its partners, Alpha thinks independently and acts responsively. We focus on income and capital security, income longevity and inflation protection, including Cashflow Driven Investing strategies.

Investors benefit from our ability to bring together specialist sector knowledge, industry connectivity and pro-active management to originate, finance and manage real asset-backed investment opportunities.

Our strong balance sheet gives us the ability to co-invest alongside our investment partners, as well as to greenhouse future opportunities.

Communication

We strive to be leaders in transparency and provide our investment partners and stakeholders with clear, regular and relevant communication.



Report of the Chief Executive (continued)

Investment process

Alpha operates a robust investment process which integrates local market intelligence, strategic research, active management strategies and ESG factors with financial and risk management.

Origination

- › Focus on asset selection, valuation metrics and value upside
- › Assess and quantify active management opportunities
- › Develop asset management strategies

Structuring

- › Detailed assessment of valuation fundamentals, rental profile and cashflows
- › Forensic due diligence-physical, technical, legal, environmental
- › Evaluate lease structuring options to deliver value and flexibility
- › Financial stress testing
- › Develop risk management and monitoring strategies

Investment Committee

- › Independently review all investments based on risk return profile and strategic fit
- › Sense test and stress test underwriting assumptions
- › Review and test detailed due diligence including ESG factors

Active asset management

- › Detailed business plan including investment horizon
- › Utilise optimum mix of in-house and closely managed service providers
- › Partner-based relationships with key tenants

Portfolio management

- › Monitor portfolio and asset level characteristics, cashflows, financial covenants, projected IRRs, exit multiples and ESG factors

Liquidity Management

- › Continually review liquidity options for investors
- › Optimise cash balances

Report of the Chief Executive (continued)

Our business model

Alpha utilises its core strengths in establishing, building and managing specialist investment platforms focussed on discrete investment strategies:

Specialist platforms	Investment funds	Wealth management solutions and funds
Alpha Long Income Long-income real estate and social infrastructure	Index Linked Income Fund Long-income, inflation-linked commercial freehold ground rents	TIME:Freehold Long-income, inflation-linked freehold ground rents
	Social Long Income Fund Long-income, inflation-linked social infrastructure	TIME:Commercial Long Income Long-income, inflation-linked commercial property investment
	European Long Income Fund Long-income, inflation-linked European commercial property investment	TIME:Social Long Income Long-income, inflation-linked social infrastructure
Alpha Real Renewables Renewable energy infrastructure	Wind Renewable Income Fund Renewable energy infrastructure	TIME:Advance IHT investment services focussed on renewable energy infrastructure and property lending
Alpha Property Lending Property lending	Alpha Real Trust Property lending and other asset-backed investing	TIME:UK Infrastructure Income Renewable energy and infrastructure securities

Alpha's expert platforms benefit from sector specialist teams who can draw on the wider Group's resources and skill base to bring together cross-functional teams with deep experience in investment selection, active asset management, risk management, financing and structuring.

Alpha has specialist expertise in long income investing including freehold ground rents, social infrastructure and renewable energy infrastructure.

Alpha continues to create new funds and services that enable our investment partners to access a wider choice of asset-backed strategies and attractive risk-adjusted investment returns.

Report of the Chief Executive (continued)

Our organisational strengths

Alpha's business is built on the breadth and depth of our 130 plus expert staff's collective experience, our ability to work flexibly on an inter-disciplinary basis, our expert sector-focussed investment platforms, and our disciplined investment processes.



Report of the Chief Executive (continued)

Our commitment to Environmental, Social & Governance ('ESG')

Alpha is a signatory to the United Nations Principles for Responsible Investment.

Alpha acts in accordance with its ESG Policy and is committed to its funds and other managed entities generating sustainable investment returns in a way that delivers positive environmental, social and economic benefits. Alpha recognises that the way in which buildings are designed, built, managed and occupied significantly influences their impact on the environment and affected communities and, where possible, Alpha seeks to manage these issues. Many of the tenants have agreed to environmental good practice, energy and water efficiency and waste reduction in providing any services and in carrying out any works. For relevant fund tenants, regulatory permissions, or licences (e.g. CQC certificates relevant to the quality of care) are reviewed by Alpha on a regular basis.

ESG considerations are embedded within investment and ongoing monitoring processes. For instance, for each applicable property investment, Energy Performance Certificates are recorded and discussed as an integral part of the investment process along with other relevant environmental factors including flooding risk, radon, asbestos and other materials.

Over 12% of Alpha's assets under management is represented by

renewable energy representing an investment of over £0.5 billion. Alpha's renewable energy investments are capable of producing over 340 GWh of green energy, equivalent to the annual consumption of over 110,000 average UK households, and a CO2 reduction of over 96,000 tonnes equivalent.

Signatory of:



Around a quarter of Alpha's assets under management is represented by buildings delivering care or education, providing significant societal benefits:

- Our healthcare assets provide more than 9,000 beds for the elderly or people with learning disabilities and specialist care needs.
- Our educational facilities can accommodate over 7,500 children at any one time for team-based outward-bound learning and educate around 2,300 pupils
- Our children's day nursery portfolio provides places for more than 10,000 babies and toddlers.
- Our medical centres provide care for over 70,000 patients and are currently developing facilities to serve a further 14,000 patients.

Alpha encourages staff to participate in charitable and voluntary work, through flexibility on time off and corporate donations.

Alpha abides by the laws and values of the Equality Act 2010 and is an equal opportunity employer. Alpha is also committed to ensuring that all staff can work in a workplace where health and safety is provided in accordance with applicable laws and regulations.

Alpha commissions an annual Assurance Report on Internal Controls (AAF 01/06) from BDO to report upon its controls and procedures.

Alpha is authorised by the FCA as a full scope Authorised Investment Fund Manager. Alpha adheres to an internal compliance code, incorporated into the contracts of team members, covering client confidentiality, data protection, price-sensitive information, personal interest disclosure, conflicts of interest, anti-money laundering procedures, bribery act and whistleblowing.

Alpha is a member of INREV, the European Association for Investors in Non-Listed Real Estate Vehicles whose mission is to promote transparency, professionalism and best practice.



Report of the Chief Executive (continued)

Our values



Report of the Chief Executive (continued)

Key funds and platforms review



De Vere Beaumont

Sector	Hotels
Transaction type	Acquisition; new tenant
No. of assets	1
Date	Q2 2019
Net consideration	£38.1m
Gross consideration	£40.8m
Term	55 years
Rent review	Annual RPI (0, 5)



Dobbies Garden Centres

Sector	Retail
Transaction type	Add-on acquisition
No. of assets	10
Date	Q2 2019
Net consideration	£34.7m
Gross consideration	£37.4m
Term	125 years
Rent review	Annual RPI (0, 5)



Willowbrook Care Home

Sector	Healthcare
Transaction type	Acquisition; new tenant
No. of assets	1
Date	Q3 2019
Net consideration	£7.5m
Gross consideration	£8.0m
Term	175 years
Rent review	Annual RPI (0, 5)

Platform focus: Alpha Long Income

Established in 2014, Alpha Long Income is a division of Alpha that specialises in long income real asset investment.

Alpha has raised circa £2 billion from UK pension funds for investment in long-income ground rents and social infrastructure through funds and direct mandates. These assets all have rents with inflation indexation.

The Alpha Long Income team has deep experience in the origination and structuring of long income investments and has extensive knowledge within pension fund de-risking and Cashflow Driven Investing (CDI).

Occupiers benefit from Alpha's track record in clearly identifying the long-term needs of tenants and in delivering flexible partnership-based real estate solutions.

Index Linked Income Fund (ILIF)

The Index Linked Income Fund invests in a portfolio of UK commercial ground rent assets to provide a long-term secure and predictable inflation-linked income stream with associated capital growth.

ILIF's investment strategy includes:

- Long-lease tenancies, typically over 100 years
- Rents indexed to inflation
- Defensive rental levels set at well below market levels
- Geographic and economic diversification

In the year ended 31 March 2020, ILIF's NAV grew from £1,381 million to £1,713 million. ILIF now holds 540 individual properties.

Report of the Chief Executive (continued)



Swanage Bay View

Sector	Leisure
Transaction type	Add-on acquisition
No. of assets	1
Date	Q3 2019
Net consideration	£6.1m
Gross consideration	£6.6m
Term	95 years
Rent review	Annual RPI (0, 5)



PGL

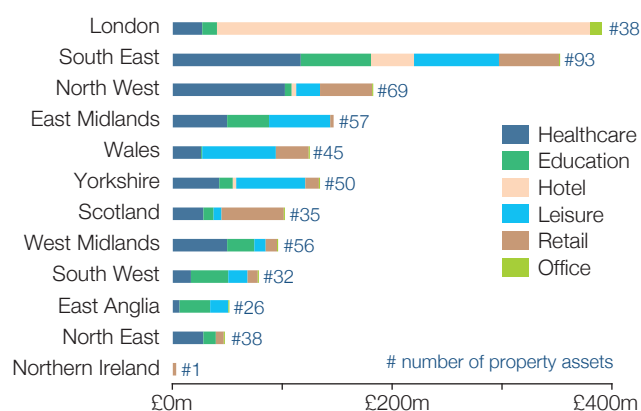
Sector	Education
Transaction type	Acquisition; new tenant
No. of assets	7
Date	Q4 2019
Net consideration	£102.8m
Gross consideration	£109.6m
Term	125 years
Rent review	Annual RPI (0, 5)



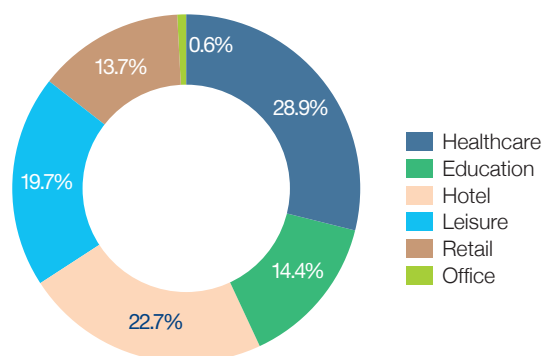
Shiva Hotels (Middle Eight)

Sector	Hotels
Transaction type	Acquisition; new tenant
No. of assets	1
Date	Q4 2019
Net consideration	£69.5m
Gross consideration	£74.4m
Term	125 years
Rent review	Annual RPI (0, 5)

Geographical diversification (£m capital value)



Sector exposures (by ground rent capital value)



ILIF continued to deliver shareholders an attractive, inflation-beating return in the year to 31 March 2020 with a strong focus on healthcare and education.

Report of the Chief Executive (continued)

Key funds and platforms review



Platform focus: Social Infrastructure

Alpha, through its funds and separate account mandates, has been an active investor in UK social infrastructure since 2015. The vehicles are managed by a dedicated portfolio and investment team with a wide range of experience across the social real estate sphere. In sectors where many opportunities are secured off-market, the team are experienced at origination, development and forward funding, and liaise extensively with developers and operators directly. The team manage an active pipeline of assets across a range of sectors including specialised supported housing, healthcare and education, with opportunities in other social sectors being developed.

To date, TIME:Social Long Income, the Social Long Income NW Partnership and the Social Long Income Fund have invested over £150 million in social real estate across a combined portfolio of 43 assets. Alpha invests in fit-for-purpose real estate across a diverse range of sectors that provide a range of tangible social benefits to tenants and their service users in the communities they serve.

Social Long Income Fund (SLIF)

The Social Long Income Fund invests in a portfolio of UK social infrastructure assets that provide a secure long-term, inflation linked income stream and capital growth, whilst generating a positive social impact.

SLIF typically invests either via acquisition or through the construction of real estate assets let on long leases to providers of services such as:

- Specialist social housing such as supported living and extra care
- Affordable housing
- Specialist residential care
- Primary care
- Education

SLIF has initial investment commitments from two Local Authority Pension Schemes.

Report of the Chief Executive (continued)



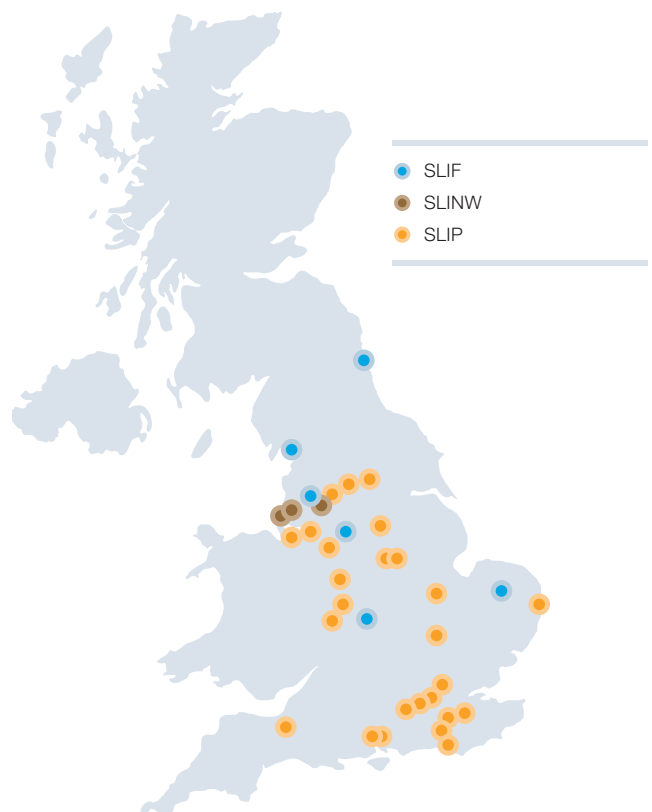
Alpha's social sector investments include the following:

- Primary care facilities for 90,000 patients
- 690 nursery places
- 237 supported living apartments for people with learning and physical disabilities
- 42 specialist care home bed spaces
- 138 elderly care home bed spaces

Investing in social real estate provides investors with predictable, long-term cash flows with a significant component of revenues linked to inflation, which in many cases is derived from local or central Government funding. In addition, it provides significant societal benefits and, with increasing investor interest in the social benefit or impact of investments, the focus on social real estate assets is expected to continue to grow.

Investing in social infrastructure provides significant societal benefits.

Project locations



Report of the Chief Executive (continued)

Key funds and platforms review



Platform focus: Alpha Real Renewables

Alpha Real Renewables continues to grow its presence in the UK renewable energy sector, over the last 12 months the platform has added a further 74MW and 43 operating assets in both the onshore wind and solar PV sectors. This has grown the platform to almost 230MW of installed capacity and more than 100 operating schemes situated throughout the UK including Northern Ireland.

The portfolio is managed by a dedicated portfolio and investment team of 11 with a track record of having completed 46 transactions, investing £550 million in equity. The team has experience in funding projects through the planning, design, build and operational phases, and has successfully commissioned 16 schemes spanning onshore wind, solar PV, and hydro generation.

Through its largely off market origination efforts, the business has visibility over an investment pipeline of over £200 million of predominantly UK onshore wind and solar generating assets to support its ongoing investment mandates for both Time:Advance (Elm Trading) and the Wind Renewables Income Fund (WRIF). WRIF was established in May 2018 with a £100 million commitment from UK pension funds, as a closed ended institutional investment fund dedicated to UK renewables (sub 5MW onshore wind). WRIF has now successfully deployed all of its initial raise and will be seeking to grow further in the coming year.

Good levels of production and availability continue to be achieved across the portfolio which in the last 12 months achieved greater than 98% portfolio availability, and exceeded forecast generation by 3.8%.

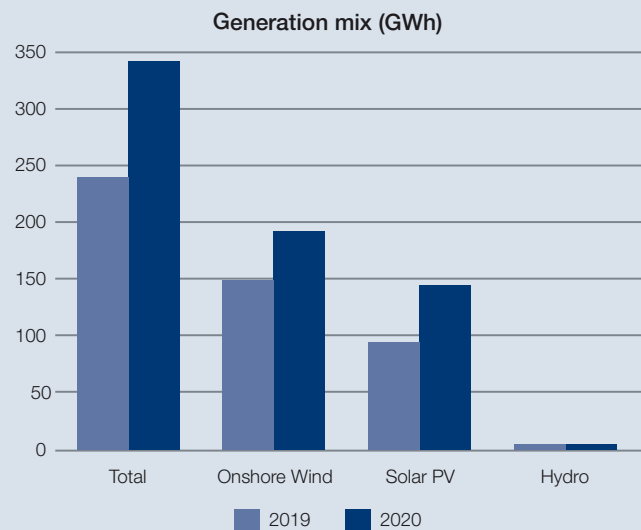
The total achieved output of 248 GWh would be equivalent to the annual electricity consumption of over 80,000 average UK households, providing a CO₂ reduction of over 70,000 tonnes equivalent.

The expanded portfolio will be capable of producing over 340 GWh, equivalent to the annual consumption of over 110,000 average UK households, and a CO₂ reduction of over 96,000 tonnes equivalent.

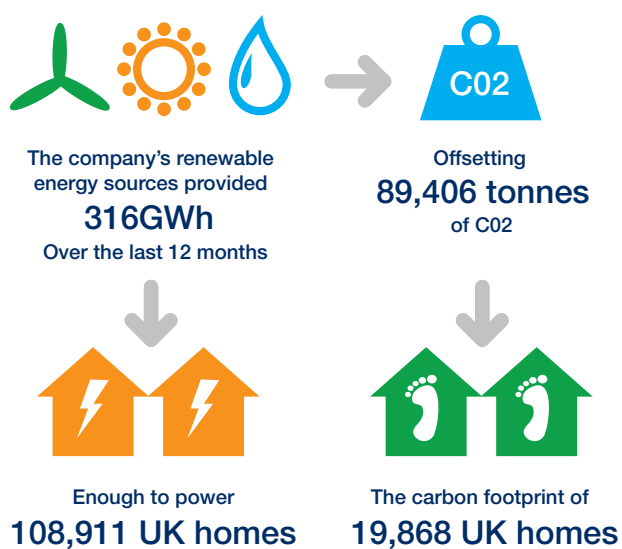
The portfolio's geographical spread offers excellent resource diversification, and comprises 66 accredited Feed in Tariff (FIT) and 37 accredited Renewables Obligation (ROC) schemes with an average remaining economic life of more than 20 years. The team is actively pursuing an asset life extension strategy in order to build longer term value.

Consistent with the Group's aims to provide investors with predictable, long-term, index-linked cash flows, the forecast portfolio revenues of £50 million for the next 12 months are 95% fixed, of which 70% are index-linked to UK RPI.

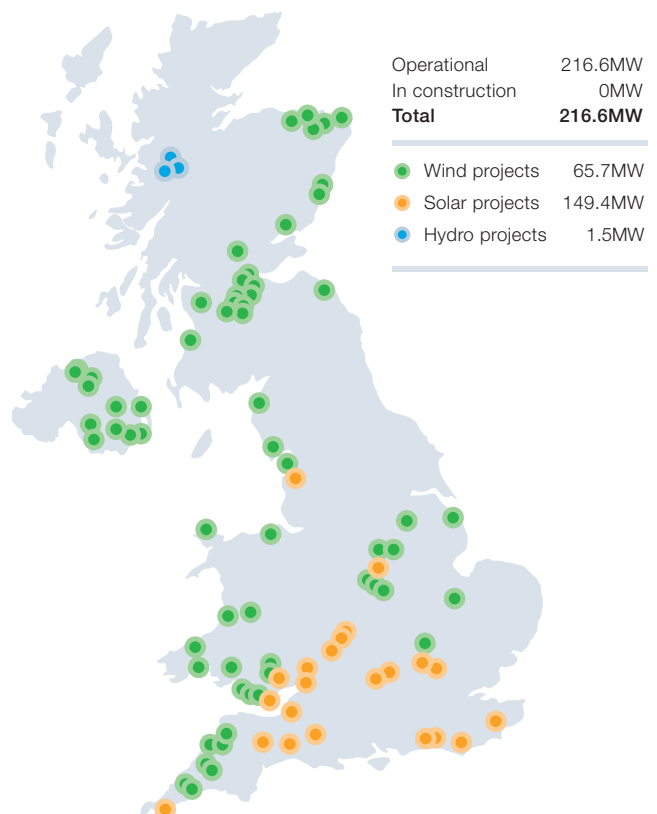
Report of the Chief Executive (continued)



Portfolio environmental benefits



Project locations



Report of the Chief Executive (continued)

Key funds and platforms review



European Long Income Fund (ELIF)

The European Long Income Fund invests in European ground rent and other long-income commercial property assets to provide a long-term secure and predictable inflation-linked income stream with associated capital growth. ELIF seeks to invest in opportunities to create new ground leases as well as existing assets and portfolios. ELIF's investment strategy includes:

- Long-lease tenancies
- Rents indexed to inflation
- Defensive rental levels set at well below market levels
- Geographic and economic diversification



Alpha Real Trust (ART)

Alpha Real Trust currently focusses on high-yielding property debt, including senior and stretch senior lending to property investors and developers in the UK. ART is a closed-ended Guernsey registered investment company listed on the Specialist Fund Segment of the London Stock Exchange.

Report of the Chief Executive (continued)



TIME:Freehold
(Freehold Income Authorised Fund)

TIME:Freehold is the UK's largest authorised freehold ground rent fund with over £300 million of Net Assets. TIME:Freehold seeks to provide a secure and stable investment with an attractive income stream and capital growth prospects from a portfolio of over 60,000 ground rents. For over two decades, TIME:Freehold has consistently produced inflation-beating investor returns, with regular income and relatively low volatility. The investors in TIME:Freehold include individuals, charities, trusts and pension funds. TIME:Freehold has provided the best risk-adjusted return of any fund in the IMA unit trust and OEIC universe over a 10-year period, according to FE Trustnet research.



TIME: Commercial Long Income
(CLIP)

TIME: Commercial Long Income invests in UK commercial property with long dated income streams that falls into two categories:

- Commercial freeholds with ground rents, and
- Commercial freeholds which benefit from long leases.

The income streams, security of the underlying investments and associated risk differs between these two asset types. By investing in both, CLIP provides diversification and is able to spread risk.

CLIP is traded daily, is accessible via ISA, SIPP, offshore and SSASs, and aims to deliver:

- Consistent income returns
- Inflation mitigation
- Income security
- Potential for capital growth

CLIP has continued to grow strongly to over £400 million and has continued to deliver an attractive income return.

Report of the Chief Executive (continued)

Key funds and platforms review



TIME: Social Long Income (SLIP)

TIME: Social Long Income invests in UK social infrastructure with long dated income streams including specialist social housing, care homes, primary care facilities, medical care facilities and childcare.

SLIP has continued to grow strongly to over £100 million and has continued to deliver an attractive income return.



TIME:Advance

TIME:Advance provides a streamlined service that invests in asset backed operating businesses that produce a steady and consistent annual return of 3-4.5% net of all costs and also mitigates inheritance tax (IHT) liability after a two year qualifying period through the use of Business Relief (BR). TIME:Advance focuses on property lending and renewable energy infrastructure.

Over a period of 24 years, TIME's BR services: have achieved 100% BR from IHT for all of its qualifying investors and an inflation beating return over that period.

TIME:Advance has raised over £600 million from investors to date.

Report of the Chief Executive (continued)



TIME:UK Infrastructure Income Fund (TIIF)

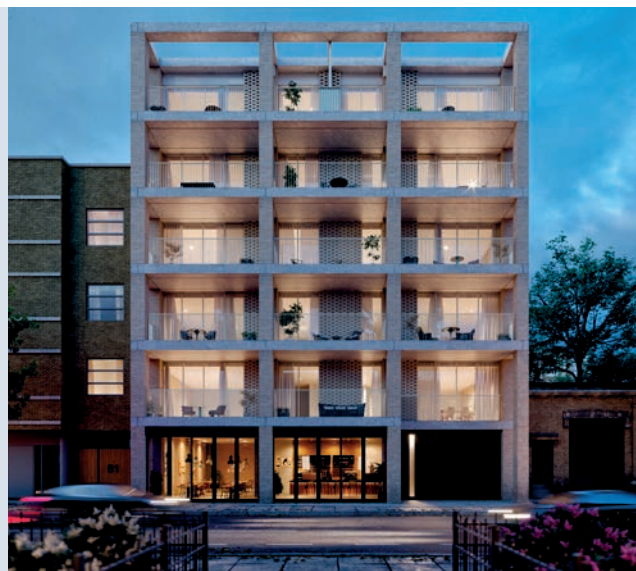
TIME:UK Infrastructure Income provides investors with diversification away from traditional equities markets, to a lower volatility infrastructure fund with attractive risk-adjusted returns.

The fund seeks to deliver an annual income, with capital growth through a diversified, yet balanced portfolio of shares of UK-listed infrastructure and real estate companies.

The investment team uses a unique and proven investment process utilising a combination of active and factor-based investment strategies:

- Attractive and well covered dividends
- Low correlation to UK equity markets
- High levels of potential liquidity
- The potential for continued capital growth
- Sustainable and relatively low levels of debt

The screening process is followed by fund manager and investment team approval, typically resulting in an equally weighted portfolio of 20-30 holdings, which undergo regular rebalancing within tolerance levels.



Alpha Property Lending

Alpha Property Lending provides senior debt and higher loan-to-value stretch senior debt to experienced residential developers with a proven track record and to established investors in commercial real estate assets.

Using our knowledge and experience which covers a 20 year track record and over £400 million of completed developments we are well-placed to finance a broad range of development funding and investment lending requirements as well as other asset backed lending opportunities.

The total loan book now exceeds £275 million of committed loan facilities. During the year Alpha Property Lending completed 29 new loans equating to circa £125 million of new facilities.

Report of the Chief Executive (continued)

Financial performance

Alpha's consolidated operating profit for the year ending 31 March 2020 is £21.6 million (2019: £20.5 million).

In December 2019, the Partnership distributed in specie to the members the shares of Alpha Global Property Securities Fund PTE Limited ('AGPSF'), its wholly owned Singapore based investment business. This followed a decision to separate this investment activity from the Group's core fund management business. AGPSF continues to be owned by the members and retains the shareholding in Alpha Real Trust Limited, which was accounted for previously in the Group consolidated financial statements as an Associate Undertaking. At 31 March 2019, the Group's Net Asset Value was £70.8 million of which £57 million was attributable to the Group's investment business. In March 2020, following the distribution in specie, £10 million of new capital was contributed by the members into the Partnership. At 31 March 2020, the Group's Net Asset Value is £25 million. Alpha continues to enjoy a strong balance sheet with no borrowings.

Outlook

Covid-19

Alpha is not isolated from the impact of the Covid-19 pandemic on global economies. Indeed, due to the introduction of "material uncertainty" clauses by valuers of real estate as a result of the pandemic, some of TIME's retail funds are currently temporarily suspended; this being the application of recent FCA guidance that managers automatically suspend NURS funds if valuers introduce such a clause. These clauses have already started to be lifted.

Alpha's long-term strategy remains resilient. Alpha maintains significant cash reserves and has no external borrowings. The Partnership mitigates its financial risks through a process of continual monitoring of forecast earnings and cashflows. Bearing in mind the nature of its business and assets the members consider that the business has adequate resources to continue in operational existence for the foreseeable future. For this reason, the members continue to adopt the going concern basis in preparing the financial statements.

Alpha's strong balance sheet and significant cash reserves, provides it with a robust base from which to continue the expansion of its expert platforms and diversified funds management business.

Report of the Chief Executive (continued)

Our Funds

Alpha manages a growing range of investment platforms diversified by investment strategy and investor with investment platforms in the UK and Europe.

Private investors/ wealth management	Institutional investors
LONG INCOME REAL ESTATE	
TIME:Freehold TIME:Commercial Long Income	Index Linked Income Fund European Long Income Fund
SOCIAL INFRASTRUCTURE	
TIME:Social Long Income	Social Long Income Fund
RENEWABLE ENERGY INFRASTRUCTURE	
TIME:Advance TIME:UK Infrastructure Income	Wind Renewables Income Fund
PROPERTY DEBT	
TIME:Advance	Alpha Real Trust

Report of the Chief Executive (continued)

Our team

Alpha is headquartered in London with an international network of offices with experienced management teams, deep local market knowledge and an extensive investment sourcing, financing, asset management and realisation track record.



Phillip Rose

CEO, Partner Alpha Real Capital LLP

Phillip has over 36 years' experience in the real estate, funds management and banking industries in Europe, the USA and Australasia. Prior to founding Alpha Real Capital in 2005, he has been the Head of Real Estate for ABN AMRO Bank, Chief Operating Officer of investor and developer Brookfield and Managing Director of Lend Lease Global Investment.

Phillip has served as an independent member of the Management Committee of Hermes Property Unit Trust and as a non-executive director of Great Portland Estates plc.



Brad Bauman

Partner Alpha Real Capital LLP

Brad has been a Partner of Alpha Real Capital since its inception in 2005. He is Joint-Fund Manager of Alpha Real Trust and oversees business development opportunities for the Alpha group, including Alpha's asset-backed lending growth.

Brad has over 26 years' experience across the real estate and finance industries, working within investment banks, property companies and institutions in both Australasia and Europe. Prior to joining Alpha Real Capital, Brad was Managing Director of CBRE Financial Services.



Karl Devon-Lowe

CFO, Partner Alpha Real Capital LLP

Karl Devon-Lowe joined Alpha Real Capital in 2007 and is responsible for financial control across the firm and its funds including structuring, debt finance and financial reporting. He is also responsible for regulatory compliance and IT.

Karl has over 21 years' finance experience in finance across real estate and leisure sectors. Prior to Alpha Real Capital, he worked in group finance at Hammerson plc and at Heron International. Karl is a Chartered Accountant and an Associate Member of the Corporate Treasurers.



Mark Rattigan

COO, Partner Alpha Real Capital LLP

Mark joined Alpha Real Capital as Chief Operating Officer in 2010 and is the fund manager for the Index Linked Income Fund.

Mark has 31 years' experience in real estate, funds management and investment banking. Mark has previously been Chief Operating Officer and Director – Finance and Operations at RREEF (Deutsche Bank's real estate funds management group) and has held investment banking roles at HSBC and Macquarie Bank.



Hugo James

**Head of Long Income,
Partner** Alpha Real Capital LLP

Hugo joined Alpha Real Capital as a Partner in 2014 to establish and lead its institutional long income business. He is joint fund manager of Alpha's institutional social real estate funds and European long income fund.

Hugo has over 26 years of financial services experience across investment management, insurance, investment banking, fixed income, and principal finance as both principal and adviser completing more than £6 billion of transactions in the UK and Continental Europe. He was previously CEO of PensionsFirst Capital; a Managing Director at Credit Suisse; and a Director at Legal & General and a member of the annuities management team.



Scott Gardner

**Investment Capital
Partner** Alpha Real Capital LLP

Scott joined Alpha Real Capital in 2010 and is responsible for institutional capital raising.

Scott has over 26 years' experience in the real estate and funds management industries across Australia, Asia and Europe. Scott has worked in financial institutions, property companies and real estate agency having previously been a Director of Colliers International and returned to Alpha Real Capital following a period as the Head of Real Estate Fund Management at Ahli United Bank (AUB) where he was responsible for £1.5 billion AUM.

Report of the Chief Executive (continued)

The team has extensive experience in long-income real estate, renewable energy infrastructure and property lending with leading organisations from around the world.



Patrick Grant

**Head of Real Estate Origination
Partner** Alpha Real Capital LLP

Patrick joined as a Partner of Alpha Real Capital in 2015 and leads the Alpha Real Capital origination team. His primary focus is on growing the group's institutional ground rent and other long income property businesses in the UK and Europe.

Patrick has over 21 years' experience in the property market, the majority which has been spent in alternative asset sectors (hotels, healthcare and leisure). Prior to Alpha Real Capital, he was at CBRE, Gerald Eve, Christie & Co and St Martins Property Corporation.



Tom Pissarro

**Head of Asset Management, Real Estate,
Partner** Alpha Real Capital LLP

Tom joined Alpha Real Capital in 2010 and is responsible for asset management. Tom has extensive asset, portfolio and funds management experience across a wide range of property asset classes, with over 30 years of commercial property experience.

He was previously a founding Partner of Antler Property Investments UK LLP, Managing Director of Antler Property Investments Plc and a Director with Fletcher King where he qualified as a Chartered Surveyor.



Nigel Ashfield

Partner Alpha Real Capital LLP
Managing Director TIME Investments

Nigel joined Alpha Real Capital as a Partner in 2011 and is a founder and Managing Director of TIME Investments. He is also the fund manager of TIME:Freehold and TIME:Commercial Freehold.

Nigel has over 23 years' experience in fund management and finance, having previously been employed by Close Brothers as Managing Director of its Tax Efficient and Property Funds Management business. Nigel qualified as a chartered accountant with PwC in their London SME business assurance division.



Stephen Daniels

Head of Tax Products, Partner
TIME Investments

Stephen has worked in the business since 2007 and is one of the founding Partners of TIME Investments. Stephen is responsible for TIME:Advance and TIME:UK Infrastructure Income, looking after more than £700 million of investments.

Stephen has over 13 years' experience in finance, fund management and investing UK Smaller Companies. Previously, Stephen was a Divisional Director at Close Brothers Group's tax efficient and property funds division.



Simon Housden

Sales and Marketing Director, Partner
TIME Investments

Simon is the sales and marketing Director of TIME Investments and manages a distribution team of over 30 who support TIME's authorised adviser clients. Prior to joining TIME Investments he previously worked for Octopus Investments for nearly seven years.



Anthony Buckley

Operations Director, Partner
TIME Investments

Anthony is a founding Partner of TIME and has been responsible for finance and operations at TIME since 2011, having previously worked as Director of Operations at Close Brothers' Property Division.

Anthony is a chartered accountant by profession. In New Zealand Anthony spent seven years in public practice, specialising in business advisory and taxation advice for SMEs and high net worth individuals across a wide variety of business sectors.

Report of the Members

The members present their report together with the audited financial statements for the year ended 31 March 2020.

Principal activity, trading review and future developments

The principal activity of Alpha Real Capital LLP (the 'Partnership' or 'LLP') is the provision of investment management services. The Partnership is authorised and regulated by the Financial Conduct Authority. The Chief Executive's report on pages 2 to 20 provides an update on the Partnership's performance for the year. The members are actively exploring opportunities to expand the Partnership's business base and assets under management.

Principal risks and uncertainties

The members are responsible for determining the level of risk acceptable to the Partnership. This is subject to regular review. The members believe the principal risks facing the Partnership are:

- (1) **credit risk** – the risk of loss if another party fails to perform its obligations or fails to perform them in a timely fashion.
- (2) **market risk** – the risk of loss that arises from adverse movements in cash deposit interest rates and foreign exchange rate.
- (3) **operational risk** – the risk of loss through the loss of one or more of the Partnership's management contracts.

The members seek to mitigate risks through the application of strict controls, a monitoring process at the operational level of cash flows and fund performance and the use of insurance policies and foreign currency hedge contracts where appropriate. The Partnership has updated its Pillar 3 disclosures, as required under Chapter 11 of the Financial Conduct Authority's Prudential Sourcebook for Banks, Building Societies and Investment Firms (BIPRU), and includes these on the Partnership's website.

Designated members

The designated members during the year were:

P Rose
B J Bauman
Rockmount ARC Limited

Allocation of profits

Any profits are shared among the members as governed by the Limited Liability Partnership Deed (the 'Deed') dated 25 March 2015 (as amended from time to time). Members are remunerated solely out of the profits of the Partnership and final allocation of profits to members is made in accordance with the Deed.

Capital

The members may only contribute to the Partnership's capital in accordance with the Deed. No member is entitled to interest on their capital.

Policy for drawings, subscriptions and repayment of members' capital

The Deed governs policies for members' drawings, subscriptions and repayment of members' capital. No drawings or other payments can be made to or on behalf of any members, other than by distribution of profits, without the consent of the members. The Partnership will reserve, out of profits before distribution, sufficient funds to provide for the working capital requirements of the business.

Disclosure of information to auditor

At the date of making this report each of the LLP's members confirms the following:

- so far as each member is aware there is no relevant information needed by the LLP's auditor in connection with the preparation of their report of which the LLP's auditor are unaware; and
- each member has taken all the steps that he/she or it ought to have taken as a member in order to make his/ her/ itself aware of any relevant information needed by the LLP's auditor in connection with the preparation of their report and to establish that the LLP's auditor are aware of that information.

Auditor

A resolution to re-appoint BDO LLP as auditor will be proposed at the next member's meeting.

Approved by the members of the Alpha Real Capital Limited Liability Partnership on 29 June 2020.

Phillip Rose

Designated member

29 June 2020

Members' responsibilities



The members are responsible for preparing the members' report and the financial statements in accordance with applicable law and regulation. The Limited Liability Partnerships (Accounts and Audit) (Application of the Companies Act 2006) Regulations 2008 require the members to prepare financial statements for each financial year. Under these regulations 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). Under these regulations the members 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 Limited Liability Partnership and of the profit or loss of the Group and Limited Liability 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 estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Limited Liability Partnership will continue in business.

The members are responsible for keeping adequate accounting records that are sufficient to show and explain the Limited Liability Partnership's transactions, disclose with reasonable accuracy at any time the financial position of the Limited Liability Partnership, and enable them to ensure that the financial statements comply with the Limited Liability Partnerships (Accounts and Audit) (Application of the Companies Act 2006) Regulations 2008. They are also responsible for safeguarding the assets of the Limited Liability Partnership and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Independent auditor's report

Opinion

We have audited the financial statements of Alpha Real Capital LLP ('the Limited Liability Partnership') and its subsidiaries ('the Group') for the year ended 31 March 2020 which comprise the Consolidated income statement, Consolidated statement of comprehensive income, Consolidated statement of financial position, Consolidated statement of movement in members' interest, Consolidated statement of cash flows, Partnership statement of financial position, Partnership statement of movement in members' interest and notes to the financial statements, including a summary of significant accounting policies. 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).

In our opinion, the financial statements:

- give a true and fair view of the state of the Group and of the Limited Liability Partnership's affairs as at 31 March 2020 and of the Group's profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006 applied to limited liability partnerships by the Limited Liability Partnerships (Accounts and Audit) (Application of the Companies Act 2006) Regulations 2008.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Group and Limited Liability Partnership in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Members' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Members have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Group's or the Limited Liability Partnership's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The Members are responsible for the other information. The other information comprises the information included in the Report and financial statements, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 as applied to limited liability partnerships requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the Limited Liability Partnership, or returns adequate for our audit have not been received from branches not visited by us; or
- the Limited Liability Partnership's financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Independent auditor's report (continued)

Responsibilities of Members

As explained more fully in the Statement of members' responsibilities, 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 Group's and the Limited Liability Partnership'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 Group or the Limited Liability 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 Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Limited Liability Partnership's members, as a body, in accordance with Chapter 3 of part 16 of the Companies Act 2006 as applied by Limited Liability Partnerships (Accounts and Audit) (Application of the Companies Act 2006) Regulations 2008. Our audit work has been undertaken so that we might state to the Limited Liability 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 Liability Partnership and the Limited Liability Partnership's members as a body, for our audit work, for this report, or for the opinions we have formed.

Daniel Taylor (Senior Statutory Auditor)

For and on behalf of BDO LLP

Statutory Auditor

London, UK

29 June 2020

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

Consolidated income statement

For the year ended 31 March 2020

	Note	2020 £	2019 £
Turnover	3	41,961,779	36,494,820
Cost of sales		(1,345,674)	(1,081,421)
Administrative expenses		(18,993,556)	(14,883,565)
Operating profit	4	21,622,549	20,529,834
Interest receivable	6	64,677	58,279
Income from current asset investments	7	1,947	132,314
Gains from changes in fair value of investments	12	37,770	51,445
Share of associate profit before tax	13	1,206,366	8,197,203
Other income		-	1,781,900
Profit on ordinary activities before taxation		22,933,309	30,750,975
Taxation on profit on ordinary activities	8	(7,626)	(674,915)
Profit on ordinary activities after taxation		22,925,683	30,076,060
Profit for the financial year before members' remuneration and profit shares		22,925,683	30,076,060
Profit for the financial year before members' remuneration and profit shares attributable to:			
Members as owners of the parent entity		19,371,399	27,231,840
Non-controlling interests		3,554,284	2,844,220
		22,925,683	30,076,060
Profit for the financial year before members' remuneration and profit shares		19,371,399	27,231,840
Members' profit share charged as an expense		(19,371,399)	(27,231,840)
Result for the financial year available for discretionary division among the members		-	-

All amounts relate to continuing activities.

The notes on pages 36 to 46 form part of these financial statements.

Consolidated statement of comprehensive income

For the year ended 31 March 2020

	2020 £	2019 £
Profit for the financial year before members' remuneration and profit shares	22,925,683	30,076,060
Currency translation differences		
Group	(14,322)	4,737
Associate	(114,904)	(130,022)
Other comprehensive losses for the year	(129,226)	(125,285)
Total comprehensive income for the year	22,796,457	29,950,775
Total comprehensive income attributable to:		
Members as owners of the parent entity	19,242,173	27,106,555
Non-controlling interests	3,554,284	2,844,220
	22,796,457	29,950,775

The notes on pages 36 to 46 form part of these financial statements.

Consolidated statement of financial position

At 31 March 2020

	Note	2020 £	2019 £
Non-current assets			
Tangible assets	10	165,373	158,364
Intangible assets	11	538,205	516,248
Investments	12	310,561	46,316,007
Debtors	14	178,783	-
		1,192,922	46,990,619
Current assets			
Debtors	14	8,311,913	9,859,503
Cash at bank and in hand		21,954,802	21,098,287
		30,266,715	30,957,790
Creditors: amounts falling due within one year			
Creditors	15	(6,439,464)	(7,136,189)
Net current assets		23,827,251	23,821,601
Net assets attributable to members		25,020,173	70,812,220
Represented by:			
Loans and other debts due to members within one year			
Amounts due to members		12,336,975	40,878,640
Members' other interests			
Members' capital classified as equity		10,357,797	28,379,108
Total members' interests		22,694,772	69,257,748
Non-controlling interests		2,325,401	1,554,472
		25,020,173	70,812,220
Total members' interests			
Amounts due to members		12,336,975	40,878,640
Members' capital		10,357,797	28,379,108
		22,694,772	69,257,748

The financial statements were approved by the members of the Limited Liability Partnership and authorised for issue on 29 June 2020.

Phillip Rose

Designated member

The notes on pages 36 to 46 form part of these financial statements.

Consolidated statement of movement in members' interest

For the year ended 31 March 2020

	Members' capital (classified as equity) £	Amounts attributable to members £	Non-controlling interests £	Total £
As at 1 April 2019	28,379,108	40,878,640	1,554,472	70,812,220
Profit for the year	-	19,371,399	3,554,284	22,925,683
Members' interests after profit for the year	28,379,108	60,250,039	5,108,756	93,737,903
Comprehensive income – currency translation differences	-	(129,530)	-	(129,530)
Comprehensive income – share buy backs	-	1,617,006	-	1,617,006
Comprehensive income – other adjustments	-	(52,269)	-	(52,269)
Other comprehensive income for the year	-	1,435,207	-	1,435,207
Total members' interests after profits for the year and comprehensive income	28,379,108	61,685,246	5,108,756	95,173,110
Contributions by and distributions to members				
Contributions	10,000,000	-	-	10,000,000
Distribution in specie	(28,021,311)	(31,369,652)	-	(59,390,963)
Drawings	-	(17,884,906)	(2,877,068)	(20,761,974)
Other adjustments	-	(93,713)	93,713	-
Total contributions by and distributions to members	(18,021,311)	(49,348,271)	(2,783,355)	(70,152,937)
As at 31 March 2020	10,357,797	12,336,975	2,325,401	25,020,173

The notes on pages 36 to 46 form part of these financial statements.

Consolidated statement of movement in members' interest

For the prior year ended 31 March 2019

	Members' capital (classified as equity) £	Amounts attributable to members £	Non-controlling interests £	Total £
As at 1 April 2018	28,916,532	27,777,501	1,292,701	57,986,734
Profit for the year	-	27,231,840	2,844,220	30,076,060
Members' interests after profit for the year	28,916,532	55,009,341	4,136,921	88,062,794
Comprehensive income – currency translation differences	-	(124,571)	-	(124,571)
Comprehensive income – other adjustments	-	270,542	-	270,542
Other comprehensive income for the year	-	145,971	-	145,971
Total members' interests after profits for the year and comprehensive income	28,916,532	55,155,312	4,136,921	88,208,765
Contributions by and distributions to members				
Contributions	480,000	-	-	480,000
Repayment of capital	(1,017,424)	287,424	-	(730,000)
Drawings	-	(14,564,096)	(2,582,449)	(17,146,545)
Total contributions by and distributions to members	(537,424)	(14,276,672)	(2,582,449)	(17,396,545)
As at 31 March 2019	28,379,108	40,878,640	1,554,472	70,812,220

The notes on pages 36 to 46 form part of these financial statements.

Consolidated statement of cash flow

For the year ended 31 March 2020

	Note	2020 £	2019 £
Cash flows from operating activities			
Profit for the year before members' remuneration and profit shares		22,925,683	30,076,060
Adjustments for:			
Depreciation	10	88,062	68,928
Amortisation	11	221,865	-
Decrease/(increase) in debtors		1,368,807	(5,737,871)
(Decrease)/increase in creditors		(657,950)	1,102,519
Currency translation		(129,226)	(125,285)
Net interest receivable	6	(64,677)	(58,279)
Gain on disposal of investment	7	(1,947)	(132,314)
Taxation		(12,781)	7,599
Fair value movement of investments		(37,770)	(51,445)
Movements in associate		(1,071,055)	(6,800,892)
Net cash inflow from operating activities		22,629,011	18,349,020
Returns on investments and servicing of finance			
Interest received	6	64,677	58,279
		64,677	58,279
Taxation (paid)/refunded		(2,458)	37,699
Capital expenditure and financial investment			
Purchase of tangible fixed assets	10	(95,375)	(70,993)
Purchase of intangible fixed assets	11	(243,822)	(142,438)
Investments made	12	(20,367,311)	(16,257,646)
Sale of investments	12	20,283,357	20,066,536
Cash on deconsolidation of subsidiary		(10,649,590)	-
		(11,072,741)	3,595,459
Transactions with members			
Payments to members		(17,884,906)	(14,564,096)
Capital contributions		10,000,000	480,000
Capital repayments		-	(730,000)
		(7,884,906)	(14,814,096)
Transactions with non-controlling interests			
Drawings of non-controlling interests		(2,877,068)	(2,582,449)
Increase in cash		856,515	4,643,912
Cash at start of year		21,098,287	16,454,375
Cash at end of year		21,954,802	21,098,287

The notes on pages 36 to 46 form part of these financial statements.

Partnership statement of financial position

At 31 March 2020

OC312705	Note	2020 £	2019 £
Non-current assets			
Tangible assets	10	118,919	131,411
Investments	12	2,679,330	17,379,284
Debtors	14	178,783	-
		2,977,032	17,510,695
Current assets			
Debtors	14	5,983,823	9,132,363
Cash at bank and in hand		17,886,877	16,650,834
		23,870,700	25,783,197
Creditors: amounts falling due within one year			
Creditors	15	(4,557,650)	(16,646,658)
Net current assets		19,313,050	9,136,539
Net assets attributable to members		22,290,082	26,647,234
Represented by:			
Loans and other debts due to members within one year			
Amounts due to members		11,634,861	10,829,062
Members' other interests			
Members' capital classified as equity		10,357,797	28,379,108
Other reserves		297,424	(12,560,936)
Total members' interests		22,290,082	26,647,234
Total members' interest			
Amounts due to members		11,634,861	10,829,062
Members' capital		10,357,797	28,379,108
Members' other interests – other reserves		297,424	(12,560,936)
		22,290,082	26,647,234

The financial statements were approved by the members of the Limited Liability Partnership and authorised for issue on 29 June 2020. The Partnership has taken advantage of the exemption under section 408 of the 2006 Companies Act not to disclose the Partnership profit and loss account. Included in the consolidated profit and loss account is a profit of £18,611,288 (2019: £20,239,701) relating to the Partnership.

Phillip Rose

Designated member

The notes on pages 36 to 46 form part of these financial statements.

Partnership statement of movement in members' interest

For the year ended 31 March 2020

31 March 2020	Members' capital (classified as equity)	Other reserves	Amounts attributable to members	Total
	£	£	£	£
As at 1 April 2019	28,379,108	(12,560,936)	10,829,062	26,647,234
Profit for the year	-	-	18,611,288	18,611,288
Total members' interests after profits for the year and comprehensive income	28,379,108	(12,560,936)	29,440,350	45,258,522
Contributions by and distributions to members				
Capital contributions	10,000,000	-	-	10,000,000
Distribution in specie	(28,021,311)	12,858,360	-	(15,162,951)
Drawings	-	-	(17,805,489)	(17,805,489)
Total contributions by and distributions to members	(18,021,311)	12,858,360	(17,805,489)	(22,968,440)
As at 31 March 2020	10,357,797	297,424	11,634,861	22,290,082

31 March 2019	Members' capital (classified as equity)	Other reserves	Amounts attributable to members	Total
	£	£	£	£
As at 1 April 2018	28,916,532	(12,858,360)	5,107,047	21,165,219
Profit for the year	-	-	20,239,701	20,239,701
Total members' interests after profits for the year and comprehensive income	28,916,532	(12,858,360)	25,346,748	41,404,920
Contributions by and distributions to members				
Capital contributions	480,000	-	-	480,000
Capital repayments	(1,017,424)	297,424	-	(720,000)
Drawings	-	-	(14,517,686)	(14,517,686)
Total contributions by and distributions to members	(537,424)	297,424	(14,517,686)	(14,757,686)
As at 31 March 2019	28,379,108	(12,560,936)	10,829,062	26,647,234

The notes on pages 36 to 46 form part of these financial statements.

Notes to the financial statements

For the year ended 31 March 2020

1. Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with FRS 102 the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland, including the Statement of Recommended Practice (SORP), 'Accounting by Limited Liability Partnerships', issued in January 2017.

The presentation currency is £ sterling.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires the LLP's members to exercise judgement in applying the Group's accounting policies (see note 2).

Going Concern

Alpha is not isolated from the impact of the Covid-19 pandemic on global economies. Indeed, due to the introduction of "material uncertainty" clauses by valuers of real estate as a result of the pandemic, some of TIME's retail funds are currently temporarily suspended; this being the application of recent FCA guidance that managers automatically suspend NURS funds if valuers introduce such a clause. These clauses have already started to be lifted.

Alpha's long-term strategy remains resilient. Alpha maintains significant cash reserves and has no external borrowings. The Partnership mitigates its financial risks through a process of continual monitoring of forecast earnings and cashflows. Bearing in mind the nature of its business and assets the members consider that the business has adequate resources to continue in operational existence for the foreseeable future. For this reason, the members continue to adopt the going concern basis in preparing the financial statements.

Alpha Real Capital LLP disclosure exemptions

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

- No cash flow statement has been presented for the LLP; and
- No disclosure has been given for the aggregate remuneration of the key management personnel of the LLP as their remuneration is included in the totals for the group as a whole.

The following principal accounting policies have been applied:

Basis of consolidation

The consolidated financial statements present the results of Alpha Real Capital LLP and its subsidiaries ('the Group') as if they formed a single entity. Inter group 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 statement of comprehensive income from the date on which control is obtained. They are deconsolidated from the date control ceases.

Associates

An entity is treated as an associated undertaking where the group exercises significant influence in that it has the power to participate in the operating and financial policy decisions.

In the consolidated accounts, interests in associated undertakings are accounted for under the equity method of accounting. Under this method, an equity investment is initially recognised at the transaction price (including transaction costs) and is subsequently adjusted to reflect the investor's share of the profit and loss, other comprehensive income and equity of the associate. The consolidated statement of comprehensive income includes the Group's share of the operating result, interest, pre-tax results and attributable taxation of such undertakings applying accounting policies consistent with the Group. In the consolidated balance sheet, the interests in associated undertakings are shown as the Group's share of the identifiable net assets.

Turnover

Turnover represents the invoiced value of services provided net of value added tax. Management and incentive fees are recognised as earned in accordance with the relevant investment management agreement.

Dividend income from investments is recognised when the shareholders' rights to receive payment is established.

Interest income is accrued on a time proportionate basis by reference to the principal outstanding and at the interest rate applicable, on an effective yield basis.

Gains or losses on sale of investments are recognised on disposal date.

Other income is accrued when prudent to do so.

Cost of sales

Cost of sales reflects costs attributable to adviser commission, bad debt provision and other fund related operating expenses.

Operating expenses

Operating expenses reflect costs attributable to adviser commission, bad debt provision and other fund related operating expenses.

Notes to the financial statements (continued)

For the year ended 31 March 2020

1. Accounting policies (continued)

Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases. Lease payments under operating leases are recognised as an expense on a straight-line basis over the lease term.

Where the Group has a legal obligation, a dilapidations provision is created on inception of a lease. These provisions are a best estimate of the cost required to return leased properties to their original condition upon termination of the lease. Where the obligation arises from 'wear and tear', the provision is accrued as the 'wear and tear' continues.

Taxation

Taxation on a members' share of the LLP's profits is solely the personal liability of the individual members and consequently is not dealt with in these financial statements. The tax within these consolidated financial statements relate to the corporate subsidiaries of the Group.

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 LLP's subsidiaries operate and generate taxable income.

Deferred tax balances are recognised in respect of all temporary timing differences that have originated but not reversed by the balance sheet date.

Deferred tax is determined on the basis of tax effect accounting, using the liability method, and is applied to all temporary differences at the reporting date between the carrying amounts of assets and liabilities and the amounts used for tax purposes except when the deferred tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

The measurement of deferred taxes reflects the tax consequences that would follow the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities. Deferred tax is measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax liabilities are recognised, where material, for all taxable temporary differences except those mentioned above. Deferred tax assets are recognised for all deductible temporary differences, carry-forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry-forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of a deferred tax asset is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefit of part or all of the deferred tax asset to be utilised.

Foreign currency translation

(a) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The consolidated financial statements are presented in 'sterling', which is the LLP's functional and the Group's presentation currency.

On consolidation, the results of overseas operations are translated into sterling at rates approximating to those ruling when the transaction took place. All assets and liabilities of overseas operations are translated at the rate ruling at the operating date. Exchange differences arising on translating opening net assets at opening rate and the results of the overseas operations at actual rate are taken to reserves and are recognised in other comprehensive income.

(b) Transactions and balances

Foreign currency transactions are translated into the Group entity'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.

Foreign exchange gains and losses are presented in profit and loss within 'other operating income or expense'.

Tangible fixed assets

Tangible fixed assets, other than investment properties, are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation

Depreciation is provided on all tangible fixed assets to write off the cost or valuation, less estimated residual values, evenly over their estimated useful lives using the straight-line method. The estimated useful lives range as follows

Leasehold improvements	-	16.66%
Computer equipment	-	33.33%
Fixtures and fittings	-	20.00% to 33.33%
Software development	-	33.33%

Notes to the financial statements (continued)

For the year ended 31 March 2020

1. Accounting policies (continued)

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised within 'other operating income or losses' in the statement of comprehensive income.

Disposals are recognised on unconditional exchange.

Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

Investments in unlisted company shares which have been classified as fixed asset investments as the Group intends to hold them on a continuing basis, are re-measured to market value at each balance sheet date. Gains and losses on re-measurement are recognised in profit or loss for the period.

Debtors

Debtors are measured at the transaction price, less any impairment.

Cash

Cash at bank and in hand consist of cash and cash balances held with banks.

Creditors

Creditors are measured at the transaction price.

Financial assets

(a) Recognition and de-recognition

Financial assets are recognised on the statement of financial position when, and only when, the Group becomes a party to the contractual provisions of the financial instrument.

Regular way of purchases and sales of financial assets are recognised on trade-date, the date on which the Group commits to purchase or sell the assets.

Financial assets are derecognised when the contractual rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership.

On disposal of a financial asset, the difference between the carrying amount and the net sale proceeds is recognised in profit or loss. Any amount in the fair value reserve relating to the asset is reclassified from other comprehensive income to profit or loss.

Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group has a legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

(b) Initial and subsequent measurement

Financial assets are initially recognised at fair value plus transaction costs except for financial assets at fair value through profit or loss, which are recognised at fair value. Transaction costs for financial assets at fair value through profit or loss are recognised immediately as expenses.

After initial recognition, loans and receivables are carried at amortised cost, where applicable, using the effective interest rate method, less impairment loss, if any. Current asset investments are subsequently carried at fair value.

The effective interest method is a method that calculates the amortised cost of a financial instrument and allocates the interest income or expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts or payments (including all fees on points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial instrument, or where appropriate, a shorter period.

Derivatives at fair value through profit or loss are carried in the statement of financial position at fair value, with changes in fair value recognised in the statement of profit or loss and other comprehensive income.

Investments in equity instruments whose fair value cannot be reliably measured are measured at cost less any impairment losses.

Interest and dividend income from current asset investments are recognised separately in profit or loss.

(c) Impairment

A financial asset not carried at fair value through profit or loss is assessed at the end of each reporting period to determine whether there is objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event has a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

Objective evidence that financial assets (including equity securities) are impaired can include default or delinquency by a debtor, restructuring of an amount due to the Group on terms that the Group would not consider otherwise, indications that a debtor or issuer will enter bankruptcy, adverse changes in the payment status of borrowers or issuers in the Group, economic conditions that correlate with defaults or the disappearance of an active market for a security. In addition, for an investment in an equity security, a significant or prolonged decline in its fair value below its cost is objective evidence of impairment.

Notes to the financial statements (continued)

For the year ended 31 March 2020

1. Accounting policies (continued)

(i) Loans and receivables

The Group considers evidence of impairment for loans and receivables at a specific asset level. All individually significant loans and receivables are assessed for specific impairment.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows, discounted at the asset's original effective interest rate. Losses are recognised in profit or loss and reflected in an allowance account against loans and receivables. Interest on the impaired asset continues to be recognised.

When the asset becomes uncollectible, it is written off against the allowance account. When a subsequent event (e.g. repayment by a debtor) causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss. The carrying amount of the asset previously impaired is increased to the extent that the new carrying amount does not exceed the amortised cost had no impairment been recognised in prior periods.

(ii) Investments

Significant or prolonged declines in the fair value of the security below its cost and the disappearance of an active trading market for the security are objective evidence that the security is impaired.

If any evidence of impairment exists, the cumulative loss that was recognised in the fair value reserve is reclassified to profit or loss. The cumulative loss is measured as the difference between the acquisition cost (net of any principal repayments and amortisation) and the current fair value, less any impairment loss previously recognised as an expense.

Financial liabilities

The Group classifies non-derivative financial liabilities into the other financial liabilities category. Such financial liabilities are recognised initially at cost which represents the fair value of the consideration to be paid in the future, less transaction cost, for goods received or services rendered, whether or not billed to the Group, and are subsequently measured at amortised cost, where applicable, using the effective interest method, with interest expense recognised on an effective yield basis.

Other financial liabilities comprise loans and borrowings and trade and other payables.

Gains or losses are recognised in profit and loss when the liabilities are derecognised as well as through the amortisation process.

Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group has a legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

(a) Recognition and de-recognition

Financial liabilities are recognised on the statement of financial position when, and only when, the Group becomes a party to the contractual provisions of the financial instrument.

Financial liabilities are derecognised when the contractual obligation has been discharged or cancelled or expired.

On de-recognition of a financial liability, the difference between the carrying amount and consideration paid is recognised in the statement of profit or loss and other comprehensive income.

Members' capital

Initial capital contributions ('principal capital') of each of the members are amounts as set out in the Deed. Further members shall contribute upon admission to the LLP such capital as determined by the members.

No member can withdraw or receive back any part of their principal capital contribution account except for in specific circumstances as detailed in the Deed and approved by the members. Members' principal capital is therefore classified as equity.

Profit allocations

Profit allocations are recognised in the year in which they are declared and become a present obligation of the LLP.

Holiday pay accrual

A liability is recognised to the extent of any unused holiday pay entitlement which has accrued at the balance sheet date and carried forward to future periods. This is measured at the undiscounted salary cost of the future holiday entitlement so accrued at the balance sheet date.

Pension costs

Contributions to the Group's defined contribution pension scheme are charged to profit or loss in the year to which they become payable.

Onerous leases

Where the unavoidable costs of a lease exceed the economic benefit expected to be received from it, a provision is made for the present value of the obligations under the lease.

Insurance costs

Insurance premiums are expensed to the profit and loss account over the period of the insurance cover. Provisions are made for any uninsured excess that is likely to be payable in respect of claims made. These are based on best estimate of the expected cash outflows, discounted to present value where appropriate.

Notes to the financial statements (continued)

For the year ended 31 March 2020

2 Judgements in applying accounting policies and key sources of estimation uncertainty

The preparation of financial statements requires the use of certain accounting judgements, estimates and assumptions about the carrying amounts of assets and liabilities that were not readily apparent from other sources. The estimates and associated assumptions were based on historical experience and other factors that were considered to be reasonable under the circumstances. Actual results may differ from these estimates.

These estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

(a) Critical judgements in applying the Group's accounting policies

The areas where judgements are most significant to the financial statements are disclosed below:

- Determine whether there are indicators of impairment of the Group's assets. Factors taken into consideration in reaching such a decision include the economic viability and expected future financial performance of the asset.
- To establish a provision for receivables which are estimated not to be recoverable. When assessing recoverability, factors such as the age of the receivables, past experience of recoverability, and the credit profile of customers are considered.

(b) Other key sources of estimation uncertainty

The areas where estimates are most significant to the financial statements are disclosed below:

Tangible fixed assets

Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors such as how an asset is used, significant unexpected wear and tear, technological advancement, and changes in market prices.

Recoverability of receivables

The Group establishes a provision for receivables that are estimated not to be recoverable. When assessing recoverability the Group considers factors such as the age of the receivables, past experience of recoverability, and the credit profile of customers.

3. Turnover

	2020	2019
	£	£
Group turnover consists of:		
Fee income	41,961,779	36,494,820

Fee income is wholly attributable to the principal activity of the Group, and arises primarily within the United Kingdom, the Isle of Man and the Channel Islands.

4. Operating profit

	2020	2019
	£	£
Group operating profit has been arrived at after charging:		
Depreciation	88,062	68,928
Amortisation	221,865	-
Auditor's remuneration – audit services	57,900	55,650
Fees payable to company's auditor for other services to the group	56,098	29,750
Operating lease payments	457,734	391,681

Included within auditor's remuneration for audit services above is £28,400 (2019: £29,750) payable to the auditors of the subsidiary entities.

Notes to the financial statements (continued)

For the year ended 31 March 2020

5. Employees

	2020	2019
	£	£
Staff costs consist of:		
Wages and salaries	10,348,344	8,455,660
Social security costs	1,058,657	679,281
Pension	228,898	165,791
	11,635,899	9,300,732

The average number of employees during the year was 108 (2019: 90).

6. Interest receivable

	2020	2019
	£	£
Bank interest receivable	63,789	58,279
Interest receivable on loan to a related party	888	-
	64,677	58,279

7. Income from current asset investments

	2020	2019
	£	£
Gain on disposal of investments	1,947	132,314

8. Taxation on profit on ordinary activities

	2020	2019
	£	£
Group foreign tax	(4,850)	3,317
Share of associate tax	20,407	725,089
Other taxes	(7,931)	(53,491)
Total current tax charge	7,626	674,915

The Group tax assessed for the year is different to the standard rate of corporation tax in the UK applied to profit before tax. The differences are explained below:

	2020	2019
	£	£
Profit on ordinary activities before taxation	22,933,309	30,750,975
Corporation tax in the UK of 19% (2019: 19%)	4,357,329	5,842,685
Effect of:		
Income taxed as members' personal tax	(4,349,703)	(5,167,770)
	7,626	674,915

Notes to the financial statements (continued)

For the year ended 31 March 2020

9. Members' share of profits

Profits and losses are shared by the members at the end of the year in accordance with agreed profit and loss sharing arrangements governed by the Deed. Members are required to make their own provision for pensions and other benefits from their profit shares.

	2020 Number	2019 Number
Average number of members	14	14
	£	£
Average profit per member	1,637,549	2,148,290
Entitlement of partner with largest profit share	9,486,001	8,405,253

10. Tangible assets

Group	Leasehold improvements £	Fixtures and fittings £	Computer equipment £	Total £
Cost				
At 1 April 2019	236,052	88,136	267,178	591,366
Additions	-	12,809	82,566	95,375
Disposals	-	-	-	-
Foreign exchange translation	(691)	(548)	(509)	(1,748)
Reclassified as intangible fixed assets	-	-	-	-
At 31 March 2020	235,361	100,397	349,235	684,993
Depreciation				
At 1 April 2019	178,555	66,713	187,734	433,002
Depreciation provided	31,082	8,524	48,456	88,062
Disposals	-	-	-	-
Foreign exchange translation	(691)	(641)	(112)	(1,444)
At 31 March 2020	208,946	74,596	236,078	519,620
Net book value				
At 31 March 2020	26,415	25,801	113,157	165,373
At 31 March 2019	57,497	21,423	79,444	158,364

Partnership	Leasehold improvements £	Fixtures and fittings £	Computer equipment £	Total £
Cost				
At 1 April 2019	217,575	46,485	125,772	389,832
Additions	-	12,009	44,188	56,197
Disposals	-	-	-	-
At 31 March 2020	217,575	58,494	169,960	446,029
Depreciation				
At 1 April 2019	160,080	26,515	71,826	258,421
Depreciation provided	31,081	7,716	29,892	68,689
Disposals	-	-	-	-
At 31 March 2020	191,161	34,231	101,718	327,110
Net book value				
At 31 March 2020	26,414	24,263	68,242	118,919
At 31 March 2019	57,495	19,970	53,946	131,411

Notes to the financial statements (continued)

For the year ended 31 March 2020

11. Intangible assets

Group	Computer software £
Cost	
At 1 April 2019	516,248
Additions	243,822
At 31 March 2020	760,070
Amortisation	
At 1 April 2019	-
Amortisation provided	221,865
At 31 March 2020	221,865
Net book value	
At 31 March 2020	538,205
At 31 March 2019	516,248

12. Investments

Group	Associates £	Investments £	Total £
Cost and net book value			
At 1 April 2019	46,066,987	249,020	46,316,007
Investment made	-	20,367,311	20,367,311
Investment disposals	-	(20,283,357)	(20,283,357)
Gains on changes in fair value of investments	-	37,770	37,770
Gains on sale of investments	-	1,947	1,947
Share of associate's profit for the year	1,206,366	-	1,206,366
Share of associate's tax for the year	(20,407)	-	(20,407)
Share of associate's currency translation differences	(114,904)	-	(114,904)
Share of associate's buy-backs	1,617,006	-	1,617,006
Other fair value adjustment of associate	(52,268)	-	(52,268)
Deconsolidate on distribution of shares in subsidiary	(48,702,780)	(62,130)	(48,764,910)
At 31 March 2020	-	310,561	310,561
Analysed as:			
Non-current	-	310,561	310,561
	-	310,561	310,561

Partnership	Subsidiaries £	Investments £	Total £
Cost and net book value			
At 1 April 2019	17,173,268	206,016	17,379,284
Investment made	371,628	49,335	420,963
Distribution of shares in subsidiary	(15,162,951)	-	(15,162,951)
Gains on changes in fair value	-	42,034	42,034
At 31 March 2020	2,381,945	297,385	2,679,330
Analysed as:			
Non-current	2,381,945	297,385	2,679,330
	2,381,945	297,385	2,679,330

Notes to the financial statements (continued)

For the year ended 31 March 2020

12. Investments (continued)

	Country of incorporation	Percentage owned and voting rights	Principal activity
Subsidiary undertakings:			
Alpha Real Property Investment Advisers LLP	England and Wales	98.70%	Property fund management
Antler Property Investments UK LLP	England and Wales	100.00%	Property management services
Alpha Real Capital France S.a.r.l.	France	100.00%	Property management services
Alpha Real Capital Germany GmbH	Germany	100.00%	Property management services
Alpha Real Capital India Pvt Ltd	India	100.00%	Property management services
Alpha Real Technology LLP	England and Wales	100.00%	Data centre consultancy
Alternative Real Capital LLP *	England and Wales	100.00%	Fund management services
Alpha Property Lending LLP *	England and Wales	100.00%	Asset backed lending
ART PRS Birmingham GP Ltd	England and Wales	100.00%	General partner to ART Investments LP
ARC SP LLP	England and Wales	100.00%	Asset management
OWN PRS LLP *	England and Wales	100.00%	PRS asset management
Fitzrovia Finance Limited	England and Wales	100.00%	P2P lending platform
Fitzrovia Finance Security Ltd *	England and Wales	100.00%	P2P lending platform
Alpha Real Capital Services Ltd	England and Wales	100.00%	Management Services
ARC SP Holdings Limited	England and Wales	100.00%	Management Services
ARC SP No.1 Limited *	England and Wales	100.00%	Management Services
ARC SLINW GP Limited	England and Wales	100.00%	General partner to Social Long Income North-West LP
ELIF GP S.a.r.l.*	Luxembourg	100.00%	General partner to European Long Income Fund Sp SICAV-RAIF
ARC Finance Luxembourg S.a.r.l.*	Luxembourg	100.00%	Management Services

* Dormant as at 31 March 2020

13. Share of Associate's profit before tax

	2020 £	2019 £
Share of operating (loss)/profit	(367,555)	5,798,023
Share of joint venture profit	110,627	1,196,525
Interest receivable	1,521,490	1,243,503
Interest payable	(58,196)	(40,848)
	1,206,366	8,197,203
Taxation	(20,407)	(725,089)
	1,185,959	7,472,114

Notes to the financial statements (continued)

For the year ended 31 March 2020

14. Debtors

	2020 Group £	2020 Partnership £	2019 Group £	2019 Partnership £
Due after more than one year				
Trade debtors	178,783	178,783	-	-
Due within less than one year				
Trade debtors	3,963,624	2,120,881	7,955,949	7,302,136
Other debtors	3,407,984	3,105,157	1,211,609	918,930
Prepayments and accrued income	940,305	604,237	691,945	463,046
Amount due from group undertakings	-	153,548	-	448,251
	8,311,913	5,983,823	9,859,503	9,132,363

15. Creditors: amounts falling due within one year

	2020 Group £	2020 Partnership £	2019 Group £	2019 Partnership £
Trade creditors	655,164	379,979	538,991	357,881
Other tax and social security	1,117,891	612,445	1,952,203	1,634,448
Other creditors	693,449	189,847	1,024,705	200,386
Accruals and deferred income	3,972,959	1,489,294	3,620,290	1,265,607
Amount owed to group undertakings	-	1,886,085	-	13,188,336
	6,439,463	4,557,650	7,136,189	16,646,658

16. Commitments under operating leases

The Group had total lease commitments under non-cancellable operating leases as set out below:

	2020 £	2019 £
Within one year	594,772	644,218
In one to five years	-	588,310
	594,772	1,232,528

All operating leases are in respect of rent of land and buildings.

17. Ultimate controlling parties

At 31 March 2020, the ultimate controlling parties were the designated members.

Notes to the financial statements (continued)

For the year ended 31 March 2020

18. Related party transactions

The Partnership recognises members, subsidiary partnerships with non-controlling interests and associate companies as related parties and the transactions with these parties are detailed below. Transactions with wholly owned subsidiary companies, which are related parties, are eliminated on consolidation and not disclosed in this note.

Transactions with associate company

Alpha Real Capital LLP ('ARC') provides property and investment management services to Alpha Real Trust Limited ('ART'). ARC partners own shareholdings in ART either directly or indirectly through shareholdings in Alpha Global Property Securities Fund PTE Limited ('AGPSF'). ART was an associate company up until December 2019 when the shares in AGPSF were distributed in specie to the partners of ARC. During the year property and investment management services totalling £2,307,849 (2019: £2,236,689) were supplied to ART. At 31 March 2020, the balance of fees owed to ARC was £643,451 (2019: £1,466,707). During the year, the Group earned performance fees from ART totalling £nil (2019: £770,782).

Alpha Real Property Investment Advisers LLP ('ARPIA'), a subsidiary of ARC, incurred £nil (2019: £119,749) in respect of management fee rebates with ART.

Transactions with related parties

AGPSF was previously a subsidiary of ARC but left the Group in December 2019 following the distribution of shares of AGPSF to the members of ARC. AGPSF remains a related party following this distribution.

Post deconsolidation, ARC has lent AGPSF £1,200,000, and during the year this loan generated interest of £888. At 31 March 2020, £1,200,888 was due from AGPSF.

Members and information

Members

P Rose *
B J Bauman *
Rockmount ARC Limited *
K Devon-Lowe
M Rattigan
N Friedlos
Libran Limited
N Ashfield
H James
P Grant
S Gardner
T Pissarro

* Designated members

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